

**TOWNSHIP OF ABERDEEN**

**PLANNING BOARD**

**PUBLIC MEETING**

**AGENDA**

**July 15, 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 (May 20, 2009)**

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**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).**

**CONTINUED BUSINESS (continued)**

- 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. This application is carried from the June 17 public meeting for additional testimony and revised plans, with no further noticing. The applicant’s attorney has requested the application be carried to the August 19 public meeting, with no further noticing).**

**NEW BUSINESS**

- 1. SP09-509/J.G. Hoch Realty Group, LLC  
Applicant and Contract Purchaser: J.G. Hoch Realty Group, LLC.  
105 Reids Hill Road  
Block 86, Lots 10 and 11**

**(Site Plan with variances to construct an 8 ft. x 53.15 ft. two story addition to an existing two story frame office building with proposed new 9.6 ft. x 10 ft. front entrance with proposed ADA ramp, in the “RC” (Regional Commercial) zone, for applicant to house his dental practice. Variances required for Lot Area 120,000 sq. ft. required, 17,677.80 sq. ft. existing and provided; Lot Frontage 250 ft. required, 178.18 ft. existing and provided; Lot Width 150 ft. required, 176.04 ft. existing and provided; Lot Depth 200 ft. required, 99.49 ft. existing and provided; Side Yard, Each, 50 ft. required where 7 ft. existing and 1.01 ft. proposed; Front Yard Set Back 75 ft. required, 40.09 ft. existing, 30.53 ft. proposed; Rear Yard Set Back 50 ft. required, 10 ft. existing and provided; Gross Floor Area 5,000 sq. ft. minimum required, 4,065 sq. ft. existing and 4,905 sq. ft. proposed; parking Spaces 25 spaces required, 21 spaces provided; Buffer to Parking Areas from Street Line 50 ft. required, 23.14 ft. existing and provided; Buffer to Parking Areas from Lot Line 20 ft. required, 11.25 ft. existing and provided; Loading Zone 1 space 15 ft. x 40 ft. required, none proposed).**

- 2. SP 09-510/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).**

**NEW BUSINESS (continued)**

3. **SD 03-053 (Amended)/Muhammad and Rana**  
148 Milton Avenue  
Block 172, Lot 10

(Amendment to originally approved three lot subdivision, for Lot 10, for Certificate of Occupancy (CO), for applicant to maintain block retaining wall built without prior approvals and in Township Right of Way).

**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)**

August 19, 2009

