



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

PLANNING & ZONING

PH. (609) 641-0663 ext. 112

FAX (609) 645-5098

**AUGUST 26, 2020
PLANNING BOARD
MEETING MINUTES**

The public attended by a Zoom meeting.

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

**FLAG SALUTE
NOTIFICATION OF MEETING**

ROLL CALL

Present: Aleli, Gersh, Horton, Howell, Reilly, Seher, Tiberio, Strugala, Ciccone, Preston

Absent: Kirk

OLD BUSINESS:

Vote: Approval of Minutes of March 11, 2020 meeting

Motion to approve: Nick Larotonda – second – Lou Strugala

ROLL CALL: Aleli, yes; Horton, yes; Howell, yes; Reilly, yes; Seher, yes; Tiberio, yes; Gersh, yes; Strugala, yes; Ciccone, yes; Preston, yes

NEW BUSINESS:

Presentation and discussion on the Transit Village Ordinance proposed by Council

Jim Rutala – he explained that he was asked by Council to work on a Transit Village Status application to the State. With COVID happening, there is a new economy and a real estate boom. Atlantic County leads in growth as well. Interest rates are low and younger people are buying. The train is more of an attraction. Absecon is a great town that has many events for the community. The area in question is already called a Train Station Overlay District, but to have the Transit Village status, it can't be an overlay. He went through a power point presentation that showed the benefits. Cities are available to get grants and it attracts businesses to invest and come, since tax credits are available as well. The housing density requirement that is in our ordinance will not increase with the change. A redevelopment plan for the downtown area will be created and the city can get help with that.

Betty – asked Rob to compare the overlay district that it is zoned now to this one.
Rob – explained that was created in 2007 to have another option. This area would be one zone only
Eddie – agrees with everything that was said tonight and he explained the zones and uses.
Greg – does COAH officially acknowledge this and mentioned our ordinance and
Rob – he is glad this is moving forward. There are residential requirements of 20% owned and 15% rentals.
John Aleli – asked if this is consistent with our Master Plan and was told yes
Lou – questioned why there were not more blocks of the city included
Jim – the guidance was to use the overlay district that was created. There is federal money allocated and available by priority
Deb – mentioned our train service as halted and we almost lost it. Will this help?
Jim – 33 communities have rallied together and it's stronger now. This will be good for the economy as well.
Betty – we might not hear back for one to two years
Greg – when can you apply and are there strings attached?
Ed – said you could apply annually and it's like applying for any other grants. There are no strings.
Kim – said some towns already have received money
Holly – asked if there are any tax benefits that we could lose and they said no.

Motion to open to the public – Greg Seher – second – Holly Gersh
All were in favor.

Jessica Thompson read questions from: April Elias, Caleb Cavileer, John Rienkowitz, Frances Marigliano, David Gatto, Laura Oliver, Nicole Zucky and Kim V.

Motion to close public portion – Lou Strugala – second – Nick Tiberio

Motion to recommend Rob's report to Council and the recommendation of examining the possibility of lowering the density – John Aleli – second – Lou Strugala
ROLL CALL: Aleli, yes; Horton, yes; Howell, yes; Reilly, yes; Seher, yes; Tiberio, yes; Gersh, yes; Strugala, yes; Ciccone, yes; Preston, yes

APPROVAL OF BILLS

Joe McGroarty – general Planning Board matters \$65.00
Andy Previti – Yogi Patel (future applicant) \$503.75
Motion to approve – Betty Howell – second – Greg Seher
All were in favor.

ADJOURNMENT

Motion to adjourn meeting – John Aleli – second – Betty Howell
All were in favor.

Respectfully submitted,



Tina Lawler, Secretary

Approved: 10/28/2020