



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

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

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**MAY 20, 2014  
ZONING BOARD  
MINUTES**

The meeting was called to order by Pat Malia, Vice-Chairman  
Chairman, Bonek arrived shortly after that.

Flag Salute  
Notification of Meeting

Swearing in of new member – Greg Seher was sworn in

**ROLL CALL**

**PRESENT:** Baltera, Corkhill, Lawler, Roswell, Seher, Malia, Bonek

**ABSENT:** Polisano, Fritz

**OLD BUSINESS:**

**Vote:** Minutes of April 14, 2014 meeting

Motion to approve: Pat Malia – second – Matt Lawler

All were in favor.

**NEW BUSINESS:**

**Appl. #5-2014 – Traditional Roman Catholic Church** – Block 261 – Lot 7.01 – 101 Pleasant  
Avenue for a Use Variance for a church and Site Plan Waiver

**Joel Fleischman, attorney representing applicant** – they were prepared to present our application  
to the board tonight and many members of the church and clergy were present. Since there was a  
quorum issue, they had the right to request an adjournment until the next meeting if they wanted 7  
voting members.

**They will be appearing at the June 17<sup>th</sup> meeting @ 7:30 p.m. No new noticing will be needed.**

**Appl. #4-2014 – Michele & John Wexler** – Block 237 – Lot 22 – 251 Marlin Road for a rear yard setback for addition to home and front yard setback to legitimize construction of porch and overhang

**Elias (Leo) Manos, attorney for applicant and John Wexler, applicant appeared.**

**Mr. Manos** – explained the application to the board members. They are proposing a 14 x 24 addition to the rear of the property. It is a relatively small home and they have 2 children, a boy and girl who are sharing one of the two bedrooms in the home so they would like more space. In connection with that addition, a rear yard setback is needed since the ordinance requires 15 ft. and they propose 10 ft. The other variance needed is a front yard setback for the porch. 17 ft. is required and they have 12 ft. After storm Sandy, they constructed a permanent overhand triggering the need for this variance.

There are a few other existing non-conformities on the property, but they are not adding to any of them.

He explained why he felt there would be no detriment to the neighborhood or environment to grant these variances.

Exhibit A1 to 6 – photos of the property were marked into evidence.

Mr. Wexler was sworn in and questioned by Mr. Manos. He explained why he wanted the addition to the home because of his son, 8 years old and daughter 6 years old who are in the same room in bunk beds. It's the least expensive way for them to build an addition with the existing roofline. As to the front, they constructed a porch after the storm since it was cheaper than putting a new awning up. Unfortunately, a permit was not gotten so the need for a variance was found after the fact. He explained the photos and what they predicted.

**Eddie Dennis – Board Engineer** – explained there would be an additional variance required for an expansion of a non-conforming side yard setback on the south side of the property. The construction of the addition to the back of the house will create an additional "C" variance. The proposed setback is 7.4 ft. and the required is 10 ft. The lot is slightly undersized on the depth and it impacts the rear yard setback. Commented on possibly doing the addition on the north side of the home in the open space behind the driveway.

**Mr. Wexler** – he got estimates for doing that and the rooflines don't match up so he would have to change them at the cost of over \$50,000 for the same addition on that side of the home. All his utilities are on that side of the house as well and would have to be moved.

Jim opened it to the board for questions.

**Jeff Roswell** – asked how much undersized is the lot.

**Eddie** – required is 100 ft. and they have 97.25, so it's minor.

**Pat Malia** – the existing side non-conformity probably exists because it was done before the current zoning.

**Eddie** – I don't know when this house was built.

**Matt Lawler** – questioned the roof pitch and the A frame shown in one of the pictures.

Exhibits A7 & A8 – two additional photos were marked into evidence.

Jim opened the meeting up to the public.

No public comment.

Motion to close public – Pat Malia – second – Jeff Roswell

All were in favor.

**Eddie Dennis** - there will be 3 variances required:

1. Front porch setback where 17ft. is required and they propose 12 ft.;
2. Two setbacks for the addition:
  - a) 15 ft. is required in the rear and they propose 10 ft.
  - b) A variance for an expansion of an existing non-conforming side yard setback proposed at 7.4 ft.  
where 10 ft. is required.

**Matt Lawler** – asked who owned the land behind him

**John Wexler** – the City of Absecon

**John Rosenberger** – the motion should be to grant the applicant the three bulk variances identified by the engineer.

Motion to approve application #4-2014 with variances – Alex Corkhill – second – Jeff Roswell

ROLL CALL: Baltera, yes; Corkhill, yes; Lawler, yes; Roswell, yes; Seher, yes; Malia, yes; Bonek, yes

**FINANCIAL DISCLOSURE STATEMENTS WERE HANDED OUT TO THE MEMBERS TO COMPLETE**

### **ADJOURNMENT**

Motion to adjourn meeting – Pat Malia – second – Alex Corkhill

All were in favor.

Respectfully submitted,

Tina Lawler, Secretary

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