

# FITZGERALD, McGROARTY & LIPARI

A PROFESSIONAL ASSOCIATION  
COUNSELLORS AT LAW  
401 NEW ROAD, SUITE 104  
LINWOOD, NEW JERSEY 08221

Telephone  
(609) 927-0015

Facsimile:  
(609) 926-3104

E-Mail:  
MFitzgerald@FMLNJ.Com

PARTNER  
MICHAEL J. FITZGERALD

April 19, 2005

Via Fax Transmission 645-5098  
and First Class Mail

Terence J. Dolan, City Administrator  
City of Absecon  
Municipal Complex, 500 Mill Rd.  
Absecon, NJ 08201

Re: Absecon Planning Board / Ordinance Review  
Our File No. 1041 F

Dear Terry:

At its meeting of April 12, 2005, the Absecon Planning Board reviewed the draft Ordinance entitled Adopting Revisions to the Zoning Map for the City of Absecon which was referred to the Planning Board in accordance with N.J.S.A. 40:55D-26(a). Although the Planning Board understood from Councilman Falivene that the Ordinance is not in final form and is subject to further review and consideration by Council, the Planning Board nevertheless believes it important to submit its report to Council at this time. If the Ordinance is revised, the Planning Board would look forward to and would anticipate a referral by Council of such revised Ordinance.

Regarding the provision in the Ordinance which extends the boundary of the PSCC District, the Planning Board believes that this is a significant inconsistency with the Absecon Master Plan and that the type of structures and density permitted by the PSCC District would be seriously incompatible with the adjoining single family residential area.

Please note that the Planning Board does not necessarily believe that age restricted housing would be inappropriate, but rather the type of housing permitted under the PSCC standards and the senior housing overlay. A more compatible type of age restricted housing with appropriate bulk controls and standards could very well be consistent with the Master Plan and compatible with the adjoining single family homes. As you are aware, the Planning Board is currently undertaking the periodic reexamination of Master Plan mandated by N.J.S.A. 40:55D-89 and would, if Council is interested, consider appropriate forms of age restricted housing for this area or other locations in the City.

Terence J. Dolan, Absecon City Administrator

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The Planning Board also recommends that any provision for age restricted housing be considered carefully in terms of its broad impacts for the City, both short term and long term. Various forms of age restricted housing have become very popular in a number of municipalities and undoubtedly age restricted housing, in view of the absence of school children, has a positive fiscal impact. There are, however, some issues which need to be considered in terms of other impacts on the City, such as increased demand for certain emergency services. Also, some municipalities have a concern regarding the impact that a large number of age restricted housing units can have on the character of a community. For instance, sometimes there is concern regarding decreased support for youth oriented activities, including public education itself. Some municipalities also have concerns that there can be long term negative impacts as a substantial inventory of age restricted housing, all constructed relatively contemporaneously, ages. None of these concerns means that the overall impact of age restricted housing is not positive, but rather that the development of additional age restricted housing in Absecon should be carefully considered and undertaken in accordance with comprehensive planning.

Also, although not a part of the Ordinance itself, the Planning Board wishes to express to Council its reservations concerning the potential for large land sales and would recommend to Council that it consider the benefits of retaining land for the future and when sales are deemed necessary, that such sales remain incremental and controlled.

The Planning Board looks forward to the opportunity to have its Planner Rob Reid and the Master Plan Committee work with the City Planner Stuart Wiser and with representatives of Council regarding these issues.

Very truly yours,



Michael J. Fitzgerald

MJF/tlg

cc: Absecon Planning Board 645-5098  
Andrew Previti, PE 390-0040  
Robert Reid, PP 677-8963  
Stuart Wiser, PP 645-7076