



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

PLANNING & ZONING
Tina M. Lawler, Secretary

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**NOVEMBER 30, 2022
PLANNING BOARD
MINUTES**

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

Flag Salute
Notification of Meeting

ROLL CALL

PRESENT: Aleli, Gersh, Horton, Howell, Kirk, Thompson, Strugala, Preston

ABSENT: Reilly, Clinkscale, Tiberio

ALSO PRESENT:

Bob announced that the following application has been rescheduled to Tuesday, December 13, 2022 at 7:00 p.m. in order to provide for additional noticing:

APPL. #6-2022 for the City of Absecon for Major Subdivision Approval for New York Avenue - Block 39 – Lots 1-3; Block 40 – Lots 1-2; Block 41 – Lot 1; Block 42 – Lot 2 and Block 52 – Lot 2.02

Bob opened the meeting to the public for comments.

John Gorman – 1 Hammel Lane – asked who puts the application in for the subdivision and was told the city does and what kind of notification needs to be done.

Betty – everyone who lives within 200 ft. of the property in question are notified and a couple people had not been notified.

Larry Pacentrilli – 880 Chelsea Road – asked if the process was for the Planning Board to hear the application first and then go to council or does it end with the Planning Board.

Bob – the Planning Board must approve the subdivision to make sure it is in conformance with the ordinance and then from there it proceeds to the municipality. It is a city project, so he would hope that council weighs in on it.

Herbert Brooks – 702 Highland Blvd. – he is interested in buying some land that borders the city land that is landlocked between both his neighbors.

OLD BUSINESS:

Vote: Minutes of October 26, 2022 meeting

Motion to approve: John Aleli – second – Michele Kirk

All were in favor.

Vote: D&R for Appl. #5-2022 for Norman Yousif – 170 White Horse Pike – Block 213 – Lot 4 (old city hall) for Site Plan Waiver Approval for a cannabis retail dispensary.

Motion to approve: Betty Howell – second – John Aleli

ROLL CALL: Aleli, yes; Gersh, yes; Horton, yes; Howell, yes; Kirk, yes; Thompson, yes; Preston, yes

John Gorman – wasn't crazy about hearing a cannabis retailer was going into the old city hall, not that he's crazy about a tattoo parlor either. He feels it's a sacred building.

Betty – when it's zoned for that use, we can't deny it.

Bob – they aren't changing much to the building, so it's not going to look different. They were doing some minor outside changes that triggered the site plan waiver to the board.

It was explained that consumption of cannabis is not permitted, so none of the three sites approved can allow that.

RFP'S for 2023

Bob – we received proposals from our three existing professionals only. He hasn't compared rates from the previous year, but he personally is satisfied with the job they are doing.

The consensus was that the professionals do a good job and we will keep them.

A motion to keep the same professionals was made by Lou Strugala – second – John Aleli

ROLL CALL: Aleli, yes; Gersh, yes; Horton, yes; Howell, yes; Kirk, yes; Thompson, yes; Strugala, yes; Preston, yes

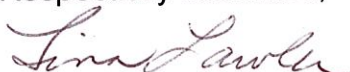
Jessica – asked about possibly starting the meetings a little earlier. The professionals will be polled and it will be discussed.

ADJOURNMENT

Motion to adjourn – John Aleli – second – Holly Gersh

All were in favor.

Respectfully submitted,



Tina Lawler, Secretary

Approved: 12-13-22