



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

**PLANNING & ZONING**

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**PLANNING BOARD  
REGULAR MEETING MINUTES  
APRIL 13, 2016**

Chairman, Bob Preston called meeting to order at 7:00 p.m.

**FLAG SALUTE**

**NOTIFICATION OF MEETING**

**ROLL CALL:** Thomas, Armstrong, Smith, Sugden, Horton, Seher, Dacanay, Howell, Preston  
Absent: Ciccone

**REGULAR MEETING**

**OLD BUSINESS:**

**Vote:** Approval of Minutes of February 24, 2016 meeting  
Motion to approve – John Thomas – second – Greg Sugden  
All were in favor except the Mayor and Bob abstained.

**APPROVAL OF BILLS**

Rob Reid - \$\$1,595 for Conifer – Clayton Mill Run; \$550 for Absecon Gardens  
Al Litwornia - \$19.50 and \$13.00 for ABVisions  
Andy Previti - \$2,928.75 and \$867.91 for Conifer – Clayton Mill Run  
Mike Fitzgerald - \$234 for Corniche Properties; \$208.00 and 52.00 for ABVisions; \$481.00 and \$351  
for general Planning Board matters (Mike reduced this bill \$50)

Motion to approve – Kim Horton – second – Brad Smith

**ROLL CALL:** Thomas, yes; Armstrong, yes; Smith, yes; Sugden, yes; Horton, yes; Seher, yes;  
Dacanay, yes; Howell, yes; Preston, yes

The Mayor suggested the finance committee come early before the meeting begins for all of them to review and discuss the bills.

## **NEW BUSINESS:**

**ABVisions at Absecon, LLC** – minor amendments to site, clubhouse and dog park area

**Lewis Kurland, Esq. – applicant’s attorney** – spoke about the revisions and operations to the pool area and addition of a dog park. The dog park access will have unlocked double gate entry system. There will be signs posted for the rules and pet owners will have to sign a pet addendum when signing the lease. They will need to clean up after their pets and the person is to be 18 years of age or older if in the dog park and dogs must be wearing special tags that they are residents of the facility.

As to the pool area, the residents will enter a gate through the clubhouse and show their pool pass to the lifeguard, as well as any guests. There will be limit on the number of passes and two guests ones will be given out. There will be a pool management company to supply a certified lifeguard and they will operate the facility from before it opens and closes at the end of the season. They will enforce the rules and regulations of the pool. There are state guidelines that they will need to comply with as well. It will only be open when the lifeguard is on duty and hours will vary with the season. Access to the pool is separate from the clubhouse and they will not have the same hours. There will be separate access and facilities. The gym will be open 24 hours a day with separate access. The clubhouse manager will not always be on site during the time the pool is open, but contact information will be given to the lifeguard.

**Rob** – referred to his 3-23-16 memo – all of his questions were addressed and is satisfied with the information given

**Andy** – referred to his 4-18-16 memo and in his opinion the majority of the changes are technical in nature and can be done administratively. Buildings 3, 4, 6 and 7 all have basements that will require ejector pumps. That information has not been submitted yet but all the other items have been addressed. If the board is satisfied, he can sign off on that when it’s completed.

**Kira** – was curious about the pool regulations listed and P talks about the swimming and exercising aids.

**Carol Gephart, director of Sales and Marketing** – really don’t want “noodles” or toys in the pool, but “swimmies” that kids where or life jackets will be allowed. They don’t want any type of exercise equipment in the pool either. But residents could exercise in the pool.

**Andy** – asked for confirmation of the name of the entity now

**Lewis** – Absecon MP Holdings LLC

**Mayor** – has heard from sources that Fernmoor Homes does quality work

**Approval - Professional's 2016 Contracts**

Al's needed the hourly rate changed due to a typo.

Mike will allocate his time for the meetings.

**Mayor** – explained Rob's contract to the board and other proposed work he will be doing during the year. Discussion was held on the budget process

Motion to approve the 2016 contracts made by Mayor Armstrong – second – Brad Smith

ROLL CALL: Thomas, yes; Armstrong, yes; Smith, yes; Sugden, yes; Horton, yes; Seher, yes; Dacanay, yes; Howell, yes; Preston, yes

**Bob** – the Master Plan committee has met 3 times and he had invited Glenn Hayden as well for his input and they will be reporting in the near future. He asked Rob to report on the administrative approvals that were given on the Clayton and Absecon Gardens projects.

**Rob** – the Absecon Gardens wanted to put a sign up and their attorney found a clause in the 2013 D&R that he could do it administratively. It's an attractive sign and it conforms to our ordinance. The Clayton project is moving a driveway 30 ft. towards Rt. 9 and California Avenue due to the neighbor's request. The County gave its approval as well.

Betty announced the fundraising efforts of the 9/11 Memorial Committee. The board is taking a collection up to have their name on the back of the t-shirts.

**ADJOURNMENT**

Motion to adjourn meeting – Kim Horton – second – Mayor Armstrong

All were in favor.

Respectfully submitted,

Tina M. Lawler

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