



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

PLANNING & ZONING
Tina M. Lawler, Secretary

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**MARCH 27, 2024
PLANNING BOARD
MEETING MINUTES**

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

Flag Salute

Notification of Meeting

ROLL CALL

PRESENT: Horton, Parker, Reilly, Strugala, Howell, Tiberio, Preston

ABSENT: Aleli, Gersh, Kirk, Thompson

OLD BUSINESS:

VOTE: Minutes of January 10, 2024 meeting

Motion to approve – Lou Strugala – Christine Parker

ROLL CALL: Horton, yes; Parker, yes; Reilly, yes; Strugala, yes; Tiberio, yes; Preston, yes

NEW BUSINESS:

Discussion of Ordinance #09-2024 – Amending and supplementing Chapter 224, Zoning, of the Code of the City of Absecon and repealing all Ordinances heretofore adopted, the provisions of which are inconsistent therewith.

Bob – asked if there are any new comments regarding this.

Lou – do we see any objection to this occurring?

Christine – it would not change anything with the ones that we have in town already.

The only change is the allowable distance between them. It originally said 600 ft. and it is now being changed to 1,200 ft.

Deb – asked if we know how many we have now

Betty – even with this change, is it true that the State overrules us?

Bob – they probably could. He understands that if we are not trying to eliminate them, but just control them, we are okay.

Joe – that is correct. You are allowed reasonable regulations.

Bob – if there is a restriction of 1,200 ft. of the proximity of each other, shouldn't we have a map today of the ones we have today?

Christine – we mimicked the ordinance that Linwood and Egg Harbor City passed and then we relooked at it, it was found that our average street is 1,200 ft. That is why we thought it was fair to change it from 600 to 1200 ft. The rest of the ordinance still is the same as the other two towns.

Lou – is this property line to property line or building to building? That should be specified.

Joe – he assumes it would be property line, but it can be asked.

Bob – how we would go about getting a map? Probably the city engineer? It would make it easier for the building official to confirm the distance when people apply.

Joe – Chris can add this recommendation to the letter that Chris drafted already.

Motion to authorize the Planner to add the recommendation of a map being created and clarifying whether the distance is measured property line to property line or to the building was made by

Deb Reilly – second – Betty Howell

ROLL CALL: Horton, yes; Parker, yes; Reilly, yes; Strugala, yes; Howell, yes; Tiberio, yes; Preston, yes

Discussion of Ordinance #10-2024 – Amending the Code of the City of Absecon, Chapter 224, Land Use and Development, Article XXIII – Signs.

Bob – this is the feather sign ordinance that we discussed back in December. It had not been introduced yet and they did this past Thursday, so we are getting it back for comments.

Joe – clarified that Chris had prepared a later dated 12/14/23 that was sent to council with our recommendations and changes that the board had wanted. Yesterday, Chris issued another letter saying that the changes address all the previous recommendations of the planning board.

Bob – these signs are going to be temporary signs, meaning that they are only allowed to be out when the business is open. From a permitting standpoint, does that mean they have to come in regularly to renew it?

Tina – that would create much more work for the office to keep track of the signs. This is a different type of temporary use.

Bob – our ordinance already designates the definition of a temporary sign permit and the process.

Joe – you could say that the board recommends be allowed only on a limited basis during the hours of operation and do not use the word "temporary".

We would have Chris modify his letter to include that change to the previous letter that the signs be limited only to the hours of operation.

Motion was made by Nick Tiberio – second – Lou Strugala

Deb – when this came up, Joe & John's was mentioned as really needing these types of signs. When I went there, there is really no place to put them. She does not believe a feather sign is going to save their business.

Kim – she went there too and thought that they were closed, but they were not. They will have to see what helps their business even if this does not help.

Bob – feels that this type of sign is not going to enhance our business district. It might have a cheapening effect and it could look bad.

ROLL CALL: Horton, yes; Parker, yes; Reilly, no; Strugala, yes; Howell, no; Tiberio, yes; Preston, no

Vote was 4-3 in favor.

APPROVAL OF BILLS

Andy Previti - \$339.79 for WP Absecon LLC

Motion to approve – Kim Horton – second – Christine Parker
All were in favor.

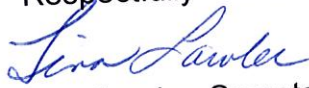
GOOD OF THE ORDER

Bob – read a letter that he received from the ACUA applying to the State for their renewal of their permit to operate all their services at the site in Egg Harbor Township. The permit is able to be reviewed in Trenton; the County Clerk's office or the City Clerk's office in Egg Harbor Township.

ADJOURNMENT

Motion to adjourn – Nick Tiberio – second – Betty Howell
All were in favor.

Respectfully submitted,


Tina Lawler, Secretary

Approved: 8/14/24