

**TOWNSHIP OF ABERDEEN**

**PLANNING BOARD**

**PUBLIC MEETING**

**AGENDA**

**February 4, 2009**

**Wednesday, 7:30 p.m.**

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

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**NEW BUSINESS**

- 1. SD 07-302/Ayala**  
**Applicant and Property Owner: Luis Ayala**  
**368 Sweetbriar Street**  
**Block 295, Lots 2 and 3**

(Reaffirmation of subdivision approval as applicant completes deeds).

- 2. SP 08-502/Aberdeen 34 Properties**  
**Applicant and Property Owner: Aberdeen 34 Properties, LLC**  
**Route 34 South**  
**Block 104, Lot 18**

**(Preliminary and Final Major Site Plan with Variances** to construct a 42,075 sq. ft. building to house Dykes Lumber Company, in the Regional Commercial (RC) zone, which building will house a retail showroom, mezzanine and warehouse. Variances required for parking, 210 spaces required, 101 spaces provided, including land banked parking spaces; parking in a front yard area where parking is required in the side and rear in the zone; parking set back to the street 50 ft. required, 24.8 ft. provided; minimum sign set back 50 ft. required, 25 ft. provided; disturbance of 1,370 sq. ft. of steep slopes; five loading areas required, two provided; no activity or other impervious within buffer; proposed fire lane within buffer. **This application was previously before the Planning Board as a concept plan (CSP 08-502).**

**MEMORIALIZATION OF RESOLUTION**

**1. SP05-513/Diabetes RBS Associates**

**Applicant: Capital One Bank (formerly North Fork Bank)**

**Property Owner: Diabetes RBS Associates**

**1029 Highway 34**

**Block 65, Lot 1**

(**Amend** major site plan approval to construct an additional 33.6 sq. ft. sign on the south elevation of the bank building).

**2. SD06-306/Millett**

**Applicant and Property Owner: James Millett**

**42 Gerard Avenue**

**Block 268, Lot 12**

(Request for **reaffirmation** of approved subdivision for 190 days.

**3. SD 07-307/Mirabal**

**Applicant: Pedro Mirabal**

**Property Owner: Estate of David McGrath (Mary Jo Erder)**

**162 Cliffwood Avenue**

**Block 165, Lots 9 and 11**

(**Amendment** of subdivision approval to waive conditions of approval and reaffirmation/extension of subdivision approval memorialized May 21, 2008).

**NEXT PUBLIC MEETING (S)**

February 18, 2009