



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

PLANNING & ZONING
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**AUGUST 18, 2020
ZONING BOARD
MEETING MINUTES**

This meeting was a Zoom meeting for the public

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

Notification of Meeting

ROLL CALL

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

OLD BUSINESS:

Vote: Minutes of April 21, 2020 meeting
Motion to approve – Greg Seher – second – Nick Larotonda
All were in favor.

NEW BUSINESS:

Appl. #2-2020 - Paul Chubb – 1000 Caralena Court – Block 2 Lot 6.11 for front and rear yard setback variances for construction of a 24 x 32 x 10 ft. accessory building

Paul and Karen Chubb appeared and were sworn in.

Asking for a bulk variance to construct a 24 ft. across x 32 ft. deep x 10 ft. high pole barn similar to a 2 car garage in the rear of their property. There is a need for the variance due to the irregularity of his property. He then described his property: the location, shape and area around it. Exhibit A was a photo of his property and Exhibit B was a photo of the pole barn. He explained where he wanted to place it and the shed that is there now will be removed. The updated survey was handed out that now includes the impervious area. He went through Eddie's comments and in section 5 the height needed to be confirmed and it will confirm with the maximum height of 15 ft. He explained there are two types of pitches for the roof, but either one will conform to our ordinance. He plans on storage a vintage car, kayaks, bikes, lawn equipment, etc. If he moved it closer to the house, he couldn't have

access to the front of it. There was no adjacent property for sale that we could acquire. There would be no impact on storm water management on the site and it will be graded as to make sure of this.

Greg – the bay doors will be facing towards the front property line and will there be a gate?

Paul – yes and I already have an 8 ft. wide hinged gate.

Matt – how does the car get to the back? There is no draining problem.

Paul – I go off of Elm, the paper street.

Steve – suggested switching the doors to the Elm Avenue side and he could possibly get a work shop

Eddie – the frontage on Elm is actually a front yard, so that would be a 10 ft. request where 25 is required. Other than that all my comments were addressed.

Pat opened it to the public. No public comment.

Eddie – he clarified the maximum height of the roof and how it's measured

Jim – the motion would be to grant a C variance to allow a 10 ft. setback for a front, where 25 is required and the second C variance would be to permit a rear yard setback of 5 ft. where 10 ft. is required.

Motion to approve – Nick Larotonda – second – Greg Seher

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

Appl. #3-2020 – Christian Loeb – 5 Sooy Lane – Block 96 – Lot 6 for variance to construct a 60ft. x 18 ft. ground mounted solar array in the backyard

Christian Loeb, owner and James R. Castle, (200 Cambria Avenue, Pleasantville, NJ) contractor were both sworn in.

Christian – he wishes to put in a ground solar array which is approximately 80 sq. ft. over the allowed building limit of 1,000 sq. ft.

Eddie – the variance is similar to that, but it's not just the 80 ft. discrepancy, it's the total combined square footage of the accessory uses combined. The total combined sq. footage of accessory floor area is 1,823 ft. The variance is 823 sq. ft. in excess of the permitted 1,000.

Pat – asked the applicant to give the board more information

Christian – it's a 200 year old historic home, he didn't really want to put additional weight on top of the roof. He would probably get more usage the way the solar would be facing in the backyard. He if recalls, he doesn't have enough square footage on the roof to be able to maximize the solar usage. It's a big old house and uses a lot of electricity.

Eddie – asked about the fence in the vicinity of the solar array and if he was going to locate the solar inside or outside of the fence.

Christian – on the outside of the fence

Eddie – will you be clearing any trees for shading?

Christian – a couple along the back have been tagged and will need to be thinned out, but the majority will be staying.

Eddie – if you scaled off the array on the survey you submitted, it scales out larger than the dimensions shown. For the record, it's 60 ft. x 18 ft. array?

Christian – yes

Eddie - the variance is essentially the foot print of the array. Is there a way that you could use more efficient panels or any other options available for you to make this foot print smaller?

Christian – we did do that at first and scaled it down. The roof is also asymmetrical and has dormers so putting panels up there would be hard as well. The only option is the ground mount.

Eddie – you said the size is driven by your electrical demand with 12 month usage. He added for the record that renewable energy is defined in the MLUL as an inherently beneficial use and so by definition meets the positive criteria. The board has to determine if there is any negative impact or detriments as a result of this variance.

Greg – questioned whether it is safe with no fence around it

Christian – if it were inside the fence, trees would need to be cut down and where we want to put it, there would be minimal trees cut.

Pat opened the meeting to the public. No public comment.

Jim – the motion would be to grant a C variance relief to expand the accessory building gross floor area to approximately 1,823 sq. ft. where the ordinance provides a maximum of 1,000 sq. ft.

Motion to approve – Greg Seher – second – Marina Koussoulis

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

ADJOURNMENT

Motion to adjourn – Greg Seher – second – Matt Lawler

All were in favor.

Respectfully submitted,


Tina Lawler, Secretary

Approved: 9-15-2020