



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

PLANNING & ZONING

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**PLANNING BOARD
REGULAR MEETING MINUTES
APRIL 27, 2016**

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

FLAG SALUTE

NOTIFICATION OF MEETING

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

REGULAR MEETING

APPROVAL OF BILLS

Andy Previti – ABVisions \$875.00; Clayton Mill Run (Conifer Realty) - \$453.75

Mike Fitzgerald – ABVisions \$39.00; Conifer \$52.00; Absecon Gardens \$65.00; general Planning Board matters \$13.00

Motion to approve – Kim Horton – second – Jeff Ciccone
All were in favor.

NEW BUSINESS:

Appl. #1-2016 for Margaret Howlett et al – Block 24 – Lot 7.10 and 6 – Howlett Lane for Minor Subdivision Approval with variance

Tara Vargo, attorney for applicant appeared. She explained this lot was part of a subdivision in 2002 and the configuration was shown. Today's application proposes to reduce the size of Lot 6 down to 100 ft. wide making Lot 7.10 wider. The lot will still comply with all requirements. They advertised because the garage on lot 6 does not conform to the setbacks, which is a pre-existing condition and this subdivision will not make it any worse. They have no issues with the reports and comments of the planner and engineer and will comply with them.

Bob – the plan shows a pump house to the north of the property line, is that associated with this property?

Tara – she doesn't know who owns it, but the Howlett family owns the land back there.

Rob – referred to his review dated April 20, 2016. He corrected a date in his report from 2002 to 2010. They will supply individual sewer and wells to service each lot. They need to address some of his issues. There should be restriction to access onto Howlett Lane for emergency access vehicles only, which was agreed upon in 2002 and should continue with this approval. It should be put in the deed for Lot 7.10.

Andy – referred to his report dated April 21, 2016. The attorney stated she would satisfy my comments and Rob mentioned the 2002 approval that created the subdivision with lot 7.10. The conditions and restrictions should continue with this one. There was also a major subdivision on Lot 7.10 that was approved in 2010, but the applicant never perfected it or filed it. The permit extension was in effect when that approval was received, but it will expire this June and the applicant could perfect it and file it if they wanted to. This new one will conflict though, so only one can be filed.

Tara – they have no intentions of filing the 2010 approved subdivision.

Andy - there was a small easement required in the 2010 subdivision and it's shown on this current plan. It says 112.5 sq. ft easement that was created for part of the driveway of the Howlett's residence. This could be eliminated if the applicant chooses to. Item #8 requires flood damage prevention data and they are supposed to include an EIS and landscape preservation plan unless they ask for a waiver. This subdivision needs to be filed by plat and not deed.

Bob – asked if the on-site septic is going to be an issue.

Andy – no it looks fine. The lots created in 2002 all have septic as well.

Motion to approve minor subdivision with the waiver requested for flood prevention and the reports and comments of our professionals made by Mayor Armstrong – second – Jeff Ciccone

ROLL CALL: Ciccone, yes; Armstrong, yes; Horton, yes; Seher, yes; Dacanay, yes; Preston, yes

Reminder to file the Financial Disclosure Statements was given to all members

If the board is interested in giving to the 9/11 Memorial Tee Shirts sale, the money is needed tonight.

ADJOURNMENT

Motion to adjourn meeting – Mayor Armstrong – second – Kim Horton
All were in favor.

Respectfully submitted,

Tina M. Lawler

Approved: _____