

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

**July 28, 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 (June 9, 2010)**

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**CONTINUED BUSINESS**

1. **V 09-123/Complido-Valentino**  
**Applicant: Victor and Frances Complido**  
**Property Owner: Anthony and Jaclyn Valentino**  
**6 Sixth Street**  
**Block 42, Lot 4**

**(Variances with conditions** to maintain structures erected without prior approvals; namely keep pool house, remove rear deck, relocate Jacuzzi to house deck, extend house deck for the Jacuzzi to be sunk into it, and remove pavers that cross the property line.

**This application is carried from the June 23 public meeting, with no further notice, for a vote only).**

**NEW BUSINESS**

- 1. V 10-110/McCabe**  
**Applicant: Charles McCabe**  
**Property Owner: Lynne McCabe**  
**36 Infield Lane**  
**Block 72, Lot 9**

(**Variance** to construct a 24 ft. x 16 ft. sunroom over existing deck. Variances required for proposed sunroom 5 ft. +/- to existing hot tub, where 10 ft. minimum required, and 5 ft. +/- to pool deck, where 10 ft. minimum required, in the R 75 zone.

- 2. V 10-111/Lillis**  
**Applicant: Michael Lillis**  
**Property Owner: Michael and Maureen Lillis**  
**19 Nutmeg Road**  
**Block 10, Lot 2.06**

(**Variance** to construct a 13 ft. x 20 ft. one story addition. Variance required for rear yard set back 14.5-15 ft. +/- proposed, 25 ft. required. Existing house is 8.5 ft. to side property line where 9 ft. minimum required [existing]. Applicant will amend prior zoning application to be sure proposed 13 ft. x 20 ft. trex deck, shown as a patio on applicant's survey, is reduced in size to be a minimum of 7 ft. from property lines).

- 3. V 10-112/Lowles**  
**Applicant and Property Owner: Michael Lowles**  
**256 Jeter Street**  
**Block 187, Lot 3**

(**Variance** to maintain 12 ft. x 12 ft. unroofed deck 2 ft. and 3.3 ft. from side property lines where first floor entry deck must be 7 ft. from side property lines, in the R 75 zone. Existing home is 3.5 ft. and 3.1 ft. from side property line where 9 ft. minimum required [existing], and existing home is .2 ft. over front property line where 25 ft. minimum front yard setback is required [second front yard, existing]

**NEW BUSINESS (continued)**

4. **V 09-117/Yeshiva Gedolah**  
**Applicant: Yeshiva Gedolah**  
**Property Owner: RCK Enterprises, LLC**  
**200 Center Street**  
**Block 305, Lots 10 and 11**  
**Block 306, Lots 1, 2, 3, 4, 9**  
**Block 307, Lot 32**

(Use **Variance** for expansion of previously approved use variance and site plan, whereby the Yeshiva was approved for up to 90 students to live in the building and receive religious and educational instruction. The Yeshiva is now requesting an expansion to 141 students, to include post graduates. Existing variances reaffirmed during the previous application are Rear Yard Setback 20 ft. required, 9.9 ft. provided; Front Yard Setback 25 ft. required, 20.3 ft. provided; Building Coverage 25% maximum permitted, 30.3% provided; Accessory Building Rear Yard 3 ft. required, 2.2 ft. provided; Loading Zone within front yard, where not permitted. Variance request to maintain previously erected 32 sq. ft. sign in Front Yard Setback, where size and location of sign are not permitted, in the R 50 zone).

5. **SP 10-515/Commercial Truck Restoration, Inc.**  
**Applicant: Commercial Truck Restoration, Inc.**  
**Property Owner: Commercial Land Management, LLC**  
**379 County Road**  
**Block 227, Lot 5.01**

(Clarification of **previous use variance and site plan approval** [formerly V 04-006 and ZSP 04-103] to include auto body repair and painting of vehicles, including trucks, with gross vehicle weight of 14,000 lbs and over, where the "LI" zone does not specifically permit repairs, servicing and painting of vehicles, including trucks, with gross vehicle weight of 14,000 lbs and over. Applicant requires auto body and heavy duty vehicle endorsement by the State of New Jersey. **Variance** required for additional signage, to state "heavy duty vehicle endorsement #\_\_\_ and auto body license #\_\_\_". Section 518 of the Ordinance permits one attached building sign, which exists).

**NEXT PUBLIC MEETING**

August 25, 2010

