

BOROUGH OF AVALON PLANNING/ZONING BOARD

Minutes of Work Session/Regular Meeting of January 8, 2013

Members Present: Sharon Cooper
David Ellenberg
Neil Hensel
David Knoche
Thomas McCullough
Michele Petrucci
Brian Reynolds
Susan Rhoads

Members Absent: Sam Beddia
James Collins
Beth Tipping

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.

There were no Resolutions for memorialization.

The Board then considered the Minutes of the December 11, 2012 meeting. After a minor modification, a motion was made to approve the Minutes by Dr. Reynolds, seconded by Mr. McCullough, with all members eligible voting in the affirmative.

Chairman Hensel led the Board in a discussion of potential new FEMA regulations based upon recently published advisory base flood elevation maps. Chairman Hensel advised that Board Engineer, Joseph Maffei, would be in charge of evaluating the new FEMA maps, determining its implications on the Borough of Avalon and to suggest modifications to Borough Ordinance in response to same. Mr. Maffei noted that significant information could be found on FEMA's website and, although the initial advisory maps will provide municipalities with certain information, he anticipates significant changes to the maps and associated regulations. He further noted that base flood elevation calculations will be calculated based upon new data created by FEMA which results, even if the number remains the same, with base flood elevation rising by 1.3 ft.

Chairman Hensel advised that he would like a new draft ordinance prepared by Mr. Maffei for discussion at next month's meeting.

Chairman Hensel then asked Solicitor Marcolongo to lead the Board's discussion regarding Living Fences. Solicitor Marcolongo provided the Board with his latest draft ordinance regarding same. The discussion resulted in modifications to the language in the ordinance which was approved by a consensus of the Board. A motion was made to approve the ordinance language, as amended, by Ms. Rhoads, seconded by Dr. Reynolds, with all members in attendance voting in the affirmative. The Board Secretary was instructed to attach the revised language to the Resolution that the Solicitor had submitted to the Board and to forward same to Borough Counsel.

Chairman Hensel recognized Phillip Cooper who provided the Board with updated information regarding tax revenues resulting from the Borough's tourism industry. Chairman Hensel had requested that this information be gathered to evidence the need for beach replenishment expenditures. Mr. Cooper advised that he will continue to gather this information and update the total tax revenues in support of his position. Chairman Hensel encouraged him to obtain at least five years worth of sales tax information to support the disposition.

Chairman Hensel requested that Mr. McCullough and Mr. Knoche advise the Board regarding their continued investigation of damage resulting from Hurricane Sandy. They advised that they have been working recently with the construction office to evaluate the new advisory base flood elevation maps submitted by FEMA. These maps may have a significant influence on future development in the Borough. They noted that many gas leaks occurred within the Borough as a result of floating debris hitting gas meters and it may be appropriate to raise the level of these meters. In addition, higher bulkheads and retaining walls may help to protect the municipality. Chairman Hensel requested that Mr. Knoche and Mr. McCullough prepare a written report of their findings for the next meeting.

A motion was made to adjourn at 7:48 p.m.

Respectfully submitted,

/s/ Dean R. Marcolongo, Esquire

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