



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

PLANNING & ZONING
Tina M. Lawler, Secretary

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**MAY 21, 2024
ZONING BOARD
MEETING MINUTES**

The meeting was called to order by Vice- Chairman, Greg Seher at 7:00 p.m.

Flag Salute

Notification of Meeting

ROLL CALL

PRESENT: Baltera, Famularo, Koussoulis, Lawler, Reilly, Sellers, Seher

ABSENT: Cottrell, Malia

ALSO PRESENT: Bob Smith, Engineer; Jim Grimley, Board Attorney

OLD BUSINESS:

VOTE: Minutes of April 16, 2024 meeting

Motion to approve: Mike Reilly – second – Marina Koussoulis

All were in favor

VOTE: D&R for Appl. #3-2024 for Kesayan Commercial Property Trust – 705 White Horse Pike – Block 190 – Lot 4 for use variance relief to convert an existing office building into 16 one-bedroom - age-restricted (55+) residential apartments

Motion to approve: Steve Baltera – second – Arianne Sellers

ROLL CALL: Baltera, yes; Famularo, yes; Koussoulis, yes; Reilly, yes; Seher, yes

NEW BUSINESS:

Appl. #4-2024 for Kishor Ghelani – 2 Turner Avenue – Block 172 – Lot 1 for Use Variance approval to construct a single-family home in a Highway Commercial Zone (HC)

Owner, Kishor Ghelani represented himself. He explained that he has owned the property for about 30 years now. The lot is an irregular shape, making it hard for any commercial use on it. He would like to construct a single-family home on it and sell it.

It is at the entrance into the “Shores” and it neighbors the Absecon Mobile Home Park development.

Matt – asked if he asked the State, who owns the piece next to him, if they would acquire it.

Kishor – he did not

Bob – referred to his report and he reviewed it with the HC zone requirements which it sits in. It is a 10,732 sq. ft. lot and he is seeking a “D” variance. If the board applies the R1 zone, the minimum lot size required is 12,500 sq. ft. and for the R2 zone, 10,000 sq. ft is required. Minimum frontage or width is 75 ft.; the frontage is 25 ft. and the sides are 20 ft. The lot coverage is 35% allowed and he would have 23.6%. The applicant would need a front yard setback variance and a rear yard setback variance.

Greg opened it to the public for comments.

Jim McHenry – 404 Cynwyd Drive – was upset that he just found out about this today. This site is the gateway into our community. Firetrucks are not able to make the turn into the mobile home development, which is a public safety issue. They sometimes need to drive over this lot to be able to make the turn. The neighbors are not happy and are concerned about it. They did not know about it either and did not get a notice.

Tina – then explained the noticing process and that the applicant noticed everyone that was required on the 200 ft. list. Since the individual residents of the park do not own the property, the owner received one letter to him.

Paul Cassaccio – owner of the mobile home park – we came to the board 12 years ago and received approval for these manufactured homes that sit on a metal frame. He does not have a problem with a home being built on this lot. Also, half of Reed Road is vacated.

Jim McHenry – could he not use it for a commercial use that it is zoned for?

Tracy Morgan – 300 Burning Tree Blvd. – she agrees about the fire truck turning situation. She feels a house does not fit there and would rather see a small business there. She then inquired about the new tree removal law that is being passed by the State.

Steve – did the State come to you to purchase your property when they did the jug handle?

Kishor – no, he did not ask them to buy it

Matt – if it were a business, it might create more traffic than a home would. He did ask if he would consider putting the driveway off Reed Road instead of Route 30.

Kishor – I could do that

Arianne – would there be any environmental concerns or water flow issues?

Bob – there should be no concerns

Jim – told the board they would be voting for the use variance first and then if that passes, we would vote on the variances needed.

Motion to approve a use variance to construct a home was made by Arianne Sellers – second – Mike Reilly

ROLL CALL: Baltera, yes; Famularo, yes; Koussoulis, yes; Lawler, yes; Reilly, no; Sellers, yes; Seher, yes

Motion passed 6 – 1

Motion for: an easement to share utilities and showing them on a site plan; a 16 ft. front setback; a 20 ft. side yard setback; and a 17.2 ft. setback in the rear

Motion was made by Matt Lawler – second – Steve Baltera

ROLL CALL: ROLL CALL: Baltera, yes; Famularo, yes; Koussoulis, yes; Lawler, yes; Reilly, no; Sellers, yes; Seher, yes

ADJOURNMENT

Motion to adjourn – Matt Lawler – second – Mike Reilly
All were in favor.

Respectfully submitted,



Tina Lawler, Secretary

Approved: 6/18/24