

TOWNSHIP OF ABERDEEN
ZONING BOARD OF ADJUSTMENT
PUBLIC MEETING

AGENDA

October 28, 2015

Wednesday, 7:30 p.m.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ANNOUNCEMENT:** In compliance with the Open Public Meetings Act, notice of this meeting has been published in the appropriate newspaper on February 15, 2015.
4. **ROLL CALL**

CONTINUED BUSINESS

1. **SD15-302(Revised)/OZ United Enterprises**
Applicant and Property Owner: OZ United Enterprises
3 Cross Avenue
Block 276, Lots 16 and 17

(Minor Subdivision, Use Variance and Variances application to subdivide two lots, maintain the existing home with modifications on proposed Lot 16.01, located in the R 75 (Single Family Residential) Zone), and construct a new single family home on proposed subdivided Lot 17.01 located in the "NC" (Neighborhood Commercial) Zone. Variances required for proposed Lot 17.01 are (1) Use Variance (residential homes are not permitted in the "NC" Zone; Variances required for (2) Lot Area 5,000 sq. ft. required, 4,781.38 sq. ft. provided, (3) Lot Depth 80 ft. required, 47.8 ft. provided, (4) Rear Yard Setback 20 ft. required, 10.4 ft. provided. Variances required on proposed Lot 16.01, (1) Lot Area 7,500 sq. ft. required, 4,773.67 sq. ft. provided, (2) Lot Frontage 70 ft. required, 49.91 ft. provided, (3) Lot Width 70 ft. required, 49.90 ft. provided; (4) Lot Depth 100 ft. required, 98 ft.+/- provided, (5) Side Yard Setback 9 ft. required, 1.5 ft. provided with changes to existing home, (6) Front Yard Setback 25 ft. required, 7.2 ft. provided with changes to existing home, (7) Building Coverage 20% maximum permitted, 20.11% provided; (8) Floor Area 1,300 sq. ft. required, 960 sq. ft. provided. **This application is carried from the August 12 Public Meeting for revised plans).**

CONTINUED BUSINESS (continued)

- 2. V 15-101/Air Plus Trampoline Sports, Inc.
Applicant: Air Plus Trampoline Sports, Inc.
Property Owner: Hillcrest Development
111 Highway 35 at County Road
Block 227, Lot 1, Block 231, Lot 1**

(**Variance** request for second façade sign, 117 sq. ft., where one sign is permitted and can be no larger than 75 sq. ft., on building located in the LI (Light Industrial) zone. **This application is carried from the October 14 Public Meeting pending payment of property taxes).**

NEW BUSINESS

- 1. V15-112/Lowrey
Applicant and Property Owner: David and Jennifer Lowrey
38 Ivanhoe Lane
Block 57, Lot 10**

(**Variance** application to construct a 12 ft. x 22 ft x 18 ft. attached garage to an existing single family home in the R 75/PC zone. Variances required for Side Yard Setback 7 ft. where 9 ft. minimum required, and Building Coverage 26.27% where 25% maximum is permitted).

- 2. V15-113/Siegel
Applicant and Property Owner: Eric and Robin Siegel
33 Ivanhoe Lane
Block 55, Lot 33**

(**Variance** application to construct a 17 ft. x 22.33 ft. attached garage to existing single family home in the R75/PC zone. Variances required for Side Yard Setback 5.7 ft. where 9 ft. is required).

- 3. SP15-505/6507 Amboy Road, LLC
Applicant and Property Owner: 6507 Amboy Road, LLC
Db a John Vincent Scalia Home for Funerals
1027 Highway 34
Block 65, Lot 2**

(**Minor Site Plan and Use Variance** application to permit a funeral home operation on the above captioned property, with associated lighting and parking and landscaping, located in the “RC” (Regional Commercial) zone, formerly occupied by Senior Health, a senior day care facility.

**NEXT PUBLIC MEETING
December 9, 2015**

