



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

**PLANNING & ZONING**

**PH. (609) 641-0663 ext. 112  
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**PLANNING BOARD  
REGULAR MEETING MINUTES  
AUGUST 24, 2016**

Chairman, Bob Preston called meeting to order at 7:00 p.m.

**FLAG SALUTE**

**NOTIFICATION OF MEETING**

**ROLL CALL:** Thomas, Ciccone, Armstrong, Horton, Seher, Howell, Preston  
Absent: Smith, Sugden, Dacanay

**REGULAR MEETING**

**OLD BUSINESS:**

**Vote:** Minutes of May 25, 2016 meeting  
Motion to approve – Greg Seher – second – John Thomas  
All were in favor.

**NEW BUSINESS:**

**Appl. #2-2016 for Brian and Holly Pugh – Block 40 - Lot 2.03 for Minor Subdivision with Variance Relief**

Raymond Went, attorney for applicant appeared and with him was Holly Pugh, the owner and Bill McManus, applicant's surveyor and planner. Both were sworn in.

**Ray** – the Pugh's purchased the property in its current condition. They want to purchase a 30' x 90' strip of land from the neighbor on the left side of their home to make a play area for their kids. We thought it was a by right subdivision, however it was discovered that the lot area is over the permitted coverage, so they are seeking a variance for that tonight.

Exhibit A1 – a set of 6 photos of the area and different angles of the property were marked into evidence.

**Bill** – we are dealing with two parcels and the Pughs want to purchase 2,700 sq. ft of the neighbor's property. Years ago a paper street was there known as Plaza Place, but a portion of it was vacated. Taking away this square footage from the Wilsons will not create an undersized lot for them. They did not create the lot coverage condition of 57.8%, which is over the 45% allowed, and in purchasing this extra land, it will bring the non-conformity down to 50.7%. He feels they satisfy the criteria for a variance and there will be no detriment to the Master Plan or public good.

The pictures submitted as Exhibits were explained.

**Holly** – testified that they bought the property as it exists with the lot coverage issue and that this additional area will only be a grassy area for the kids, with a sprinkler system.

**Rob Reid** – referred to his report of 8/19/16 – they can provide any items that they have not provided yet as a condition. There are a number of waivers requested and it's warranted considering the nature of this application. He doesn't see any detriment with the lot coverage issue. He doesn't see any detriment if this application is approved.

**Mike** – they wouldn't be able to get a permit to add anything to their property because it would increase the non-conformity. They would need to go for a variance.

**Bob** – doesn't see how the previous owner got away with it

**Chris Eaton (in for Andy Previti)** – referred to Andy's report of 8/18/16 – the applicant has addressed some of the issues in the report and the remaining items are housekeeping and can be done as a condition of approval.

Motion to approve with conditions of our professional's reports; waivers, variance for lot coverage and minor subdivision made by John Armstrong - second – Greg Seher

ROLL CALL: Thomas, yes; Ciccone, yes; Armstrong, yes; Horton, yes; Seher, yes; Howell, yes; Preston, yes

### **APPROVAL OF BILLS**

Mike Fitzgerald – Beazer Homes - \$26.00; Howlett \$52.00

Motion to approve – Betty Howell – second Greg Seher

All were in favor.

**Betty invited everyone to the 9-11 Memorial on Sunday 9/11 @ 2:00 p.m. Asked for volunteers to help the elderly people getting off the Jitney and directing people in the right direction.**

### **ADJOURNMENT**

Motion to adjourn meeting – John Armstrong – second – Greg Seher

All were in favor.

Respectfully submitted,

Tina M. Lawler

Approved: \_\_\_\_\_