

**TOWNSHIP OF ABERDEEN**  
**ZONING BOARD OF ADJUSTMENT**  
**PUBLIC MEETING**  
**AGENDA**

**February 24, 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** (January 27, 2010 Reorganization Meeting)

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**CONTINUED BUSINESS**

1. **V 06-134/RCM (Renaissance at Aberdeen)**  
**Applicant and Property Owner: RCM Group, LLC**  
**County Road**  
**Block 196.04, Lot 27, Block 228, Lots 1 and 2**  
(Request for **Extension** to March 31, 2010 of deadline for applicant to submit plans or withdraw application, based on negotiations with the Township and COAH mediation).
2. **V 06-135/RCM (Villages at Aberdeen)**  
**Applicant and Property Owner: RCM Group, LLC**  
**Highway 34**  
**Block 114, Lot 4**  
(Request for **Extension** to March 31, 2010 of deadline for applicant to submit plans or withdraw application, based on negotiations with the Township and COAH mediation).

**CONTINUED BUSINESS (continued)**

3. **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: (1) 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; (2) paver patio 16 x 10.10 ft. at property line where 5 ft. minimum required; (3) 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, (4) rear deck 18 x 12 ft. at property line where 3 ft. minimum required and 3 ft. to pool where 10 ft. minimum required; (5) driveway extension 60.2 ft. x 23 ft. to property line where 5 ft. minimum required; (6) 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. **This application is carried from the January 27 public meeting with no further notice, for additional testimony and the property owners [buyers] to be present, along with the applicants [sellers].**)

4. **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. **This application is carried from the January 24 public meeting, with no further notice, for additional testimony).**)

**NEW BUSINESS**

1. **V 10-100/Platero**  
**Applicant and Property Owner: Carlos Platero**  
**162 Lower Main Street**  
**Block 253, Lot 8**

(**Variance** to maintain 8.5 x 10.5 shed 3.5 ft. to rear and side property lines and 10 ft. to home in “NC” (neighborhood commercial) zone, where sheds are not permitted).

**MEMORIALIZATION OF RESOLUTIONS**

1. **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).

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

**NEXT PUBLIC MEETING**

March 24, 2010

