

**Borough of Avalon Planning/Zoning Board**  
**Minutes of Work Session/Regular Meeting of February 13, 2024**

Members Present:     Jay Gebauer  
                              Greg Kizeik  
                              Sue Montanari  
                              Chuck O'Hara  
                              Brian Reynolds  
                              Eric Schiela  
                              Sam Wierman  
                              Eric Dechert  
                              Michael Coskey

Members Absent:     Michele Petrucci  
                              Beth Tipping

Chair Eric Schiela called the meeting to order at 6:00 PM and led the Board in the Pledge of Allegiance. A roll call of members present was made. The Chair then recited the Open Public Meetings Act Statement.

The Board then considered the proposed minutes of the January 9, 2024 Work Session/Regular Meeting. Corrections or changes were made. A motion was made to approve by member Chuck O'Hara and seconded by member Jay Gebauer with all eligible members voting in the affirmative.

The Board then considered the proposed memorializing resolution for application PZ #23-12, 125 77th Street, LLC with offices located at 2501 Seaport Drive, Chester, Pennsylvania. Corrections or changes were made. A motion was made to approve by member Brian Reynolds and seconded by member Chuck O'Hara with all eligible members voting in the affirmative.

The Board then undertook Application PZ #23-13, Daniel, whose address is 66 W. 7th Street, Block 7.02, Lot 14, wherein Applicant sought bulk variances to enclose the front deck. The application was postponed by the Board to the March 12, 2024 meeting. A public announcement was made at the meeting in compliance with the Municipal Land Use Law and no further notice will be required by the Applicant.

The Board then considered Resolution PZ #24-A authorizing a closed executive session for the purpose of personnel. The Board considered applications for the position of Board Secretary. A motion was made to approve by member Eric Schiela and seconded by member Sam Wierman with all eligible members voting in the affirmative. The Board entered closed session at 6:05 PM.

The Board returned to open session at 6:22 PM and resumed the meeting. For content of the closed session the public is referred to the minutes for the Executive Session/Closed Meeting from the meeting of February 13, 2024 which will be released when permitted.

The Board then undertook nomination for Board Secretary employment wherein Christine Feketics was nominated and approved by Resolution PZ #24–B. A motion was made to approve by member Sam Wierman and seconded by member Eric Schiela with all eligible members voting in the affirmative. Christine Feketics was welcomed as the new Board Secretary.

There was no new or old business. The meeting was open to public comment on any topic. Martha Wright came forward and spoke to the Board in reference to the Zoning Board requirement to present an annual report to the Borough. Elaine Scattergood came forward and spoke to the Board about dune property transitions and a local newspaper article.

There being no further public comment, the meeting was closed to public comment. Various Board members then came forward to thank Kimberly Mastriana upon her retirement for her years of service to the Board. Finally, Christine Feketics stepped forward and thanked the Board for giving her the opportunity to serve the Board.

There being no further business before the Board a motion was made to adjourn the meeting. The meeting was adjourned at 6:33 PM.

Submitted,

*/s/ Paul J. Baldini*  
Paul J. Baldini, Esquire