



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

PLANNING & ZONING
Tina M. Lawler, Secretary

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**SEPTEMBER 15, 2020
ZONING BOARD
MEETING MINUTES**

This meeting was a Zoom meeting for the public

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

Notification of Meeting

ROLL CALL

PRESENT: Baltera, Famularo, Heller, Koussoulis, Seher, Malia
ABSENT: Lawler, Larotonda

OLD BUSINESS:

Vote: Minutes of August 18, 2020 meeting
Motion to approve – Steve Baltera – second – Greg Seher
All were in favor.

Vote: D&R for Appl. #2-2020 - Paul Chubb – 1000 Caralena Court – Block 2 Lot 6.11 for front and rear yard setback variances for construction of a 24 x 32 x 10 ft. accessory building
Motion to approve – Greg Seher – second – Marina Koussoulis
ROLL CALL: Baltera, yes; Heller, yes; Koussoulis, yes; Famularo, yes; Seher, yes; Malia, yes

Vote: D&R for Appl. #3-2020 – Christian Loeb – 5 Sooy Lane – Block 96 – Lot 6 for variance to construct a 60ft. x 18 ft. ground mounted solar array in the backyard
Motion to approve – Steve Baltera – second – Greg Seher
ROLL CALL: Baltera, yes; Heller, yes; Koussoulis, yes; Famularo, yes; Seher, yes; Malia, yes

NEW BUSINESS:

Appl. #4-2020 for David Burleigh – 125 Davis Avenue – Block 13 – Lot 15 for a side yard setback variance to enclose the back porch of the house

David was sworn in.

Pat – for clarification, he wanted to clear up the issue with the wrong box being checked off on the application that was submitted. The application is for a “C” variance and was noticed correctly for the variance.

Dave – explained the house was built in the 1930’s, but the back porch was added on at some time.

The house sits 3 ft. from the property line along the north side and the porch measures about 7 ft. from the property line and the structures can’t be moved. He would like to enclose it since he is renovating the house now to make it weatherproof and multi-use. He bought the house 15 years ago.

Pat – asked if he was going to expand the porch at all and if he was going to put any heat or air in.

Dave – he is not expanding the porch, but he might add heat or air, but doesn’t know just yet. There is a back door light so there is electric if he wants to put a ceiling fan at least.

Greg – so the framing was changed?

Dave – yes, that was not in good condition. He was not required to get an updated survey, but since it was outdated he mentioned there was some foundation in the back of the yard, but that is not there anymore. All of the asphalt driveway parallel to the house has been removed, which frees up a lot of the lot coverage.

Mike – will you be leaving the door to the house there, so it’s still a porch?

Dave – he hasn’t decided yet on that. He’s still talking to the contractors on that.

Eddie – explained the need for the variance. The current condition of this porch and it not being enclosed is what makes it a porch. The ordinance is written that a side yard setback for a porch is less than the side yard for the principal structure. By enclosing this porch, he’s essentially putting an addition onto his house, which kicks us to the 10 ft. setback requirement as opposed to 6 ft. with a porch. We are here tonight for only a “C” variance. He’d hate to have the applicant get caught up if he’s approved in a plus or minus situation on the 7 ft. given we don’t have a survey dimension.

Maybe we could build it into the resolution that it’s approximately 7 ft. In case there is some framing that sticks out. He’s not expanding the footprint of the room. We have an existing non-conformity condition on the main building, so you can make an observation that this is triggering a variance by that. We have an existing non-conforming lot width, so he is working with that as well making it difficult to comply with the ordinance.

Pat opened the meeting to the public. No public comment. Closed Public portion.

Jim – we need a majority vote to grant bulk variance relief to allow applicant to maintain an enclosed porch with a side yard setback approximately 7 ft. where the ordinance requires 10 ft.

Motion to approve – Greg Seher – second – Marina Koussoulis

ROLL CALL: Baltera, yes; Heller, yes; Koussoulis, yes; Famularo, yes; Seher, yes; Malia, yes

ADJOURNMENT

Motion to adjourn – Steve Baltera – second – Greg Seher

All were in favor.

Respectfully submitted,

Tina Lawler, Secretary

Approved: _____