



**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

**NOVEMBER 12, 2025
PLANNING BOARD
MEETING MINUTES**

The meeting was called to order by Chairman, Bob Preston at 6:30 p.m.

Flag Salute
Notification of Meeting

ROLL CALL

PRESENT: Aleli, Kirk, LaMaine, Kolbe, Marrone, Parker, Howell, Reilly, Preston
ABSENT: Seher

OLD BUSINESS:

VOTE: Minutes of October 8, 2025 meeting
Motion to approve - Christine Parker – second – Deb Reilly
All were in favor. Mayor abstained.

NEW BUSINESS:

Appl. #3-2025 for Big Land, LLC a/k/a Jersey Cow – 610 Mill Road – Block 206 – Lot 12 for Amended Site Plan and “C” variance approval

Kris Facenda, attorney for applicant and Andy Schaeffer, applicant’s Engineer and Planner
In the fall of 2023, this board approved a new state of the art ice creamery and they opened this past August and it has been going well. They appeared tonight for some amendments to the site plan and additional relief. A lot coverage variance and parking variances are needed. Some additions to the site need to be approved as well.
Robert Lancaster, owner was sworn in with Andy.

Andy – explained the site plan and changes that were made after the site plan was approved. A type of bollard was installed that has a bench attached to it, so that needs approval. The fountain is to be moved to the grassy area in front of the counter, but they are waiting to hear back from the County. The fountain was approved previously and it is the same one that the Northfield site has. They would like to add a bench in the rear, which would add 2% of impervious coverage. There have been no complaints on the use or function of the site and these improvements are to change the aesthetics of the site.

He feels there is no negative impact to the zone plan or to the public good. They see no issues with the reports and will comply with all the comments in the professional's reports.

Board questions

John – clarified that they were not losing any parking spaces with these changes? Yes, that is correct

Tom – the bollards were considered a fence on the original plan, but during construction you changed something. Where did the change come from and why should we allow them?

Andy – I was not involved at first. It was afterwards that I was. As to the safety factor, he feels it is an improvement.

Bob – can you explain what makes these pavers pervious?

Andy – there are different ways to do this. These would be porous concrete with gravel fillers and sand and stone, making the water flow through. Shop Rite has installed a water field in this area of the property years back.

Bob – is there a route marked out for any type of handicapped person? How about the bike rack and why it was moved?

Andy – the handicapped spots are in the front of the site. As to the bike rack, it was the only green space left available and one that could comply.

Deb – there seems to be a lot of small things that happened.

Andy – the bollard seating was what was added and we are asking for some other items tonight.

Bob – what is the area behind the wall in the back?

Andy – grass and it is irrigated.

Chris Dochney – not much to add. This was approved about two years ago and it is in operation. A few changes require variances and some existing conditions. The two variances are one for lot coverage by 2% and parking requirements. He does not feel adding seats increases the demand for parking for this type of use, but with the code is based on number of seats. He appreciates the practicality that people are parking in the Shop Rite parking lot. It might not be the answer we want, but the site is functioning with it. It is not an issue yet, but if Shop Rite were to leave and a new business goes in, it might be an issue. He confirmed that there is a grass strip out front of the property.

Bob - is the 7 ft. cone, considered a sign?

Chris – yes, that was previously approved, but they have not installed it yet. It is more of a public art sign, but we granted a variance.

Andy P. his report is dated 11/6/25. We heard testimony as to the variances and impervious coverage, which is 65% allowed, but 6% over was approved with the previous approval. Now they are adding 2% with these new improvements. His comments will be able to be addressed regarding the fountain and retaining wall. He had some comments regarding the fence bench, which they call a system of bollards and railings with a bench attached to it. The railings and bollards are an improvement of what was originally approved, but the concern is adding the bench to it. The function of a bollard is to absorb a force from an object behind the bollard. The impact and force could be transmitted to the fence. It does not make sense to take it out, but I would be concerned with children sitting there. I asked them to address this issue.

Andy S. – he said the way the traffic flows into the site, it would not be a straight on hit. If it were perpendicular, it would.

Andy P. – you should look into enhancing the existing structure. Maybe something independent from the existing structure, so if a vehicle does leave the highway, it could be a problem. Is it likely it will happen, but things happen. People get distracted. Maybe some additional bollards from what is there already to protect that area. The other things that have not been installed yet. A no left turn facing west sign is not installed yet. At the exit, there should be two no left turn signs. One is in, but not the second one. The trash enclosure on the plan is shown as 5 x 60 ft. trash enclosure, but there are only two dumpsters there now.

Bob – parking at the Shop Rite lot is convenient, but he has observed and experienced the situation when a car with kids parks and them not being controlled. They rush over to the store with no regard to the traffic. He sees it as a potentially dangerous situation with being able to cross over the drive thru lane uninhibited. Before the project, there was a 4 ft. link chain fence and heavily vegetated and you could not see through to the other site. The improvements have been done well, but it was all removed. There is no barrier or vegetation. What is the legal arrangement with Shop Rite for parking cars?

Kris – he is not aware of any arrangement. We have contacted them to try and memorialize something, but we have not received any type of response. At the same time, we have not received any complaints. We can not necessarily control where people park. From their internal parking, you need to get over the two lanes of traffic. He does not see it as much difference.

Bob – he thinks there should be some kind of barrier or fence that would at least direct people to the crosswalk who park at Shop Rite.

Kris – the County was very stringent for when the drive thru is open, which it has not been yet. We need to have someone on site monitoring any cueing of parking, so if it reaches any certain point, the drive thru needs to be shut down. He sees it being opened in the winter months.

Tom – he was not here for the first approval. Was the fence on your property to be reinstalled? There was no fence on our site plan in 2023. There was a fence shown on the Shop Rite property on the other side of our property line, but no proposed fence.

Andy S. – for the most part, it was a dilapidated chain link fence that came down when the vines were being pulled off.

Public Portion

Motion to open to the public – Tom Marrone – second – Christine Parker
All were in favor.
No public comment.

Kris – thanked the board for their time and attention to this matter. The proposed changes are beneficial and we think they are slight in nature.

Joe – we would need a motion to approve the amended site plan, including the two “c” variances requested. One regarding the 2% increase of lot coverage and the second for the parking spaces that would be required to be added with the increased seating. Conditions of approval would be that the applicant agrees with the board engineer and planner’s reports and will comply with their recommendations and the motion should include the applicant’s professional shall look into an independent seating or some enhancement of the bollard situation. They must also comply with the previous Decision and Resolution.

Motion was made by John Aleli – second – Stan Kolbe

ROLL CALL: Aleli, yes; Kirk, yes; Kolbe, yes; LaMaine, yes; Marrone, yes; Parker, yes; Howell, yes; Reilly, yes; Preston, yes

ADJOURNMENT

Motion to adjourn: Christine Parker – second – Betty Howell
All were in favor.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Tina Lawler".

Tina Lawler, Secretary

Approved: 12/10/25