

TOWNSHIP OF ABERDEEN
ZONING BOARD OF ADJUSTMENT
PUBLIC MEETING
AGENDA

August 25, 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**

CONTINUED 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. **This application is carried from the June 23 public meeting**).

MEMORIALIZATION OF RESOLUTIONS

1. V 09-123/Complido-Valentino

Applicant: Victor and Frances Complido

Property Owner: Anthony and Jaclyn Valentino

6 Sixth Street

Block 42, Lot 4

(**Variations 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.

2. 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. Variations 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.

3. 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).

4. 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]

MEMORIALIZATION OF RESOLUTIONS (continued)

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

October 13, 2010
October 27, 2010

