



**TOWNSHIP OF ABERDEEN
PLANNING BOARD
REORGANIZATION MEETING**

TO BE HELD VIA ZOOM

**Meeting ID: 840 9360 9786
Passcode: 94ZUBh**

February 15, 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**

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.

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. The applicant previously received approval for the original site plan with no bulk variances.

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
Wednesday, March 1, 2023
To be held at the
Aberdeen Council Chambers
One Aberdeen Square
Aberdeen, NJ 07747