

TOWNSHIP OF ABERDEEN
PLANNING BOARD
SPECIAL PUBLIC MEETING *

AGENDA

July 14, 2010

Wednesday, 7:00 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**

NEW BUSINESS

- 1. Fair Share Plan Amendment**
(Proposed amendment to the *Fair Share Plan* portion of the November 25, 2008 *Housing Plan Element and Fair Share Plan Master Plan* Document, previously adopted by the Planning Board and forwarded by the Township Council to the New Jersey Council on Affordable Housing [COAH] for substantive certification).

NEXT PUBLIC MEETING

August 18, 2010

***Note that a regular public meeting of the Planning Board will be held following the special public meeting, at 7:30 p.m.**

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NEW BUSINESS

- 1 SD 10-301/Jackiewicz-9 Harrison Avenue**
Applicant and Property Owner: Chesster Jackiewicz
9 Harrison Avenue
Block 258, Lot 5

(Minor subdivision with variances at the intersection of Harrison Avenue and Sinnet Place to subdivide an existing 10,000 sq. ft. lot into two (2) 5,000 sq. ft. lots, demolish an existing home and build two new single family homes, in the R 75 zone. Variances required for Lot Area, 7,500 sq. ft. required, 5,000 sq. ft. proposed for each lot, Lot Frontage 70 ft. required, 50 ft. proposed for each lot, Lot Width 70 ft. required, 50 ft. proposed for each lot, Front Yard Set Back 25 ft. required, 15 ft. proposed for Lot 5.01 from Sinnet Place, Maximum Building Coverage 20% permitted, 21.5% proposed for Lot 5.01 and 23.1% proposed for Lot 5.02).

NEW BUSINESS (continued)

2. **SP 10-516/American Cleaners**
Applicant: American Cleaners
Property Owner: The Southland Corporation
Lloyd Road
Block 104, Lot 9

(**Minor site plan with variances** to convert an existing single story former 7-11 structure to a dry cleaning facility, a permitted use in the HC zone, alter the architectural appearance of the existing building by raising the roof and changing the roof style. Variances required for Lot Area 40,000 sq. ft. required, 12,802 sq. ft. provided [existing], Lot Width and Lot Frontage 150 ft. required, 100 ft. provided [existing], Minimum Front Yard Setback 50 ft. required, 45.27 ft. provided [existing], Minimum Side Yard Setback [each side] 20 ft. required, 16.3 ft. and 16.5 ft. provided [existing], Minimum Rear Yard Setback 30 ft. required, 21.1 ft. provided [existing], Buffers from residential zones 50 ft. required, 4 ft. and 10 ft. provided; Front yard Landscaped Area 20 ft. in width to the street line required, no landscaped area exists; Side Yard Landscaped Area 10 ft. in width required to the easterly property line where 1 ft. exists. Variances also required for parking spaces, 13.21 spaces required, 9 spaces provided; Free Standing Sign proposed at 5 ft. 9 in. x 12 ft. and 18 ft., 9 in. in height where the sign should be no more than 50 sq. ft. in area. Free Standing Sign required to be set back 20 ft. from front property line and 50 ft. from side property line, where zero ft. proposed for both).

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