



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

PLANNING & ZONING
Tina M. Lawler, Secretary

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**APRIL 29, 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: Kolbe, LaMaine, Marrone, Parker, Zacchi, Reilly, Seher,

ABSENT: Aleli, Kirk, McCarty

ALSO PRESENT: Brian Heun, board attorney and Deb Wahl, Board Engineer

REGULAR MEETING

OLD BUSINESS:

Vote: Minutes of March 25, 2026 meeting

Motion to approve – Mayor Marrone – second – Stan Kolbe

All were in favor

Vote: D&R 2-2026 Site Plan Waiver Application #2-2026 for Big Land III, LLC – 434 New Jersey Avenue – Block 202 – Lots 1 & 2 for approval to install two exterior freezers on a concrete pad base

Motion to approve: Stan Kolbe – second – Larry LaMaine

ROLL CALL: Kolbe, yes; LaMaine, yes; Marrone, yes; Parker, yes; Zacchi, yes; Reilly, yes; Seher, yes

Vote: D&R 1-2026 Appl. #1-2026 for SJH Group 1FJ LLC – Block 91 – Lot 12 on W. Faunce Landing Road for a two-lot minor subdivision approval

Tom – announced that there has been no movement on the house that was dropped at Spruce Street since our meeting in March.

Motion to approve: Larry LaMaine – second – Stan Kolbe

ROLL CALL: Kolbe, yes; LaMaine, yes; Marrone, yes; Parker, yes; Zacchi, yes; Reilly, yes; Seher, yes

ABSECON PUBLIC SCHOOLS

In attendance were: Dr. Dan Dooley, Superintendent; Julie Velluzzi, Business Administrator, Geoffrey Ziegler, Spiezle Architectural Group and Paul Kowaleski from Artheon Engineering. All were sworn in, as well as Deborah Wahl

Dr. Dan Dooley – introduced himself and the others to the board and thanked them for inviting them tonight so they could update the board as to what is planned at the school.

Paul – last May they were here for the turf field and fence. The new additions since are: 3 sheds; a bathroom trailer; lights for the practice fields and 2 parking lots with lights. None of the lights will have spillage onto the neighboring residential properties.

Greg – asked if the parking lot lights are on all the time

Dan – when events are going on, they will be on and then turned off once done. There are also 3 light poles off the smaller field on Webb Road.

Greg – are there any utilities in the shed?

Dan – they are self-sufficient for now, but the plan is to put an outlet in it.

Tom – you are willing to come in and get permits for work when they are needed?

Dan – yes, of course. He wanted to run through the function of each shed. Shed 2 will have no alterations ever and will exist as is. It is going to be a therapy farm. In our schools, we have 220 special needs children now. We have 98 students who are currently homeless in Absecon, so there are some real needs, either through disabilities or through circumstances. There is evidence that we have found through the dog therapy program, that we have had for years and there is a bill that he is supporting to allow therapy animals in all elementary schools and there could be some state funding for it. They plan on having two goats and two sheep. Absecon Veterinary has stepped up and have given us care for the animals for life; Merck pharmaceuticals will vaccinate for free for the life of them; and we have received \$10,000 in grants this year and for next year and another grant pending. There will be no heat or a/c in the building, and it will be fenced in. All the proper channels have been addressed.

Shed 3 is a storage space for the preschool kids' supplies, tricycles, play tables, etc. We have 166 as of now.

Brian – was this something that was done as part of the long-term facilities plan and approved by the State?

Dan – they have been additional add-ons through that process.

Greg – livestock is not a permitted use and given the grey area regarding our approval, how does this balance out?

Brian – it doesn't. If it's a project the school is doing, they do not need a variance.

Greg – he doesn't want to see a problem with the residents and wants to ensure there are no issues. He asked for an explanation of the operation and how it will be maintained.

Dan – explained how it will be cleaned and controlled. The insurance policy covers the therapy barn as long as it is approved. He said that if this didn't work out, then they would not keep it operating. They do not plan on expanding it and getting any more animals.

Board questions.

Larry – are these considered livestock or therapy animals?

Greg – they are considered farm animals being used for therapy purposes

Deb – is there a cost for the animals?

Dan – we received \$40,000 to spend, so it is costing the taxpayers nothing. They eat a bale of hay a day at about \$1,500 a year.

Deb – are there lights that stay on for the animals at night.

Dan - there are courtesy lighting there so it is not pitch dark.

Christine – just an FYI. She said the goats are good for cutting the grass around solar panels. She works at another school that does it.

Stephen – inquired about fencing separating the animals from the public and what type of measurement? He was concerned about the safety and security of the public and the animals.

Dan – he explained the configuration and how it will be separated by 8-10 ft. with a 6ft. fence. It will operate like a dog park with a second entrance so nothing can get out. A code or some type of lock will be installed, as well as cameras.

Brian – finds this consistent with the Master Plan and it complies with all the safety, cleanliness, the number of animals they'll have, etc.

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

Motion to approve – Larry LaMaine – second – Christine Parker

ROLL CALL: Kolbe, yes; LaMaine, yes; Marrone, yes; Parker, yes; Zacchi, yes; Reilly, yes; Seher, yes

Greg opened the meeting to the public

No public comment.

ADJOURNMENT

Motion to adjourn – Stan Kolbe – second – Deb Reilly

All were in favor.

Respectfully submitted,



Tina Lawler, Secretary

Approved: 5/27/26