



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

PLANNING & ZONING
Tina M. Lawler, Secretary

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

**APRIL 20, 2021
ZONING BOARD
MEETING MINUTES**

The meeting was called to order by Pat Malia at 7:00 p.m.

Flag Salute

Notification of Meeting

ROLL CALL

PRESENT: Baltera, Cottrell, Famularo, Koussoulis, Lawler, Reilly, Seher, Malia

ABSENT:

Jim swore in Chris Cottrell at this time

OLD BUSINESS:

Vote: Minutes of March 6, 2021 meeting

Motion to approve – Greg Seher – second – Matt Lawler

All were in favor.

Vote: D&R for Appl. #3-2021 for Jules and Gems LLC for a use variance to operate a daycare at 101 Pleasant Avenue, Block 261 – Lot 7.01

Motion to approve: Greg Seher – Marina Koussoulis

ROLL CALL: Baltera, yes; Cottrell, yes; Famularo, yes; Koussoulis, yes; Lawler, yes; Seher, yes; Malia, yes

NEW BUSINESS:

Appl. #2-2021 for Norma Jean Whittaker – 21-25 E. Colorado Avenue - Block 296 – Lot 9 for Certificate of Non-Conformity

Appearing were: Brian Callaghan, attorney for applicant and Norma Jean Whittaker, applicant

Jim and Pat - explained the need for tonight's meeting and why

Brian – explained they were before the Board for a Certificate of Non-Conformity and that the test year they were working with was 1948. He gave background of this property going back to that year with a linear explanation of the ownership and use of the property up to now. The use of the property is not a permitted one in the city.

Norma Jean – she moved to Ohio Avenue in Absecon in 1942 as a child. She met Irene, the previous owner growing up in that area. Norma moved to one of the trailers about 30 years ago and was a friend and helpful to her when Irene and her son had a falling out. Norma Jean was put in charge of handling her affairs as Irene got older and was named Executrix in her will and was given the property. She stayed living there and became owner in 1990. The property has water and sewer too.

Greg – asked about the fire that took place

Norma Jean – said the trailer was destroyed and replaced

After lengthy discussion, it was determined that there are:

5 trailers
1 cottage
1 rancher type single family dwelling
5 sheds

Pat – if approved we need to have a site plan showing the total number of buildings on the site with the locations, sizes and setbacks shown on the plan

Pat opened the meeting to the public, but there were no public comments.

Jim – the motion should be in the affirmative with a majority vote to grant a Certificate of Non-Conformity with the condition of submitting a survey and a site plan showing the 5 trailers, 5 sheds, one cottage and one single rancher residence.

Motion to grant approval was made by: Matt Lawler – second – Chris Cottrell

ROLL CALL: Baltera, yes; Cottrell, yes; Famularo, yes; Koussoulis, yes; Lawler, yes; Seher, yes; Malia, yes

ADJOURNMENT

Motion to adjourn – Greg Seher – second – Matt Lawler

All were in favor.

Respectfully submitted,

Tina Lawler, Secretary

Approved: _____