

TOWNSHIP OF ABERDEEN

PLANNING BOARD

PUBLIC MEETING

AGENDA

June 17, 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 (March 18, 2009)**

CONTINUED BUSINESS

- 1. SD08-300/Kukis**
Applicant and Property Owner: Emma Kukis
72 Marshall Concourse and 73 Seawood Drive
Block 381, Lots 7, 8, 9, 10

(**Minor subdivision with variances** to maintain existing home and create one new lot for future sale and construction of a single family home in the R 50 zone. Variances required for front yard set back of existing home 25 ft. required, 7 ft. provided and existing; Top of Bank Set back 100 ft. required, 25 ft. existing. Encroachment of a 6 ft. x 3 ft. deck and 31 ft. x 17 ft. walkway in Township Right of Way, constructed without prior approvals. **At the Board's request, the applicant needs to provide revised plans a minimum of 10 days prior to the meeting, showing officially where the top of bank is, and the applicant, her engineer and/or planner are requested to be present at the meeting. This application is carried from the January 21, 2009 public meeting, where the Board moved to put the application on the inactive list for a maximum of six months (July, 2009), and if the applicant were to go forward, new noticing would be required as well as one month's notice that the application will become active. Applicant's attorney advises in writing she continues under medical supervision).**

NEW BUSINESS

1. **SP 09-501/Site Enhancement Services/Wachovia Bank
Highway 34 and Lloyd Road
Block 87, Lots 36 and 39**

(**Amendment** to previously approved site plan for **variance** to Wachovia Bank to add additional internally lit façade signage on the south and north elevations of the existing building, 40.15 sq. ft. each, where one (1) wall sign is permitted on each principal building façade with at least 250 ft. of street frontage, to be no larger than 10% of the façade or 75 sq. ft., whichever is smaller, in the Regional Commercial (“RC” zone).

2. **SP 08-532/Cliffwood Parkway, LLC (was CSP 08-532)
Applicant and Property Owner: Cliffwood Parkway LLC
Cliffwood Avenue and Cross Road
Block 157, Lot 1**

(**Preliminary and Final Major Site Plan with variances** to demolish an existing single family home and construct a two story professional office building with tower and parking lot on a triangular shaped lot in the Neighborhood Commercial (“NC”) zone. Variances required for Impervious Coverage for Parking 35% maximum permitted, 38.5% proposed; parking Spaces 55 spaces required and 44 spaces proposed; Loading Spaces 2 required (25 ft. x 40 ft.) and none proposed. **This applicant was previously before the Board with a concept plan for this site).**

MEMORIALIZATION OF RESOLUTIONS

1. **SP 08-502(rev)/Aberdeen 34 Properties
Applicant and Property Owner: Aberdeen 34 Properties, LLC
dba Dykes Lumber
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).

NEXT PUBLIC MEETING (S)

July 15, 2009

