



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

PLANNING & ZONING
Tina M. Lawler, Secretary

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**DECEMBER 10, 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, LaMaine, Kolbe, Marrone, Seher, Howell, Reilly, Preston

ABSENT: Kirk, Parker

OLD BUSINESS:

VOTE: Minutes of November 12, 2025 meeting
Motion to approve: Deb Reilly – second – Larry LaMaine
All were in favor. Greg abstained.

VOTE: D&R for ppl. #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
Motion to approve: Betty Howell – second – Tommy Marrone
ROLL CALL: Aleli, yes; Kolbe, yes; Lamaine, yes; Marrone, yes; Howell, yes; Reilly, yes; Preston, yes

Approval of Bills

Joseph McGroarty - \$1,066.00 for Jersey Cow

Andy Previti - \$87.50 for WP Absecon LLC and \$1,347.51 for Sokalski

Motion to approve: Betty Howell – second – Deb Reilly
All were in favor.

NEW BUSINESS:

Discussion of RFP's for 2026

Bob – announced that Joe McGroarty will be retiring so he did not submit a RFP for 2026.

Colliers applied for the Engineer position again, as well as the Board Planner position and CME has applied for both as well.

Polistina & Associates have applied for both positions this year. They are the City Planners now.

Brian Heun is the only attorney that submitted for 2026.

Tommy – explained that the Zoning Board attorney had to step down in the beginning of this year and Brian stepped in to fill that spot and they have been happy with him.

Greg – agreed that Brian is working out

John – the only new RFP is from Polistina and Associates.

Tommy – this upcoming year we have the Master Plan to work on and we have someone substantially cheaper who is already the city planner. It would streamline the process faster too. He knows checks and balances comes into play. On the city side, Remington Vernick has done nothing but impress us. They have been with us for a long time. He asked Eddie about this and he had recommended that the city planner be the same as the board planner.

Greg – the Zoning Board has one firm, Remington Vernick to handle our engineering and planning issues. It has worked out for many years. He agrees with the mayor that having a lower bid is certainly attractive and they have the qualifications.

Betty – is suspicious why they are much lower. They usually are all around the same hourly rate.

Greg – I don't disagree with you. In his experience, sometimes firms do it to get business. They will intentionally bid lower.

John – have you had experience with them

Tommy – the city planner worked on our affordable housing plan, sober living homes in town, etc. She has done a wonderful job. This board met her this year when she came to explain the affordable housing recommendations that needed to be approved.

John – have the bills for the city work been reasonable and they do not look like they are padding them?

Tommy – no they have been fine.

Betty - sometimes it is better to have two companies for checks and balances and to have two different opinions.

Bob – in his experience, it is rare to run across an engineer who is a good planner or vice versa. They are specialists in what they do and they do not necessarily cross over. In the state of NJ, if you get an engineer's license, you get a planner's license. That says something. We know we have the Master Plan reexamination this year and it is something that is going to set the tone for us for the next decade. We need to get it right. All these firms could help us do that. If possible, maybe we could have the three firms come in and meet with us, instead of just reading about them. We could see what they are proposing and then make the decision based upon that dialog and not just hourly rates.

Especially discuss the Master Plan. Sometimes the hourly rates could be lower, but they could just bill more hours.

Tom – that might be too much of an ask. This is my third year and never have had a face-to-face with anyone who submitted RFPs. There are qualifications and the bids are specific. They were far more intensive this year with our new QPA's requirements. In his opinion, Jenn Heller has been very good and is doing a great job for us.

Larry – has there been anything in the past that has been selected according to cost that has led this town astray?

Stan – we are asking them to come and talk to us, but we will probably get the short salesman job. We have one offer with a low price and no reason not to take it. Even if it is to get their foot in the door, we should take advantage of it. It is only a one-year position. If we do not like them, we do not choose them again.

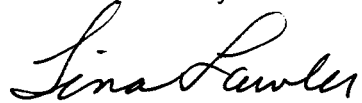
Greg – the Master Plan gets adopted by us, but council needs to adopt the ideas or changes.

A lengthy discussion was held about the professionals. All the professionals were qualified. As to the attorney, the one who submitted, can only do the first Wednesday of the month and not the fourth Wednesday. The board then decided to schedule one meeting a month and if needed, we would have time to schedule another meeting if necessary.

ADJOURNMENT

Motion to adjourn: Greg Seher – second – John Aleli
All were in favor.

Respectfully submitted,



Tina Lawler, Secretary

Approved: 1/14/2026