

TOWNSHIP OF ABERDEEN
ZONING BOARD OF ADJUSTMENT

PUBLIC MEETING

AGENDA

December 9, 2009

Wednesday, 7:30 p.m.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ANNOUNCEMENT:** In compliance with the Open Public Meetings Act, notice of this meeting has been published in the appropriate newspaper.
4. **ROLL CALL**
5. **MINUTES** (October 28, 2009)

NEW BUSINESS

1. **V 07-102/Crowther-Beach Drive**
Applicant and Property Owner: Harold Crowther
Beach Drive
Block 367, Lots 3 and 4
(Request for **extension** of variance approval for one year. Resolution of approval was memorialized February 27, 2008. A condition of approval was that the approval shall be deemed void by abandonment if a construction permit is not issued within one year of the date thereof).
2. **V 09-121/Maldonado**
Applicant and Property Owner: Victor Maldonado
171 Center Street
Block 305, Lot 14
(**Variance** request to construct a 24 ft. x 26 ft. first floor entry deck, 2 ft. to side property line where 7 ft. minimum required, in the R 50 zone).

NEW BUSINESS (continued)

3. **V 09-122/Okosi**

Applicant and Property Owner: Chuks Okosi
257 Edgeview Road
Block 210, Lot 1

(**Variance** request to construct 6.7 ft. x 29.4 ft. two story rear addition and 29.4 ft. x 10 ft. rear deck, both of which are proposed to be 4.4 ft. to property line where a minimum of 7 ft. is required, in the R 50 zone).

4. **V 09-119/Nadspal**

Applicant and Property Owner: Francis A. Nadspal
10 Ingram Circle
Block 84, Lot 34.01

(Request for **Certificate of Nonconformity** for existing single family home being used as a two family home, to continue the two family home use as a legal two family home, in the R 75 single family residential zone. According to tax records, the home was originally assessed as a single family home, then a three family home, then a two family home. Neither the three family nor two family home had prior approvals).

5. **V (I) 09-116 and SP 09-525/American Self Storage**

Applicant: American Self Storage
Property Owner: 268 Cliffwood Avenue Associates
268 Cliffwood Avenue
Block 184, Lot 1

(Request for **Interpretation** of the Zoning Ordinance that self storage facilities are a permitted use in the "LI" zone, where self storage facilities are not listed as a permitted use. The applicant plans to construct two levels of self storage units in three of the existing buildings, and retain the existing Community Bible Fellowship Church, previously approved by the Zoning Board with a use variance. As a future phase, the applicant proposes to add additional storage units, with a proposed 121 parking spaces. In the event the Board rules against the interpretation, that self storage facilities are not permitted in the "LI" zone, the applicant is requesting a **use variance** for same).

MEMORIALIZATION OF RESOLUTIONS

1. **V 04-037 and ZSP 04-114 (Rev)/SET Heavy & General Laborer's Union**
Applicant and Property Owner: SET Heavy & General Laborer's Union
378 County Road
Block 228, Lots 3 and 4

(**Amend** original site plan approval to permit construction of a 6 ft. fence and gate with motor along the frontage to match existing 6 ft. fence).

2. **V 09-118 and SP 09-531/High Point Engineering**
Applicant: High Point Engineering
Property Owner: Exxon Mobil Corp.
1164 Route 34 (at Lloyd Road)
Block 104, Lot 10

(**Variance** application for sign relocation due to road widening at Highway 34 and Lloyd Road. Variances required for set back from street lines 20 ft. required, 2 ft. +/- provided; Sign area 35 sq. ft. required, 86.4 sq. ft. +/- provided; Sign height 20 ft. maximum required, 20 ft. 1 in. provided, in the "HC" (Highway Commercial) zone).

NEXT PUBLIC MEETINGS

Wednesday, January 27, 2010 (Reorganization and Public Meeting)

