

**TOWNSHIP OF ABERDEEN**

**PLANNING BOARD**

**PUBLIC MEETING**

**AGENDA**

**March 18, 2009**

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

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**
6. **MINUTES (January 21, 2009 Public Meeting)**

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**CONTINUED BUSINESS**

1. **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). This application is carried from the February 4, 2009 public meeting with no further noticing, and for revised architectural plans and additional testimony).**

**NEW BUSINESS**

- 1. SD 07-309/Geniton-Arbordale Drive**  
**Applicant and Property Owners: Michael and Jessica Geniton**  
**806-807 Arbordale Drive**  
**Block 334, Lots 6 and 7**  
(**Reaffirmation** of subdivision approval as deeds are being finalized).

**MEMORIALIZATION OF RESOLUTIONS**

- 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 07-500 (rev)/Shamrock Partnership, LLP (dba Shamrock Construction Group)**  
**Applicant and Property Owner: Shamrock Partnership, LLP**  
**453 Highway 35 and Prospect Avenue**  
**Block 243, Lot 5**  
(**Amend** previously approved site plan to permit applicant to install a lift gate actuator [considered a structure] within front yard set back, 8 ft. from property line where 50 ft. required).
- 3. SP 08-549/Calvary Baptist Church**  
**Applicant and Property Owner: Calvary Baptist Church**  
**491 Lloyd Road**  
**Block 61, Lots 17 and 18**  
(**Site Plan** for church located in the R 100 zone to demolish the two existing outbuildings, sidewalk, paving and curbing and construct a 6,350 sq. ft. one story addition to the existing one story frame church, to contain offices, classrooms, nursery, preschool and expansion of existing library. Variance required for front yard set back 35.20 ft. to proposed addition, where 50 ft. required).

**NEXT PUBLIC MEETING (S)**

April 15, 2009

