



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

PLANNING & ZONING

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**JUNE 10, 2014
PLANNING BOARD
MEETING MINUTES**

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

FLAG SALUTE

NOTIFICATION OF MEETING

ROLL CALL

Present: Thomas, Savell, Ciccone, Horton, Howell, Rasera, Preston, Hunter
Absent: Hayden, Armstrong,

OLD BUSINESS:

Vote: Minutes of April 8, 2014
Motion to approve – Bob Preston – second – Betty Howell
All were in favor.

NEW BUSINESS:

Appl. #8-2014 – Site Plan Waiver for Nancy Ivins – Hot Bodies Pilates – Block 214 – Lot 10 – 175 White Horse Pike – Suite 12 – Sandpiper Square for a pilates and yoga studio

Rob Reid – he referred to his report of 6/2/14. This is a typical site plan waiver application. There are no new improvements to be made to the property. The only two issues he worries about are, how does the use of the facility impact the parking and is the signage going to comply? The existing site does not conform to the parking or the signage and cannot. He feels it will not generate more parking demand and he also looked at the inventory of grandfathered signs from 1995 that was put together from the prior planner, Wayne Oldroyd. This applicant would like to replace the sign with a similar size one, which is consistent with the past tenants. He estimated the parking demand would be 5 spaces. He would like testimony from the applicant about the business.

Nancy Ivins, the applicant – it's a small studio about 25 ft. x 25 ft. area to use. She would probably be able to fit no more than 4 people to be able to train at one time. With yoga you need 8 ft. in between each person, so you need a small group. Only one class would be going at one time. She doesn't think the parking would be a problem either. The light at the door will be on from dusk to dawn and she will make sure it is. There are trash dumpsters out back for the tenants to use, but they don't generate a lot of trash. The hours of operation would probably be from 6 a.m. at the earliest and 8 or 9 p.m. at the latest.

Bob Preston – asked if any free weights would be used.

Nancy – yes there are free weights used for training purposes. We use hand weights or bars that usually aren't over 8 lbs. We won't be dropping them on the floor.

Susan Rasera – asked if she had a sample of the sign yet and that she hopes it would be something appropriate and if she planned to have anything in the shop, like a refrigerator or water cooler, towels, etc.

Nancy – I don't have the sign plans yet, but she promised that it would be nothing inappropriate. There is no laundry, but if she did, she would bring it home. She would consider having a water cooler for her clients to have a drink if they didn't bring their own bottle. They usually bring their own towel and water.

Jerry Savell – thanked her for choosing to come to Absecon to open her business.

Motion to approve application #8-14 made by Jerry Savell – second – Bob Preston

ROLL CALL: Thomas, yes; Savell, yes; Ciccone, yes; Horton, yes; Howell, yes; Rasera, yes; Preston, yes; Hunter, yes

Release of Performance Guaranty for Statewide LLC – Block 216 – Lots 1 & 2 – New Road & Ohio Avenue - new office building

Motion to approve – Jerry Savell – second – John Thomas

ROLL CALL: Thomas, yes; Savell, yes; Ciccone, yes; Horton, yes; Howell, yes; Rasera, yes; Preston, yes; Hunter, yes

APPROVAL OF BILLS

Mike Malinsky – Pep Boys - \$962.00; Memorial Field 2.3, LLC - \$169.00; Visions Bldg. 5- \$780.00; Visions Bldg 8 - \$806.00; Builder's Remedy Lawsuit - \$598.00; General Planning Matters \$143.00

Andy Previti – Absecon Gardens - \$82.50; Visions - \$82.50; PepBoys - \$247.50

Motion to approve – Betty Howell – second – Kim Horton

ROLL CALL: Thomas, yes; Savell, yes; Ciccone, yes; Horton, yes; Howell, yes; Rasera, yes; Preston, yes; Hunter, yes

ROB – talked about the third round COAH obligation numbers and how they are temporary right now. He thinks the methodology will be questioned and they will get reworked again. Hopefully in a year and a half it will take and he thinks they will be a little higher than what came out.

ADJOURNMENT

Motion to adjourn meeting – Jerry Savell – second – Susan Rasera

All were in favor.

Respectfully submitted,

Tina M. Lawler

Approved: _____