

**TOWNSHIP OF ABERDEEN**  
**ZONING BOARD OF ADJUSTMENT**

**PUBLIC MEETING (VIA ZOOM)\***

**AGENDA**

**JUNE 9TH, 2021**

**Wednesday, 6:30 p.m.**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ANNOUNCEMENT – In compliance with the Open Public Meetings Act, notice of this meeting was sent to the appropriate newspapers March 10, 2021.**
- 4. ROLL CALL**

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**MEMORIALIZATION OF RESOLUTION**

**V 20-102/Agostino**

**Applicant: Joseph Agostino**

**Property Owner: Atlantic Avenue Properties at Aberdeen, LLC**

**49 Atlantic Avenue**

**Block 1, Lots 5 and 6**

**(Bifurcated Use Variance application to demolish an existing two family home and construct a two story, four unit townhome with adjacent parking and ancillary structures. Townhomes are not permitted in the R 75 single family residential zone. ( Note that in 2003 a prior applicant went to the Board for reaffirmation of an existing two family home and commuter parking lot with no signage, that was reaffirmed)**

**MEMORIALIZATION OF RESOLUTION**

- 1. V21-101 Seth Frimere  
111 Fordham Drive  
Block 99, Lot 30**

**Variance Relief:** The applicant proposes to install a 15ft round above ground swimming pool as shown on survey. The swimming pool is considered an accessory structure. All accessory structures are required to maintain a 10ft setback from all buildings where only a 6.5ft is proposed. There is also a pre-existing, non-conforming 8ft x 12 ft. shed located on the property. The shed is also considered an accessory structure and is required to be setback 10ft from other buildings where only 4ft exists.

**CONTINUED BUSINESS**

**V19-110/Trabachino**

**Applicant: Gary Trabachino Property**

**Owner: Mary Knebel**

**102 Willow Avenue**

**Block 137, Lot 1**

**(Variance request to construct two story single family home on the corner of Grand Avenue and Willow Avenue. Variances required for Lot Area 10,000 sq. ft. required, 7,386.10 sq. ft. existing and proposed; Lot Width (Grand Avenue) 100 ft. required 50ft.existing and proposed) Application carried from May 26<sup>th</sup> 2021 for revised plans**

**CONTINUED BUSINESS**

**1. PABZOO22.01-J & J Ciaglia**

**Applicant and Property Owners: J&J Ciaglia**

**401 Atlantic Avenue**

**Block 22, Lot 1**

**Bifurcated Use Variance application** -Applicant seeking to construct an addition onto a two-family home and convert into a four family house located in the R75 zone. R75 zone does not allow multi-family dwellings and there is no record of the existing house being granted a use variance or certificate of non-conformity for the two family house currently on site. **Applicants attorney request this application be carried to JULY 14, 2021 due to medical procedure**

**NEXT PUBLIC MEETING VIA ZOOM**

**JULY 14<sup>TH</sup>, 2021 (6:30 p.m., via Zoom)**

**Note: This public meeting is being “broadcasted” via Zoom.**

Instructions are posted on the Township of Aberdeen website at [www.aberdeennj.org](http://www.aberdeennj.org) on how to obtain remote access. You may join from a PC, Mac, iPad, iPhone or Android device. Application materials for each application on this agenda are on file and available for viewing by contacting the Board Secretary at 732-583-4200 X120, or by email at [paula.ramsay@aberdeennj.org](mailto:paula.ramsay@aberdeennj.org)