

**BOROUGH OF AVALON PLANNING/ZONING BOARD**

**Minutes of Work Session/Regular Meeting of January 10, 2017**

Members Present:

Sharon Cooper  
Michael Coskey  
James Fleischmann  
Neil Hensel  
David Knoche  
Thomas McCullough  
Michele Petrucci  
Brian Reynolds  
Beth Tipping

Members Absent: Sam Beddia

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 Board first addressed the proposed minutes of the December 13, 2016 meeting. Minor amendments to the minutes were requested. A motion was made to approve minutes as amended by Dr. Reynolds, seconded by Ms. Tipping with all eligible members voting in the affirmative.

The Board then considered Resolution PZ #15-09, the application of The Marina at Avalon Anchorage, LLC for preliminary site plan approval, a use variance and several bulk variances for the renovation of an existing marina and development of residential units for property located at 885 21<sup>st</sup> Street, formerly known as 863 21<sup>st</sup> Street, Avalon, New Jersey. That application was denied. Minor amendments to the Resolution were requested and thereafter a motion was made to approve by Ms. Cooper, seconded by Dr. Reynolds with all eligible members voting in the affirmative.

The next order of business was consideration of the Historic Preservation Element. The Board was previously in receipt of the draft Historic Preservation Element and Board member Michelle Petrucci was asked to comment on same. She noted several minor amendments which

were necessary to the draft. Chairman Hensel expressed concerns regarding the adoption of the Historic Preservation Element, particularly, if it addressed specific properties. He suggested that he would be more comfortable if the document was more generic. Ms. Petrucci noted that it was important the Historic Preservation document be adopted no later than the Board's May 2017 meeting.

Discussion took place regarding whether the Historic Preservation Element should be adopted at this time or whether same should be incorporated into the Master Plan Reexamination which the Board anticipates adopting in the near future. Nina Ranalli, a member of the Historic Preservation Committee, noted that incorporation of the document into the Master Plan Reexamination would probably be sufficient. Sharon Cooper suggested that the Board adopt a Resolution approving the Historic Preservation Element and incorporation same into the Master Plan Reexamination. Solicitor Marcolongo advised that he would revise the Resolution which had previously prepared for this meeting to incorporate that language.

The next matter on the agenda was the Master Plan Reexamination discussion. Joe Maffei, Board Engineer, provided each Board member with a copy of his January 2017 draft. Mr. Maffei advised the Board that he added additional language discussing the Marina-Business District and the Public Utility District. Board members suggested modifications to the language as it was discussed. Specifically, the Board requested that the kayak park be added to the Public Utility section.

Mr. Maffei reviewed the January 2017 draft noting all other minor changes that had been since our last meeting. He was asked to expand the open space access paragraph on page 24 and it was noted that the Skate Park, which was listed in the document, may be closing shortly. The Board also discussed a comment regarding commercial development at grade in the Business District suggesting that given flooding issues, the Master Plan may not wish to encourage commercial development at grade. On this issue, significant discussion took place regarding handicapped access to existing facilities and the enforcement issues associated with same.

Chairman Hensel advised that he would like to begin circulating a draft of the Master Plan Reexamination to Borough Council, the Borough's administration, and the Borough's department heads for their comments. Often times these parties have provided valuable input in the past to this document.

Chairman Hensel then advised that members of the public could comment on the Master Plan Reexamination draft to date. Martha Wright suggested that the Master Plan should note the problem of light pollution within the Borough and, particularly, adjacent to the water ways. Mr. Maffei was asked to add a bullet point to the document on that issue, together with the problem of increased residential lighting, which is bothersome to neighbors. Ms. Wright also commented on the issue of enforcement of the zoning ordinance regulations regarding landscaping around pools. Discuss occurred whether landscaping/shrubbery in potted containers satisfies the landscaping requirement. Ms. Wright suggested that the Master Plan should discourage pools within the Borough.

Douglas Macauley, of 22<sup>nd</sup> Street, Avalon, New Jersey, noted that there is a small boat/jet ski beach adjacent to Avalon Boulevard, which had become more popular with the public. He noted that as use of this area increases the need to manage this area becomes more important. Mr. Maffei was requested to add a bullet point on this issue also.

Elaine Scattergood noted that she had enjoyed this informal beach area adjacent to Avalon Boulevard for many years. She suggested that the Board not highlight this area and noted her aversion to jet skis. She also suggested that the Board should address the issue of light pollution, noisy pool equipment and a Borough dress code in the Master Plan Reexamination.

Charles Covington, of 17<sup>th</sup> Street, Avalon, New Jersey, and a member of Borough Council, also commented on the Master Plan Reexamination draft. He noted the Borough Council is investigating the future of the skate park and an expansion of the playground. He noted that the State has recently reduced parking limitation at corners, which may provide additional parking spaces to the benefit of the Borough. He further stated that the demand for kayak spaces at the kayak park greatly outweighs the number of available spaces. Mr. Maffei was asked to incorporate many of the discussion items into a final draft and provide same to Mr. Hensel so that he may begin to circulate same to the administration.

Solicitor Marcolongo advised that he would like a closed session meeting to discuss potential litigation with the Board after the regular meeting and that no further action would take place after the closed session.

A motion was made to conclude the meeting and convene a closed session meeting by Mr. McCullough, seconded by Dr. Reynolds, with all members in attendance voting in the affirmative.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

*/s/Dean R. Marcolongo*

Dean R. Marcolongo, Esquire

DRM:jr