



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

PLANNING & ZONING
Tina M. Lawler, Secretary

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**MARCH 23, 2022
PLANNING BOARD
MINUTES**

The meeting was called to order by Bob Preston at 7:00 p.m.

Flag Salute

Notification of Meeting

ROLL CALL

PRESENT: Aleli, Horton, Howell, Kirk, Reilly, Thompson, Strugala, Tiberio, Preston

ABSENT: Gersh, Clinkscale

ALSO PRESENT: Joe McGroarty, board attorney

Motion to accept the revised agenda – John Aleli – second – Lou Strugala
All were in favor.

OLD BUSINESS:

Vote: Minutes of March 9, 2022 meeting

Motion to approve: Kim Horton – second – Deb Reilly

All were in favor.

Vote: D&R for Appl. #2-2022 for Absecon Urban Renewal – White Horse Pike and New Jersey Avenue - Block 303 - Lot 1.01 for minor subdivision; final site plan approval and amendment to approved site plan

Motion to approve: John Aleli – second – Michele Kirk

Bob – asked about the statements regarding the adherence by the applicant to representations made by the board. They aren't specified in the document and if there should be a disagreement regarding these references, what do we do? He doesn't think it will go to that, but wanted to make sure.

Joe – you'd have to go to the recording and a transcript. This is sort of a catch all language. The rest of the D&R should lay out the ones that are important. It does represent everything that was presented at the meeting.

Bob – is it possible that any reference to the NJ Avenue façade, but designated as that and not the back or rear of the building? He doesn't want it reflected that we consider NJ Avenue the rear or back. We could call it the façade facing NJ Avenue.

Joe – I can do that.

Bob – confirmed that the city received the sidewalk grant

ROLL CALL: Aleli, yes; Horton, yes; Howell, yes; Kirk, yes; Reilly, yes; Thompson, yes; Strugala, yes; Preston, yes

NEW BUSINESS:

Request for reversal of condition for sewer hookup on application #1-2016 – Block 24 – Lots 6 & 7.10 – Sooy Lane for the Howletts

Nick Larotonda – 1007 Carolina Court – Absecon – applicant and Jennifer Heller of Polistina and associates and applicant's engineer appeared.

Nick – explained he is requesting approval for the reversal of a previous condition put on this lot back in 2016 and requiring it be serviced by private well and sewer. He intends to have a private well, but he'd like approval to tie into the city sewer connection located at Lazy Lane and Sooy Lane. The previous condition was applied because it was a minor subdivision application and that condition was put on the approval. He has some restraints due to the size of the property and where he'd have to put the well and septic tank and not impede with his neighbor's well system, since you need to be a certain distance from them.

Joe – board attorney – explained the D&R from application 1-2016 and the condition put on that applicant at that time. The city engineer and Andy Previti have reviewed this request and have said it appears to be fine and there is capacity in the city system and that the applicant has indicated that he would pay for the lateral connection, which was a requirement made by the city engineer. It's simply a modification of the resolution from 2016.

Nick – the other homes on the street have the same set up since there is no sewer at all on the street

Jennifer – he'd have a grinder pump on his lot and a force main tying into the manhole and we will work with the city engineer on the connection and all approvals. It's common to do this. He will be responsible for any repairs to the lateral or connection. You would enter into a maintenance agreement with the city that if anything would happen it would be the responsibility of the property owner.

Bob – how wide would the trench be?

Jen – typically they can be directionally drilled or they can be an open trench, which are no more than three feet. He'd be responsible for the road restoration and whatever the city requires. She also mentioned that this lot can not be further subdivided.

John – asked for a description of an open trench

Jen - the pipe gets installed and it gets back filled and compacted and wait about 30-90 days for it to settle before you can do final restoration.

Lou – how long is the lateral?

Nick – approximately 300 ft. maybe a little bit more

Jen – we would want to make the most minimal disturbance as possible

Bob opened the meeting to the public, but there was no public comment.

Joe – the motion would be to approve an amendment to D&R #5-2016 paragraph 11(b) where it shall now read Lot 7.01 will be serviced by city sewer. The property owner is responsible for designing, installing and maintaining a privately owned sanitary sewer lateral from the proposed dwelling to the existing sanitary main at the intersection of Sooy Lane and Lazy Lane and be responsible for all costs, including restoration and the application for a street opening permit with the city and cooperate with the city engineer.

Motion to approve – Michele Kirk – second – Lou Strugala

ROLL CALL: Aleli, yes; Horton, yes; Howell, yes; Kirk, yes; Reilly, yes; Thompson, yes; Strugala, yes; Tiberio, yes; Preston, yes

APPROVAL OF BILLS

Andy Previti - \$418.34 for WP Absecon

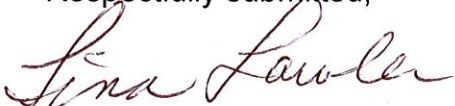
Chris Dochney - \$1,596.00 for WP Absecon

Motion to approve: Nick Tiberio – second – Michele Kirk
All were in favor.

ADJOURNMENT

Motion to adjourn – John Aleli – second – Kim Horton
All were in favor.

Respectfully submitted,



Tina Lawler, Secretary

Approved: 4-27-22