



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

**PLANNING & ZONING
Tina M. Lawler, Secretary**

**PH. (609) 641-0663 ext. 112
FAX (609) 645-5098**

**JUNE 20, 2023
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: Famularo, Koussoulis, Lawler, Reilly, Sellers, Seher

ABSENT: Baltera, Cottrell, Malia

ALSO PRESENT: Jim Grimley, board attorney; Eddie Dennis, board engineer

OLD BUSINESS:

VOTE: Minutes of May 16, 2023 meeting

Motion to approve: Mike Reilly – second – Mike Famularo

All were in favor

VOTE: D&R for Appl. #3-2023 for William and Marissa Shulski – 1105 Marlborough Avenue – Block 117 – Lot 1 for “c” variance for setback relief and relief for the expansion of non-conforming setback in order to construct an addition to the home

Motion to approve – Mike Reilly – second – Arianne Sellers

ROLL CALL: Famularo, yes; Lawler, yes; Reilly, yes; Seher, yes

VOTE: D&R for Appl. #4-2023 for Mason and Alison Meltzer – 900 Highland Blvd. – Block 38 – Lot 2 for “c” variance relief for a front yard setback on a partially constructed inground swimming pool

Motion to approve – Mike Reilly – second – Arianne Sellers

ROLL CALL: Famularo, yes; Lawler, yes; Reilly, yes; Seher, yes

NEW BUSINESS:

Appl. #5-2023 for Alison Shenot – 5 Howlett Lane – Block 24 – Lot 2 for a Use Variance to construct a combination horse barn and storage shed

Keith Davis, attorney for applicant; Alison Shenot, owner/applicant and Steve Fenwick, applicant's architect all appeared.

Keith – introduced the applicant and explained that they live in Maryland and they have ties to the community and plan on relocating and building a new home with a 3-stall horse barn. They have been in the horse business for many years and they have 3 small ponies that are with them and they want to bring them up here to Absecon. This is a lot over 5 acres in size and 230,000 sq. ft. The minimum lot size required is 12,500 sq. ft. The barn, which would be privately used by the family, would be fenced-in and would house the 3 older horses. Once they are all deceased, they will no longer be horses at the property. They need a use variance tonight as well as a c variance for height, since 15 ft. is allowed.

Alison and Steve were sworn in to testify.

Alison – testified that she purchased this property in March of 2022 and that she still lives in Maryland. She has years of experience with horses and explained that she takes care of the last 3 horses that live with them. All are retired and they are not ridden.

Exhibit A-1 – the site plan and Exhibit A-2, photos of the horses, were marked into evidence.

The horses are fed in the morning and they go out in the paddock. They will not leave the fenced in area. Once they pass on, they will not be replaced. This area will be used for storage of a boat, kayaks, lawn equipment, etc. There is no noise created or odors. The stalls are cleaned 1-2 times a day and it is stored in an area to be picked up or used for compost materials. Her husband was sick tonight or he would be here, but he works for NOAH and he will keep whatever vegetation they can on the property.

Steve F. – he explained the site plan and the demolition of the home and three sheds and the placement of the new home and barn. Exhibit A-3 – elevations of the home were marked into evidence. The buildings will be within 100 ft. of the wetlands line. The barn will be a 1 ½ story building with a hayloft and inside stairs. There will be 3 stalls for the horses and will have water and electric, but no plumbing. The concrete enclosed area for the horse manure will be added to the plan. He went over the criteria for the variances. There are no negative environmental reactions; it will enhance the property, there is adequate light air and open space. They could have made the buildings larger and covered more of the land, but they are not. The height of the barn will not impact the public good or the zone plan and he sees no negative impacts to this application. There will be no impact to the wetlands and no rainwater will impact neighboring properties; it can be graded away from the property line. He feels the height variance request for the barn is minimal, since a house could be built there at 35 ft. high.

Board comments

Mike – asked how often the waste is removed

Alison – about 2 – 3 times a year. It is close to the barn and 50 ft. from the property line. It's an 8 x 18 ft. cement bin holder near the wooded area. She has one currently at her property in Maryland and they've never had complaints. It can be used for composting and she allows people to take it if they ask for it.

Mike – would a condition hinder you if the board asks for 4-5 times a year?

Alison – said she'd be okay with it

Marina – is there a closure on top and can the wooded area behind the barn be a buffer?

Alison – there is no closure on top. We use saw dust on top of it too.

Steve – it's basically a 3 sided – 3 ft. high concrete box open in the front, where the slabs are sloped

Alison – she intends to keep the buffer, but the woods would be thinned and cleaned up, but no clearing cutting of the trees

Matt – is there electric, heat and air-conditioning in the barn?

Alison – just electric and water for the horses. They don't need heat or a/c

Greg – did you consider moving the barn further back?

Alison – we would need to open more space then and were trying to minimize the amount of clearing. It seems the logical location.

Arianne – was concerned if flooding happened and what would happen to the waste container

Steve F. – explained the walls are going to be concrete or masonry

Ed Dennis – asked if they were concerned that the barn is close to the home on Lot 3 and the meadows and they had none. If they reduced the height of the barn, they could eliminate the variance.

Steve – they would have less head room and the stairs would have to be shifted. We thought this was a reasonable request.

Ed – what type of fencing will go around the horse area?

Steve – a 4 ft. high - 3 rail natural wood fence

Ed – a fence will need to go around the pool as well. A copy of the map, survey and letter of interpretation will be needed.

Greg opened the meeting to the public.

Jeanine and Leon Wescoat – 116 Howlett Lane – her dad lives at 118 and he's 95 years old and he likes to sit outside. Horses do stink and she's concerned. It's a beautiful piece of property and you're perfect for it. She'd like to see the barn moved closer to the house if possible. The flies and greenheads are bad as well. They've had to bury three deer due to a disease they get from them and they waste away. Might you consider putting air conditioning in the barn?

A discussion of the location of the barn was held.

Public portion was closed.

Keith Davis – we looked at shifting the barn to the north

Steve – it would be moved 15 ft. to the east and 15 ft. to the north and have a 40 ft. setback.

Keith – summarized the application and said this is a positive change and it's a good plan to maintain this large tract of land. It's going to be an attractive home that will be going up.

Matt – asked if the well and septic must be expanded

Keith – yes and they work now

Jim Grimley – motion would be to grant use variance approval to construct a horse barn with conditions of cleaning the waste container 5 times a year and it being 65 ft. from the property line. A variance would be needed for the height of the barn to allow a 16.3 ft. where 15 ft. is allowed.

Motion for use variance was made by Matt Lawler – second – Marina Koussoulis

ROLL CALL: Famularo, yes; Koussoulis, yes; Lawler, yes; Reilly, yes; Sellers, yes; Seher, yes

Motion for the height variance of barn was made by Mike Famularo – second – Arianne Sellers

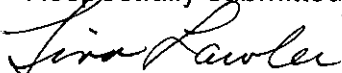
ROLL CALL: Famularo, yes; Koussoulis, yes; Lawler, yes; Reilly, yes; Sellers, yes; Seher, yes

ADJOURNMENT

Motion to adjourn – Matt Lawler – second – Marina Koussoulis

All were in favor.

Respectfully submitted,



Tina Lawler, Secretary

Approved: 9-19-23