



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

**PLANNING & ZONING
Tina M. Lawler, Secretary**

**PH. (609) 641-0663 ext. 112
FAX (609) 645-5098**

**OCTOBER 15, 2019
ZONING BOARD
REGULAR MEETING
MINUTES**

The meeting was called to order by Pat Malia at 7:00 p.m.

Flag Salute
Notification of Meeting

ROLL CALL

PRESENT: Baltera, Heller, Koussoulis, Larotonda, Famularo, Seher, Malia
ABSENT: Lawler, Polisano

OLD BUSINESS:

Vote: Minutes of July 16, 2019 meeting
Motion to approve: Steve Baltera – second – Greg Seher
All were in favor.

NEW BUSINESS:

**APPL. #4-2019 for United Methodist Church – Block 157 – Lot 21 – 120 Pitney Road for a Use
Variance to use property as a church meeting facility**

Attorney Lynne Caterson appeared on behalf of the applicant. Also sworn in were Trustees of the Church: James Lincoln; Christina Rudisill and Donna Hill.

The church bought the property as a life estate and the owner has passed away and it belongs to the church now. There are many meetings held at the church and they feel this property would be more suitable to hold them there. It would be a cost savings to them since they have to heat and a/c the building; it's tough on security since the groups have access to the whole building and there are many keys floating around that they would like to eliminate. She showed an aerial photo of the site and explained the layout. There would be no detriment on traffic since no new traffic would be created; the people who are coming to attend the meetings, would park in the same church parking lot that they do now. This would be a more secure, smaller easier to heat meeting room. The youth might meet there as well and could possibly have a volleyball game in the backyard or whatever, but it

would be purely for church programs. There would be no site work needed and no work to the house inside. She has talked to Mike O'Hagan and he needs to do a CO inspection, but he has to do it after this meeting to see how the property is designated. She also talked to the tax assessor and she has filed paperwork that would qualify them for tax exemption.

Greg – asked what time are meetings are usually held?

Lynne – usually around 7:00 p.m. and they usually don't run late and they don't get loud

James – the cost of heating and air conditioning does get expensive and the roaming around is another problem we can't control. It's better to keep them contained. We will do whatever is needed to get it ready to have the meetings there.

Christina – she concurred with Lynne and Jim and in addition, the other major concern we deal with is the security. We have to open and close the church and we have relied on people and some even have keys and you can go other places in the church and if that person with the key leaves the group, then that key gets passed to someone else. We are trying to reign in the number of keys floating around.

Donna – yes, we have lots of keys out and we're not sure who has them now and the problem is they don't always lock up. We are all getting older and to go out at 9:00 or later to confirm they locked up, is getting to be a burden, so using this facility would be a big help.

Eddie – wanted it on the record that he attends that church. There would be no physical changes to the property or to the church lot. It's strictly a use change. We talked about the access and people would just use the sidewalk. It doesn't sound like there will be any new or additional programming or meetings created because of this new use. It sounds like you will simply be utilizing this space instead of the church rooms you are already using. The seating capacity for the largest service is 300 seats, so he wanted it on the record that this is not changing any additional parking or traffic and it should be a condition of approval, because it appears that there is already a parking deficit by ordinance, which is an existing non-conforming use for parking. Testimony was that there would be no new signage. Other existing non-conformities on the lot are side yard setback for the residence and the porch.

Steve – inquired about what happens if they decide to sell the home?

Pat – the use variance would follow with the property and only a church could use this for this type of use if we allow it that, but it could also be used for whatever is permitted in this zone

Pat opened the meeting to the public.

No public comment.

Motion to close – Greg Seher – second – Marina Koussoulis

Motion to approve application made by Greg Seher – second – Marina Koussoulis

ROLL CALL: Baltera, yes; Heller, yes; Koussoulis, yes; Larotonda, yes; Famularo, yes; Seher, yes; Malia, yes

ADJOURNMENT

Motion to adjourn – Steve Baltera – second – Mike Famularo

All were in favor.

Respectfully submitted,



Tina Lawler, Secretary

Approved: 11-19-19