



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

PLANNING & ZONING
Tina M. Lawler, Secretary

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**FEBRUARY 25, 2026
PLANNING BOARD
MEETING MINUTES**

The meeting was called to order by Chairman, Greg Seher at 6:00 p.m.

Flag Salute

Notification of Meeting

ROLL CALL

PRESENT: Aleli, Kirk, Kolbe (late), LaMaine, Marrone, Zacchi, McCarty, Reilly, Seher,
ABSENT: Parker

REGULAR MEETING

OLD BUSINESS:

VOTE: Minutes of January 14, 2026 meeting
Motion to approve – Tom Marrone – second – Deb Reilly
All were in favor, except Christine, Stephen and Kevin abstained

NEW BUSINESS:

Discussion and recommendation to City Council on Ordinance 5-2026 – an Ordinance of the City of Absecon Repealing and Replacing Chapter 224 – Article XXV of the Land Use and Development Ordinance entitled “Affordable Housing”

Jen Heller, City Planner explained the ordinance that council introduced at the 2/19 meeting. Council needs to adopt it at their March 5th meeting because the state deadline to have it in is March 15th. This is our fourth-round requirements for our affordable housing element. The ordinance is crafted following the Fair Share Housing approvals. The board needs to decide if it is consistent with the Master Plan. We have DCA guidelines to follow and the standard UHAC language is in it. There is a limit of 10 accessory apartment units being allowed and we got two credits for existing sober living homes.

Motion to approve this ordinance was made by John Aleli – seconded by – Larry LaMaine
ROLL CALL: Aleli, yes; Kirk, yes; LaMaine, yes; Marrone, yes; Zacchi, yes; McCarty, yes; Reilly, yes;
Seher, yes

GOOD OF THE ORDER

Greg Seher – suggested we have a Master Plan Committee established, which needs to be discussed this year. It will consist of: Greg, Deb and Larry.

All of our agendas will have discussions of the Master Plan added to it, so it is able to be discussed.

PUBLIC PORTION

Motion for public portion – Deb Reilly – second – Stan Kolbe

No public comment.

Motion to close public – John Aleli – second – Deb Reilly

All were in favor.

ADJOURNMENT

Motion to adjourn – John Aleli – second – Deb Reilly

All were in favor.

Respectfully submitted,



Tina Lawler, Secretary

Approved: 3-25-26

