



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

PLANNING & ZONING
Tina M. Lawler, Secretary

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**JANUARY 14, 2026
PLANNING BOARD
MEETING MINUTES**

The meeting was called to order by Secretary, Tina Lawler at 6:30 p.m.

Flag Salute
Notification of Meeting

New Members: Stephen Zacchi and Kevin McCarty were sworn in

ROLL CALL

PRESENT: Aleli, Kirk, Kolbe, LaMaine, Marrone, Parker, Zacchi, McCarty, Reilly, Seher,
ABSENT: none

REORGANIZATION MEETING

Position of Chairman

Motion to nominate Greg Seher was made by Christine Parker – second – Stan Kolbe

No other nominations were made

ROLL CALL: Aleli, yes; Kirk, yes; Kolbe, yes; LaMaine, yes; Marrone, yes; Parker, yes; Zacchi, yes;
McCarty, yes; Reilly, yes; Seher, abstain

The meeting was turned over to Chairman Seher

Position of Vice-Chair

Motion to nominate Deb Reilly was made by Tommy Marrone – second – Christine Parker

No other nominations were made

ROLL CALL: Aleli, yes; Kirk, yes; Kolbe, yes; LaMaine, yes; Marrone, yes; Parker, yes; Zacchi, yes;
McCarty, yes; Reilly, yes; Seher, yes

Approval of Board Professionals for 2026

Tom – we discussed this at our last meeting and the cost differential was the main reason. This year we need to work on the Master Plan and having the planner be the same as the city planner is a good thing.

John – Andy has done a fine job for many years. He was inclined to go with all.

Deb – the hourly rate is much lower. She asked if they can be replaced if we don't like the job they do.

Motion for Brian Heun as the board attorney was made by Tom Marrone – second – Deb Reilly

ROLL CALL: Aleli, yes; Kirk, yes; Kolbe, yes; LaMaine, yes; Marrone, yes; Parker, yes; Zacchi, yes; McCarty, yes; Reilly, yes; Seher, yes

Motion for Polistina & Associates for Engineer was made by Tom Marrone – second – Christine Parker

ROLL CALL: Aleli, yes; Kirk, yes; Kolbe, yes; LaMaine, yes; Marrone, yes; Parker, yes; Zacchi, yes; McCarty, yes; Reilly, yes; Seher, yes

Motion for Polistina & Associates for Planner was made by Tom Marrone – second – Deb Reilly

ROLL CALL: Aleli, yes; Kirk, yes; Kolbe, yes; LaMaine, yes; Marrone, yes; Parker, yes; Zacchi, yes; McCarty, yes; Reilly, yes; Seher, yes

Approval of 2026 Meeting Dates

Discussion was held and it was decided that the board will meet once a month on the 4th Wednesday of the month and the meetings will begin at 6:00 p.m. now.

The bill review committee for 2026 will be: Deb Reilly and Greg Seher

REGULAR MEETING

OLD BUSINESS:

VOTE: Minutes of December 10, 2025 meeting

Motion to approve – Stan Kolbe – second – John Aleli

All were in favor, except Christine, Stephen and Kevin abstained

APPROVAL OF BILLS

Joe McGroarty - \$130 for Sokalski; \$26.00 for Big Land LLC

Motion to approve – Deb Reilly – second Christine Parker

All were in favor.

PUBLIC PORTION

Greg opened the meeting to the public.

Rich DeRose – 43 Natalie Terrace – (Council President) congratulated Greg on his new position and the two new board members that were sworn in tonight.

Motion to close public – Christine Parker – second – Tom Marrone
All were in favor.

Site Plan Waiver Committee for 2026 will be:

Greg Seher, Kevin McCarty, and Stan Kolbe

ADJOURNMENT

Motion to adjourn – Tom Marrone – second – Deb Reilly
All were in favor.

Respectfully submitted,



Tina Lawler, Secretary

Approved: 2/25/26