

TOWNSHIP OF ABERDEEN
ZONING BOARD OF ADJUSTMENT
PUBLIC MEETING
AGENDA

June 23, 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 (April 28, 2010)**

CONTINUED 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: (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 April 28 public meeting, with no further notice, for additional testimony, revised survey indicating a two story home, removing and/or relocating structures).**

NEW BUSINESS

1. **SP 10-507/CDRT Real Estate, LLC (dba Tab Ramos Sports Center)**

Applicant: Chris Gosha

Property Owner: Jay Teitelbaum

17 Blair Road

Block 12, Lot 6

(**Amended Site Plan** approval to terminate shared parking agreement previously approved by the Zoning Board which provided for a total of 100 on site and off site parking spaces. Applicant proposes to provide 103 on site parking spaces for the Tab Ramos Sports Center located in the "RO" zone. Applicant has preexisting variances for lot area, side yard, front yard and rear yard set backs, and is asking for site plan waivers and design waivers. Applicant is proposing an 8 ft. high vinyl fence, landscaping, and lighting).

MEMORIALIZATION OF RESOLUTIONS

1. **V 10-103/Cortes**

Applicant and Property Owner: Felix and Jennifer Cortes

19 Atlantic Avenue

Block 257, Lot 7

(**Variance** to erect a 6 ft. vinyl fence in second front yard (Harrison Avenue) where 6 ft. fences are not permitted in front yard, in the R 75/PC zone).

2. **V 10-104/Matusiak**

Applicant: Edmund Matusiak

Property Owner: Edmund and Marie Matusiak

77 Idlewild Lane

Block 59, Lot 14

(**Variance** to construct a 21 x 12.8 ft. one story attached garage to existing home in the R 75/PC zone. Proposed addition puts building coverage at 27.4% where 25% maximum is permitted).

3. **V 10-105/Murphy**

Applicant and Property Owner: Joseph M. Murphy

7 Mathiasen Avenue

Block 264, Lot 9

(**Variance** to construct a 14 ft. x 25 ft. shed, with electric. Shed is 12 ft. high, where 10 ft. maximum permitted, and accessory building coverage is 7% where 5% maximum permitted, in the R 75/PC zone. Shed is to be used for hobbies and storage).

MEMORIALIZATION OF RESOLUTIONS (continued)

4. **V 10-106/Vida**
Applicant: Eric Vida
Property Owner: Debbie Vida
823 Arbordale Drive
Block 343, Lot 14

(**Variance** to construct a 14 ft. x 23 ft. x 4 ft. one story addition to existing home in the R50 zone. Proposed addition to be less than 100 ft. to top of bank, where 100 ft. minimum required; front yard set back 22.9 ft. to house [existing] where 25 ft. minimum required. Addition will be more than 25 ft. from front property line).

5. **V 10-107/Abeywardena**
Applicant: Jennifer Abeywardena
Property Owner: Shan and Jennifer Abeywardena
10 Incline Place
Block 108, Lot 21

(**Variance** to erect a 5 ft. board on board cedar fence within 6 inches inside an existing 6 ft. retaining wall, in the R 75/PC zone. The Ordinance states no fence can be higher than 6 ft. With the existing 6 ft. wall and the proposed 5 ft. fence within 6 inches of the wall, the appearance of the fence and wall will be higher than the permitted 6 ft.).

6. **V 10-108/Guglielmo**
Applicant and Property Owner: Michael Guglielmo
329 Wilson Avenue
Block 122, Lot 18

(**Variance** to construct additions to be located within 100 ft. of top of bank, where 100 ft. minimum is required, in the RA zone).

NEXT PUBLIC MEETING

July 28, 2010

