

**TOWNSHIP OF ABERDEEN  
PLANNING BOARD  
REORGANIZATION MEETING**

**TO BE HELD VIA ZOOM**

**Meeting ID: 839 4800 8083**

**Passcode: 9t70NU**

**January 11, 2023**

**Wednesday, 6:00 p.m.**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ANNOUNCEMENT – In compliance with the Open Public Meetings Act, notice of this meeting was sent to the appropriate newspapers.**
- 4. MOMENT OF SILENCE**
- 5. ROLL CALL**
- 6. 2023 REORGANIZATION OF THE PLANNING BOARD**

Resolution No.1:	Swearing in of new members
Resolution No.2:	Appointment of Board Attorney
Resolution No.3:	Appointment of Board Secretary
Resolution No.4:	Appointment of Board Engineer
Resolution No.5:	Appointment of Board Planner
Resolution No.6:	Compliance with Open Public Meetings Act/ Meeting Schedule
Resolution No.7:	Attendance/Member in Good Standing
Resolution No.8:	Public Noticing

**MEMORIALIZATION**

**SP22-002**

**Applicants Name: Somerset Anchor, LLC**

**Glassworks Development – Phase 1D and Phase 1F**

**Block 155 Lot 1**

The applicant is seeking an amended preliminary and final site plan approval to revise the configuration of the previously approved multi-family dwelling/townhouse development. The applicant seeks to amend the previous approval granted by the Planning Board for Phases 1D and 1F of the project to eliminate detached garages for twenty-four (24) units and provide integral garages for all of the proposed townhouses. This amendment would require the granting of a design waiver for perimeter buffer and open space requirements.

The property is located at the Glassworks Redevelopment Area, with frontage along Cliffwood Avenue and the Garden State Parkway. The property is located in the Glassworks Mixed-Use Redevelopment Zone which overlays the MFG(Manufacturing) Zone. Townhouses and Multi-

family dwelling units including units on the second floor and/or above floors of buildings with nonresidential uses are permitted in this zone.

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1. A design waiver has been requested for the perimeter buffer and open space requirements. A buffer of fifteen feet (15') is required, whereas a buffer of 4.7 feet is proposed adjacent to Block 155, Lots 4 and 5. A six foot (6') wooden board-on-board fence is proposed to justify this design waiver.
2. A submission waiver has been requested from providing an Environmental Impact Statement.
3. A submission waiver has been requested from providing a Traffic Impact Statement.

**NEXT PUBLIC MEETING**

**To be held at the  
Aberdeen Council Chambers  
One Aberdeen Square  
Aberdeen, NJ 07747**