



**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

**SEPTEMBER 25, 2024
PLANNING BOARD
MEETING MINUTES**

The meeting was called to order by Nick Tiberio at 6:40 p.m.

Flag Salute

Notification of Meeting

ROLL CALL

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

OLD BUSINESS:

VOTE: Minutes of August 14, meeting
Motion to approve – Holly Gersh – second – Deb Reilly
All were in favor.

Vote: D&R for Appl. #1- 2024 – Martin & Holly Sokalski – owners of 4th Avenue – Block 24 – Lot 5.03 – for Preliminary Major Subdivision Approval with variances and design waiver relief
Motion was made by Nick Tiberio – second – Holly Gersh
ROLL CALL: Aleli, yes; Gersh, yes; Parker, yes; Reilly, yes; Howell, yes; Tiberio, yes; Preston, yes

NEW BUSINESS:

Presentation by WAWA for Block 203 – Lot 1.02 – 400 White Horse Pike

Appearing for WAWA: Tom Verrichia, owner and Brian Atkins, applicant's engineer.

They gave a brief background of the property. Brian had been the engineer on the project when the first developer, Royal Farms came before the Board. They have met with the Board professionals and there are not many changes to the site plan. It will be the same foot print of the building and they will have 10 gas tanks instead of 16. The pumps and store will front WHP. After 2021, NJ requires EV chargers or make ready spaces, so they will have 1 or 2 of them and the revised plans will go to Andy for his final review.

Lou – asked where the gas tanks go and the traffic circulation
Brian – the tanks will be in the front and face the WHP. The loading dock is in the rear of the store
Tom – they hope to start as soon as they can and it will hopefully be 6 months to build
Betty – asked if this was bigger than Royal Farms
Brian – it is about 50 sq. ft. bigger

PUBLIC PORTION

Steve Sternberger, liquor store owner – wanted to know the areas of ingress and egress for the construction vehicles
Tom – said they could use New Road or the White Horse Pike and will try not to use NJ Avenue often

Bob Closed Public Portion

APPROVAL OF BILLS

Chris Dochney - \$541.75 for Sokalski and \$197 for WAWA
Joe McGroarty - \$1,079 for Sokalski and \$468 for WAWA
Andy Previti - \$576.27 and \$52.63 for Sokalski and \$772.95 for WAWA

Motion to approve – Jessica Thompson – second – Kim Horton
All were in favor

ADJOURNMENT

Motion to adjourn – Lou Strugala – second – Deb Reilly
All were in favor.

Respectfully submitted,



Tina Lawler, Secretary

Approved: 10/23/24