



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

PLANNING & ZONING
Tina M. Lawler, Secretary

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**FEBRUARY 17, 2026
ZONING BOARD
MEETING MINUTES**

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

Flag Salute

Notification of Meeting

ROLL CALL

PRESENT: Baltera, Cottrell, Famularo, Lawler, Reilly, Sellers, Curran, Seher, Malia

ABSENT: none

ALSO PRESENT: Bob Smith, Board Engineer

OLD BUSINESS:

VOTE: Minutes of January 20, 2026 meeting

Motion to approve: Abby Curran second – Steve Baltera

All were in favor

NEW BUSINESS:

Appl. #1-2026 for Christian and Kate Loeb – 5 Sooy Lane – Block 96 – Lot 9 for a use variance to approve a farmstand to sell baked goods and crafts

Christian, Kate and Bob were sworn in.

Christian – he then explained this is his daughter's idea to have this type of business and they want to make it mobile so it is able to be moved off the street.

Bob Smith – he explained what he reviewed for his report. This is a "D" variance application and they need to give testimony to justify the board granting them approval. This is not an engineering type of application. The board will need to decide if it is a good fit for the neighborhood and where parking is going to be. They need to give the positive and negative criteria.

The applicant then asked if he could come back to another meeting so he can be more prepared.

The motion to table this application was made by Greg Seher – seconded by – Steve Baltera
All were in favor.

Brian Heun, the board solicitor announced that this would now be heard at the March 17th meeting
and no new noticing will be necessary.

EXTENSION OF APPROVAL - for 445 ABSECON BLVD. – BLOCK 225 – LOT 1 – OFFICE AND
WAREHOUSE BUILDING

Brian – explained this application was for a use variance and site plan approval. Use Variances stay
with the property, but site plan approvals may be given extensions. The board can retroactively
approve a year extension and also an additional year, which will make the approval run through
March of 2027. He will have only one more year extension after that.

The board agreed and a motion was made by Greg Seher – seconded by Mike Famularo
ROLL CALL: Baltera, yes; Cottrell, yes; Famularo, yes; Lawler, yes; Reilly, yes; Seher, yes; Malia,
yes

ADJOURNMENT

Motion to adjourn – Greg Seher – second – Steve Baltera
All were in favor.

Respectfully submitted,



Tina Lawler, Secretary

Approved: 3/17/26