



**CITY OF ABSECON
Municipal Complex
500 Mill Road
Absecon, New Jersey 08201**

PLANNING & ZONING
Tina M. Lawler, Secretary

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**APRIL 19, 2016
ZONING BOARD
MINUTES**

The meeting was called to order by Jim Bonek at 7:30 p.m.

Flag Salute

Notification of Meeting

ROLL CALL

PRESENT: Baltera, Lawler, Roswell, Seher, Koussoulis, Malia, Bonek
ABSENT: Polisano

OLD BUSINESS:

Vote: Minutes of March 15, 2016 meeting
Motion to approve: Pat Malia – second – Greg Seher
All were in favor.

NEW BUSINESS:

Appl. #3-2016 for Absecon-Pleasant LLC – Block 259 – Lot 5 – 129 Pleasant Avenue for Use Variance and Preliminary and Final Site Plan Approval for construction of a Firearms Range

Keith Davis, Esq. – attorney for applicant – he explained what the applicants proposed to put at the site and described each aspect of the building. It is an isolated location and a good spot for this. They have tried marketing it since they received prior approvals in 2007, but have not been successful. They will need a Use Variance along with other bulk variances. It will be a destination use and people will be going there specifically for that site, which will be a safe and controlled environment. There is a similar facility in Ocean County that they used for comparison with their application. It's a comparable use with the other ones on that block.

Other professionals that were sworn in: Kevin Dixon, traffic engineer; Bob Fritz, partner; Craig R. Hurless, P.E.; William Fritz, architect and Joseph Wolfson, partner

Craig – he appeared on behalf of the applicant in 2007 as well. He started with Exhibit A1 – a 2012 NJ DEP aerial shot of the area. The property is on Pleasant Avenue and also fronts Anina Street and Joseph Avenue. It consists of 4.4 acres and is 283 ft. by 676 ft. There is fragmented development in the area, but the closest resident is 500 ft. away and their building will be more than that. There are some wetlands in the area and they don't know if that would ever be developed.

Ex. A-2 – the 2007 site plan approved – that approval was approved with 44 spaces and they propose 43 with this use. This proposed use is much smaller and has less coverage than the other one approved.

Ex. A-3 is a blend of the site plan with added landscaping and bulk variances required. Phase I will include an indoor firearms facility, done in two phases. Phase I will be a 20 lane 25 yard indoor firearms range, with a component of 2,250 sq. ft. of retail, 2,250 ft. of storage and office space and a 1,250 sq. ft. class room. An outdoor archery facility area is proposed as well as an outdoor storage facility. All the site improvements will be done in Phase I; storm water basins; 43 parking spaces with access off of Pleasant Avenue, which will be improved along the front. Proposed landscaping and drainage plans are per the ordinance. Phase II will be an elongated building that will have a 5 lane rifle range; 325 ft. x 25 ft. The square footage and lot coverage of 25% is much less. They might also put a canopy over the archery area along with a back stop as an option. Hours of operation would be 7 a.m. to 10 p.m. – 7 days a week. All shooters will need to have ID cards and a safety credential card proving they took a class. If not, they will have to take a class at this site before beginning. The minimum number of employees will be 6 for now. They will also have to comply with tough regulations from the Noise Control Act; Ventilation system has to comply with OSHA, PEOSH and EPA regulations and all State and Federal Regulations for this type of facility. New Jersey is one of the strictest states.

Ex. A4 – sheet #5 of 11 of the application – went over this explaining the site conditions to the board. This included the lighting, landscaping, signage (which will comply with the ordinance requirements); and the trash enclosure, which will have buffering and screening. They don't expect any tractors making deliveries, just big box trucks, like UPS or Fed Ex, so the circulation will be adequate.

Jeff – how big was the classroom?

Craig - 1,250 sq. ft. and typically it's a small class, but limited to the capacity of the room.

Pat – wanted Phase II clarified. Will it be separate or an addition?

Keith - an addition, accessible through the main building.

Greg – wanted to know the nature of the storage area

Craig – we anticipate maintenance equipment like lawn mowers and accessory storage. There will be no guns or ammo stored outside of the building.

Keith - all of that will be stored inside and a state of the art alarm system installed.

Bob Fritz – described the building to the board and its materials of reinforced concrete and steel that last a long time. He's has experience working with the Dept. of Defense and will implement the DOD standards for this structure.

Pat – asked about the vents shown on the property

Bob – explained the ventilation system

Matt – so there are vents in the retail section and storage area?

