

**TOWNSHIP OF ABERDEEN
PLANNING BOARD**

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

March 1, 2023

Wednesday, 7:00 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. Approval of Minutes from December 7th and January 11th meetings.**

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.

NEW BUSINESS

SP22-005

Applicants Name: Fans Real Estate Management, LLC

1029 NJSH Route 34

Block 65 Lot 1

The applicant is seeking Minor Site Plan approval to convert an existing building into a Dunkin' with associated parking and two (2) drive-thru lanes on Lot 1 in Block 65. The existing tract is developed and contains a vacant brick and masonry building with associated parking. The building is indicated to remain and be converted into the proposed Dunkin'. A portion of the parking area will remain, and a portion will be removed for the proposed construction of two (2) drive-thru lanes with bypass. A new refuse enclosure is proposed.

The property is located at 1029 NJSH Route 34. The property is generally surrounded by a mix of single-family residential and commercial uses. The property is located in the R-C Regional Commercial Zone.

Minimum Lot Area required is 120,000sf and 25,394 is proposed.

Minimum Lot Frontage required is 250ft and 210.60ft is proposed.

Minimum Front yard setback required is 75ft (min) and 27.2ft is proposed.

Minimum rear yard setback required is 50ft (min.) and 36.8ft is proposed.

Minimum gross floor area required is 5,000sf and 3,004sf is proposed.

NEXT PUBLIC MEETING

Wednesday, March 15, 2023

To be held at the

Aberdeen Council Chambers

One Aberdeen Square

Aberdeen, NJ 07747