

**TOWNSHIP OF ABERDEEN**

**PLANNING BOARD**

**PUBLIC MEETING**

**AGENDA**

**August 19, 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 (June 17 and July 15, 2009 Public Meetings)**

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**CONTINUED BUSINESS**

- 1. SP 08-532(rev)/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 and waivers 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. Revised plans submitted based on Board comments from June 17 public meeting).**

- 2. SD 09-301/Ronko-Arlington Avenue  
Applicant: Ronko Developers, Inc.  
Property Owners: Seth Kramer, Jeremy Doppelt and Ronko Developers  
Arlington Avenue  
Block 180, Lots 10, 11, 12**

**(Relocate existing property lines to create two conforming buildable lots with no variances, to construct two single family homes, in the R 60 zone).**

**NEW BUSINESS (continued)**

- 3. SD 09-302/McMahon and Hong**  
**Applicants: Donald J. McMahon and Ming J. and Leehan Hong**  
**Property Owner: Township of Aberdeen**  
**Cliffwood Drive**  
**Block 382, Lot 3**

(Subdivide existing land locked lot owned by the Township of Aberdeen, convey portion of same to each adjoining property owner, and deed restrict each lot from further subdivision except with written consent of the Township of Aberdeen and the approval of the Planning Board).

**MEMORIALIZATION OF RESOLUTIONS**

- 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 and lease second floor of building).

- 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).

- 3. SD 03-053 (Amended)/Muhammad and Rana**  
**Applicant and Property Owner: Ali Muhammad and Rafigan 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, subject to approval of Township of Aberdeen).

**NEXT PUBLIC MEETING (S)**

October 21, 2009