Bob - there will be a vault for the weapons and ammunition to be stored

Kevin Dixon – traffic engineer – explained how he prepared the trip generation report. Pleasant Ave. is a dead end and not much traffic is on this street.

Pat – asked about road improvements

Craig – I mirrored the width with the other developments on that street and it will be a 22 ft. wide roadway, with asphalt and curbing as the other sites that have it on that block. There will be improvement to the Anina St. intersection with paving, a stop sign and stop bar and improve the functionality of that intersection.

Eddie – he indicated the minimum paved width is 30 ft. and he looked at the previous approval for a neighboring site and they are 30 wide and if they matched it, that's fine. They will install flush curb across the street. He asked if there would be a rear or side access to the storage area.

Craig – there is no fence so the police and fire if needed, would be able to get around the grass area.

Eddie – there are no wetlands regulatory impacts on this site. There is a requirement to have a perimeter buffer around the parking area. Is there a desire to provide that?

Craig – we can meet with you to work it out

Eddie – there are two other variances for approval. One is the building length and the other is a design exception, where a 25 ft. wide driveway into the site and there is 30 ft. required. This is because it's an industrial zone and usually tractor trailers need to come into the site. There are other technical comments that can be done administratively. There are lighting requirements that they will comply with as well. Gate access will be needed for the basins. Asked what type of fence would be around the storage area

Craig - a chain link fence of 6 ft. high with some privacy slats and the outdoor archery area will have different type of treatment. They'd like to have a perimeter chain link on the outside but some type of treatment in the inside will be needed so arrows don't penetrate it.

He then gave justifications for the application and stated from Sections 224-89A and 224-90 from the Ordinance. This kind of use is not permitted anywhere in Absecon and this location is more compatible in the I/PI zone that this site sits in. It is a less intense use that was previously approved. He listed the 4 purposes of zoning that are advanced by this project that he felt applied to this application. He believes there are no negative impacts to the community and they will also be complying with all state regulations as well and all the comments of the board engineer.

Jim – would you be willing going higher on the fence in the archery area?

Craig – if the board would consider granting a variance

Keith – we wouldn't want to go more than 10 ft. though. The approval could state that it could be between 6ft. and 10 ft. maximum. They want to also have the canopy so they will make sure it's adequate. The storage area is not needed to go that high so it will be stepped down from the archery area.

Motion to open to the public – Pat Malia – second – Matt Lawler

All were in favor.

Krystal Yankowski – 107 Summit Avenue (aka Anina St.) – there are 3 houses back in that area and they are one of them, which is the closest. Any traffic will be more than there is now. We do have curious people who just drive back to check it out. Anina St. is also Summit Avenue and the police get mixed up at times. It's an isolated area and just was concerned about security.

Bill Pettek – 107 Summit Avenue – they love living back there and as far as sound, we have enough with the planes flying over all the time, so that won't be a problem. Also concerned about the name of the street and getting mixed up with the other Summit. His car was once repossessed accidentally.

Motion to close public – Pat Malia – second – Steve Baltera

All were in favor.

Jim – will you have any outdoor surveillance?

Bill – yes, I think we will.

Jim Grimley – we will have three separate votes.

The first one will be for the Use Variance; the second for the 4 “c” variances (parking, driveway width, fence in the archery area and building length) and the last for Preliminary and Final Site Plan Approval.

Motion to approve Use Variance to construct an indoor firearms range with partially enclosed outdoor archery area made by Pat Malia – second – Matt Lawler

ROLL CALL: Baltera, yes; Lawler, yes; Roswell, yes; Seher, yes; Koussoulis, yes; Malia, yes; Bonek, yes

Motion to approve bulk variance relief for the 4 “c” variances for parking, driveway width, building length and fencing not to exceed 10 ft. around the archery area made by Pat Malia – second – Greg Seher

ROLL CALL: Baltera, yes; Lawler, yes; Roswell, yes; Seher, yes; Koussoulis, yes; Malia, yes; Bonek, yes

Motion to approve Preliminary and Final Site Plan Approval consistent with the comments and report of Ed Dennis made by Pat Malia – second – Greg Seher

ROLL CALL: Baltera, yes; Lawler, yes; Roswell, yes; Seher, yes; Koussoulis, yes; Malia, yes; Bonek, yes

ADJOURNMENT

Motion to adjourn – Matt Lawler – second – Pat Malia
All were in favor.

Respectfully submitted,

Tina Lawler, Secretary

Approved: _____