



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

PLANNING & ZONING

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**MARCH 11, 2020
PLANNING BOARD
MEETING MINUTES**

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

**FLAG SALUTE
NOTIFICATION OF MEETING**

ROLL CALL

Present: Aleli, Horton, Howell, Reilly, Seher, Tiberio, Preston

Absent: Kirk, Gersh, Strugala, Ciccone

OLD BUSINESS:

Vote: Approval of Minutes of January 22, 2020 meeting

Motion to approve: Greg Seher – second – Kim Horton

ROLL CALL: Aleli, yes; Horton, yes; Howell, yes; Reilly, yes; Seher, yes; Tiberio, yes; Preston, yes

Vote: D& R for Appl. # 5-2019 for EMD Real Estate Holdings - 506 Sooy Lane – Block 21 Lot 32 for Minor Subdivision Approval

ROLL CALL: Aleli, yes; Horton, yes; Howell, yes; Reilly, yes; Seher, yes; Tiberio, yes; Preston, yes

APPROVAL OF BILLS

Joe McGroarty, Esq. - \$26.00 for WP Absecon, LLC; \$559.00 for EMD Real Estate Holdings

Andy Previti - \$527.85 for EMD Real Estate Holdings; \$261.50 and \$177.01 for WP Absecon, LLC

Rob Reid - \$550.00 for EMD Real Estate Holdings

Motion to approve – Betty Howell – second – Kim Horton

All were in favor

NEW BUSINESS:

Site Plan Waiver Committee will give a Report for discussion and comment

Greg – we met twice and crafted some language and then went over the sample drafts and tweaked some language. There were three issues they were concerned about that is going on around town now. He feels they are minor changes that they all agreed to.

Rob – he crafted three ordinances and went over each one and described.

1. The first subject was the sign ordinance changes. It has not been updated in years and it doesn't address new types of signs that are out there today. With the suggested changes way-finding signs; roof signs; animated signs would be allowed and advertising signs would be allowed in the I/PI zone and it would control the size and location of them. The percentage allowed for signs should be changed as well from 110 sq. feet total to an increase of 10% of the façade of the building.

Motion to approve the draft sign ordinance and submit to City Council was made by Greg Seher – second – Deborah Reilly

ROLL CALL: Aleli, yes; Horton, yes; Howell, yes; Reilly, yes; Seher, yes; Tiberio, yes; Preston, yes

2. The second ordinance deals with the parking ordinance. It would reduce the requirements of parking on New Jersey Avenue. He did an inventory of the parking within a five minute walk and there is plenty. When you go certain places you know you are going to have to park and walk to it. You can't always park in front of the place you want to go to. He feels there is adequate parking downtown. He stated where the specific parking reduction requirement of 50% would be. They would not need to get a parking variance if opening a store that is slightly different from what was already there. There is already a grandfather shortfall for a lot of those and explained. A parking reduction of 75% was mentioned for businesses in existence before 1993 as well. You could also make that 100% if the board wanted to change it. In Pleasantville, there are zero parking requirements in certain areas, but he didn't want to go that far. He feels a reduction would be fine. Parking is self-policing; if you go somewhere and it's crowded and can't get a spot, you leave sometimes.

Motion to approve the draft sign ordinance and submit to City Council, but also ask ABCD for any suggestions was made by Greg Seher – second – John Aleli

ROLL CALL: Aleli, yes; Horton, yes; Howell, yes; Reilly, yes; Seher, yes; Tiberio, yes; Preston, yes

3. The third ordinance deals with expansion of permitted uses downtown. A brewery was mentioned in the Master Plan review, since they are popping up all over. They are allowed to make the beer and serve it, but not allowed to sell food. This will be helping the local food establishments' business. There are many regulations from the State on these type of uses.

He did change the ordinance to say that it wouldn't allow the same type of store within 500 ft. in order not to have the same type of stores in a row. It could protect us from getting too many of the same kind. He identified massage parlors having to be licensed by the State of NJ and pawn shops.

Motion to approve the draft sign ordinance to approve and allow these uses and to submit to City Council for approval was made by Greg Seher – second – John Aleli

ROLL CALL: Aleli, yes; Horton, yes; Howell, yes; Reilly, yes; Seher, yes; Tiberio, yes; Preston, yes

ADJOURNMENT

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

All were in favor.

Respectfully submitted,



Tina Lawler, Secretary

Approved: 8/24/2020