



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

PLANNING & ZONING
Tina M. Lawler, Secretary

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**NOVEMBER 17, 2020
ZONING BOARD
MEETING MINUTES**

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

Notification of Meeting

ROLL CALL

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

OLD BUSINESS:

Vote: Minutes of October 20, 2020 meeting
Motion to approve – Greg Seher – second – Marina Koussoulis
All were in favor.

NEW BUSINESS:

Appl. #5-2020 for John Rifici – 609 Chelsea Road – Block 142, Lot 11 for a side yard setback to build a 16 ft. x 22 ft. garage

Tom Darcy, attorney for applicant and owner John Rifici appeared and were sworn in.

Tom – explained they are here tonight to request a C variance for a side yard setback for a one-story garage addition. The house is in a R2 zone and it has two pre-existing nonconforming conditions on it. One being the lot wide, which is 64.82 ft. where 75 ft. is required and nothing being done will change that. The other one is the existing side yard setback of 6.6 ft. where 10 ft. is required. The garage being proposed will be constructed over an existing concrete pad on the right side of the existing dwelling. It's like a little alcove and he will square it off for a one car garage, but in doing this, we do not meet the minimal 10 ft. side setback. We are proposing a 6.6 ft. on the back end of the garage and 4.0 ft. on the front right side of the garage. He feels it could be granted under either C1 standards, the hardship standard or the C2 standard, the flexible C standard. He then explained the

difference between the two and how they are considered 6k. This lot is a little narrower and the house was constructed in the upper front portion of the lot. There is no other location to build the garage and meet the setback requirements. The garage would be a one story attached to the dwelling. It's a mixed area of sizes of homes. There are some two-story homes and a lot of one-story homes with the exact same layout that John wants. Lot coverage will stay the same since the garage would be built over the existing concrete driveway and it meets the front yard setback too. He then stated the negative and positive criteria for this application. This is a permitted use and it's an accessory use to the original use of the home. The applicant will stipulate for the record that any roof gutters that are going to be attached to the building will direct storm water flow off the roof, either down the driveway out to the curb line on Chelsea or back onto this property.

Greg – how far is the adjacent property to them because they are close to theirs too? What would be the closest point between the garage and that dwelling?

Tom – he believes it's about 8 to 9 ft. from their own property line

Eddie – everything was addressed in his report. He did want acknowledged the adjacent property and that it is not vacant and can be acquired to add to this property.

John – no there is not.

Pat opened the meeting to the public.

Chris Seher – 707 Chelsea Road – he spoke in favor of this and hopefully it's not needed. He agrees with everything said. He lives within 200 ft. and was noticed. He drives by the property several times a day and it is quite frankly a dangerous street location because as you come down the street from Ambassador heading it turns right and then it becomes like a double "S". It becomes curvy and when cars are parked on both sides of the street, now you're forced into the center and it's hard to see oncoming traffic because of the curve. It can be scary at times and at night too. By taking as many cars off the street as you can, will help matters.

Pat closed the public portion.

Jim – by way of majority vote, the board would approve variance request to construct a one-story garage with a 4 ft. side yard setback where 10 ft. is required by ordinance. Motion made by Greg Seher – second – Nick Larotonda

ROLL CALL: Baltera, yes; Kousoullis, yes; Lawler, yes; Larotonda, 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: 12/15/2020