



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

PLANNING & ZONING

**PH. (609) 641-0663 ext. 112
FAX (609) 645-5098**

**NOVEMBER 25, 2014
PLANNING BOARD
MEETING MINUTES**

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

FLAG SALUTE

NOTIFICATION OF MEETING

ROLL CALL

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

OLD BUSINESS:

Vote: Minutes of November 11, 2014
Motion to approve – John Thomas – second – Betty Howell
All were in favor.

NEW BUSINESS:

Appl #12-2014 for Quresh Dahodwala – 310 New Jersey Avenue – Block 163 – Lot 12 for a Site Plan Waiver Application to convert one doctor's office into a two-bedroom apartment

Quresh – was sworn in and represented himself. He explained that his wife is opening a pediatrician's office in this 2 office building, but wants to make the one office a 2 bedroom apartment. She would only be open maybe 9 hours a week, 3 days and possibly see 15 patients a day. There would be one doctor and one secretary on staff. Only sick patients would be seen in the Absecon office since Pleasantville sees the well children.

Bob – asked about the handicapped ramp to be installed and if the one large tree should get destroyed by installing that, would he be willing to replace it.

Quresh – yes, they would replace it, but he doesn't think that will happen since they aren't going too deep with the footings.

Rob Reid – went over his report and described the 49 sq. ft. vestibule that will be added out front as well. He feels this will add character to the building. He has started to clean up the property's vegetation and it looks better already. The parking will be reduced since they are eliminating one of the offices. He will be putting some new landscaping in front also. The sign is non-conforming, but if he were to replace it, it would need to stay exactly the same. Any different, he would need to comply with the code and may need a sign variance.

Quresh – would most likely keep the sign the same and change words.

Motion to approve application made by John Armstrong – second – Bob Preston

ROLL CALL: Thomas, yes; Armstrong, yes; Howell, yes; Preston, yes; Hunter, yes

APPROVAL OF BILLS

Andy Previti - \$82.50 & \$907.50 for Visions; \$294.83 & \$165.00 for Jin Shan Liu; \$165.00 & \$41.25 for Absecon Gardens;

Motion to approve – John Armstrong – second – Betty Howell

All were in favor.

ITEMS FOR DISCUSSION

- 1. ABVISIONS completeness** – all the professionals have had a chance to look at the plans and feel it can be heard at our next meeting on the 9th.
- 2. RFP's for 2015** – will be posted on the city's website tomorrow for a return date of December 9th at 9:00 a.m. so we will have them for the PB meeting that night

ADJOURNMENT

Motion to adjourn meeting – John Armstrong – second – Bob Preston

All were in favor.

Respectfully submitted,

Tina M. Lawler

Approved: _____