

TOWNSHIP OF ABERDEEN
ZONING BOARD OF ADJUSTMENT
PUBLIC MEETING*

AGENDA

January 27, 2010

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 (December 9, 2009)**

NEW BUSINESS

1 **V 09-123/Complido**

Applicant: Victor and Frances Complido

Property Owner: Anthony and Jaclyn Valentino

6 Sixth Street

Block 42, Lot 4

(**Variances** to maintain structures erected without prior approvals: House Deck 34.5 x 22 ft. at side property line where 7 ft. minimum required and 4 ft. to pool where 10 ft. minimum required; paver patio 16 x 10.10 ft. at property line where 5 ft. minimum required; shed/pool house 13 x 12 ft. 1 ft. from side and rear property lines where 3 ft. minimum required and attached to rear deck where 10 ft. minimum required, rear deck 18 x 12 ft. at property line where 3 ft. minimum required and 3 ft. to pool where 10 ft. minimum required; driveway extension 60.2 ft. x 23 ft. to property line where 5 ft. minimum required; Jacuzzi 6.5 x 6.5 ft. on rear deck 7.2 ft. to pool where 10 ft. minimum required, in the R 75 zone).

2. **V 09-124/Igneri**

Applicant and Property Owner: Dawn Igneri

7 and 9 Gaston Street

Block 268, Lot 9.01 and Lot 10.01

(**Certificate of Nonconformity** that existing two family home can continue as legal two family home, preexisting the Zoning Ordinance, where two family homes are not permitted in the R 75 zone).

NEW BUSINESS (CONTINUED)

3. **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).

4. **Zoning Board 2009 Annual Report To Council**
(Discussion and approval of the 2009 Annual Report to Council)

MEMORIALIZATION OF RESOLUTIONS

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).

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 and within 100 ft. of top of bank).

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, and within 14 ft. of top of bank).

MEMORIALIZATION OF RESOLUTIONS (continued)

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).

NEXT PUBLIC MEETING

February 24, 2010

***Please note that the regular Public Meeting will follow the Reorganization Meeting**

