

**BOROUGH OF AVALON PLANNING/ZONING BOARD**

**Minutes of Work Session/Regular Meeting of June 12, 2012**

Members Present: Sam Beddia  
James Collins  
Sharon Cooper  
David Ellenberg  
Neil Hensel  
David Knoche  
Thomas McCullough  
Michele Petrucci  
Brian Reynolds  
Susan Rhoads  
Beth Tipping

Members Absent: None

Chairman Hensel called the meeting to order at 7:00 p.m. and led the Board in the Pledge of Allegiance. After a roll call of Members, Chairman Hensel recited the Open Public Meetings Act Statement.

The first matter on the agenda was the memorialization of Resolution PZ#12-C, a recommendation supporting the development of the Avalon September 11 Memorial Plaza. A motion was made to approve the Resolution by Mr. McCullough, seconded by Dr. Reynolds, with all eligible members voting in the affirmative.

The Board then considered the Minutes of the May 8, 2012 meeting. With several small modifications, a motion was made to approve the Minutes as amended by Dr. Reynolds, seconded by Ms. Rhoads, with all eligible members voting in the affirmative.

The next agenda item was the discussion regarding the adoption of a Green Master Plan by the Planning Board. Chairman Hensel stated that it was imperative that the Green Master Plan be adopted at our July 10, 2012 meeting for purposes of submission to Borough Council and the State of New Jersey. Chairman Hensel requested that Jim Collins discuss the draft Green Master Plan that had been created to date. Mr. Collins explained the nature of the document to the Board and the creation of same to date. Significant discussion took place between the Board Members regarding modifications to the draft plan in anticipation of its adoption of its July 10, 2012 meeting.

After preliminary discussions had taken place on the record regarding modifications to the document, Chairman Hensel requested that all members of the Board review the document in greater detail and e-mail all proposed modifications to Mr. Collins to and through the Board Secretary, Jennifer Dowe.

The Board then considered Resolution PZ# 12-B, a Resolution recommending amendments to the Borough's Zoning Ordinance (Chapter 27) regarding Personal On Demand Storage Units (PODS). The Board considered the proposed language in detail and certain modifications were requested to be made by the Board. After all discussion had occurred, a motion was made to approve Resolution PZ# 12-B by Ms. Tipping, seconded by Ms. Rhoads, with all eligible members voting in the affirmative.

Chairman Hensel advised the Board that a recent New Jersey Supreme Court decision had held that the governor did not have the authority to terminate the Council on Affordable Housing (COAH). Chairman Hensel noted that the COAH organization had no significant staff at this time, however, the issue of affordable housing remained on the table. He reminded the Board that we should continue to strive toward developing alternatives for affordable housing within the Borough.

Solicitor Marcolongo advised that he wished to address the Board in closed session regarding litigation issues. A motion was made to enter closed session to discuss litigation issues by Dr. Reynolds, seconded by Mr. McCullough, with all eligible members voting in the affirmative. The Board entered closed session at 8:22 p.m.

At 9:09 p.m., after the completion of the closed session, the regular meeting of the Board was again reopened. A motion was made to adjourn at 9:09 p.m.

Esquire

Respectfully submitted,

/s/ Dean R. Marcolongo,

Dean R. Marcolongo, Esquire