



TOWNSHIP OF ABERDEEN

ZONING BOARD OF ADJUSTMENT

**TO BE HELD AT
ABERDEEN TOWN HALL
ONE ABERDEN SQUARE
ABERDEEN, NJ 07747**

February 22, 2023

Wednesday, 7:30 p.m.

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

NEW BUSINESS

V22-019

Applicant and Property Owner: Zhanna Kazitski

44 Stemler Drive

Block 196.03 Lot 3.32

The applicant constructed an 8x12 shed, 10x12 pond, 16x25 above ground pool, 6.5x10 deck and a 5x18 gazebo. This is a R75 zone pools must maintain 10ft from rear side and house. The pool is only 9ft from the side of the house and 8ft from the shed. The shed is supposed to maintain 3ft from sides and rear. The pool maintains on 1.4ft from side and 8ft from pool. The gazebo is 3ft from the house and must maintain 10ft. The pond is 5ft from the shed and must maintain 10ft. Work was performed without zoning approval and permits.

(Carried from January 25th Meeting)

SD22-010

Applicant and Property Owner: Charles Vena
35 Lower Main Street
Block 273 Lot 11

The applicant proposes a minor subdivision on Block 273 Lot 11 which fronts on Lower Main and Gaston Street. The applicant is proposing to construct a two-story, two-family dwelling on the new lot. The site is currently occupied by a 1.5 story dwelling which would remain. This is an R75 zone where 7500 Sq. Ft. is required and 5,232 Ft. is being proposed. The lot has a 50ft lot width where 70ft is required. The lot has 50ft frontage where 70ft is required. The minimum side yard requires 9ft and 6.8ft is existing/proposed. The maximum lot coverage required is 9ft and 6.8ft is existing/proposed. The applicant has been advised to submit all required documentation as detailed in Section 25-8.3 of the revised general ordinance of the Township.

(Carried from December 14th Meeting)

V22-020

Applicant and Property Owner: Karen Quirk
Aberdeen Place
255 Cliffwood Avenue
Block 183 Lot 11.01

Applicant is proposing to install a 6ft fence on Cliffwood Avenue. This is a NC zone. Fences over 4ft are not permitted in the front yard.

V22-004

Applicant and Property Owner: Anthony Della Pietro
204 Van Cleef Lane
Block 198 Lot 3

Applicant proposes to install (3) sheds, (1) hot tub, (1) fire pit and (1) BBQ structure as shown on the survey. The wood shed side yard setback is 1' where 3' are required. The metal shed rear yard setback is 2' where 3' is required and the side yard setback is 1.7' where 3' is required. The hot tub is 1' from the frame shed and 6' from the BBQ where 10' separation is required from each. The fire pit structure is 0.5' over the side property line where a 3' setback is required. The fire pit is also 8' from the principal dwelling where a 10' setback is required. The BBQ structure has a 1' rear yard setback where 3' is required. The total accessory lot coverage is 10% where only 5% is permitted.

NEXT PUBLIC MEETING

March 8, 2023

To be held at Aberdeen Town Hall
One Aberdeen Square
Aberdeen, NJ 07747