



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

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

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**FEBRUARY 17, 2015  
ZONING BOARD  
MINUTES**

The meeting was called to order by Jim Bonek at 7:30 p.m.

Flag Salute

Notification of Meeting

**ROLL CALL**

PRESENT: Polisano, Roswell, Seher, Malia, Bonek  
ABSENT: Fritz, Baltera, Corkhill, Lawler

**OLD BUSINESS:**

**Vote:** Minutes of January 20, 2015 meeting  
Motion to approve: Pat Malia – second – Greg Seher  
All were in favor.

**Vote:** D&R for Appl. #6-2014 for Alex Clark – 819 New York Avenue – Block 131 – Lot 1.06 for Lot Coverage Variance  
Motion to approve – Pat Malia – second – Joe Polisano  
ROLL CALL: Polisano, yes; Roswell, yes; Seher, yes; Malia, yes

**Vote:** D&R for Appl. #1-2015 for Steve & Claudia Ratzlaff – 1009 Plaza Place – Block 50 – Lot 2.07 for setbacks for shed  
Motion to approve – Pat Malia – second – Greg Seher  
ROLL CALL: Roswell, yes; Seher, yes; Malia, yes

## **NEW BUSINESS:**

**Appl. #8-2014** for Laureen Dunne – 603 Lazy Lane – Block 23.02 – Lot 4.01 for variances for a front yard setback and location of a shed

Applicant represented herself and was sworn in. She explained what occurred and why she is before the board tonight. She did not know she needed a permit to put up a shed, so when the construction official notified her, she was told that she would need a variance to keep it in that location or move it to the setbacks that meet the city's ordinance requirements. She did not want to move it, so she is here tonight asking for a variance.

Exhibit A-1 - Photographs submitted with the application were marked into evidence.

**Pat** – asked how tall the shed is  
Laureen – 8 ft.

**Eddie** – the applicant has a hardship of having two front yards since she is a corner property making it hard to locate the shed. In addition, the lot is angled and that adds to the problem. If the shed is under 10ft. then a height variance is not needed. One bulk variance would be a variance for location since it's located in the front yard and not the rear where required. The second variance is a setback variance. She is required to have 25 ft. from the property line along Bayberry Lane up to the shed.

There was then discussion of the actual setback measurements of the shed that the applicant testified to. Since the shed was drawn on the survey by the applicant and there were no not accurately measured numbers, the board decided to table the application to the next meeting. They did not feel comfortable granting a variance if they did not know what to approve. The applicant will get an exact setback of the shed from Bayberry Lane.

Motion to table the application – Pat Malia – second – Joe Polisano  
ROLL CALL: Polisano, yes; Roswell, yes; Seher, yes; Malia, yes; Bonek, yes

**Appl. #2-2015** for Nate & Jennifer Robinson – 116 W. Wyoming Avenue – Block 153 – Lot 5 for variances for a side yard setback to build a second floor dormer and a rear yard setback for construction of a deck

Applicant represented himself and was sworn in.

**Nate** – explained where their property is located and how small their property is. They would like to add a second story dormer that will go up along the side of the house and also a deck on the back. With the current setbacks, they only have 2.6 ft. from the property line and the construction of the dormer would also encroach into the setbacks.

**Eddie** – there is no need for a variance for the deck since the ordinance allows further encroachment for a porch or deck. It can go within 5 ft. of the property line. The height of the dormer is fine but they would be expanding a non-conforming condition upward creating the need for a variance. This lot has a number of non-conformities including lot size, lot coverage, lot depth, front yard setback for principal building, front yard setback for porch for the steps and rear yard for accessory building. None of that matters for this application though because they are not expanding on any of those conditions. They do create a hardship for them.

**Greg** – asked how close the neighbor is

**Nate** – basically a driveway's width, so maybe about 10 ft.

Jim opened the meeting to the public.  
No public comment.  
Motion to close – Pat Malia – second – Joe Polisano  
All were in favor.

**Jim** – the board would approve a variance for a side yard setback of 2.6 ft. where a minimum of 10 ft. is required by ordinance for construction of a second floor dormer

Motion to approve: Joe Polisano – second – Greg Seher  
ROLL CALL: Polisano, yes; Roswell, yes; Seher, yes; Malia, yes; Bonek, yes

**DISCUSSION**

Discussion was held about the board creating a checklist for applicants for their application to be deemed complete since we don't have one now. They would then know ahead of time what is required of them, especially a survey depicting the existing conditions of their properties and what they are asking for with accurate measurements. Eddie thinks we could ask for two dimensions to the same corner of the proposed structure from an existing location in order to triangulate it. If submitted and done by themselves and not a surveyor, then they would have to testify to those measurements.

**ADJOURNMENT**

Motion to adjourn meeting – Pat Malia – second – Jeff Roswell  
All were in favor.

Respectfully submitted,

Tina Lawler, Secretary

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