

Borough of Avalon Planning/Zoning Board
Minutes of Work Session/Regular Meeting of March 12, 2024

Members Present: Sue Montanari
Chuck O'Hara
Michelle Petrucci
Brian Reynolds
Sam Wierman
Eric Dechert
Michael Cosky

Members Absent: Jay Gebauer
Greg Kizeik
Eric Schiela
Beth Tipping

Temporary Chair Chuck O'Hara 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 February 13, 2024 Work Session/Regular meeting. Corrections or changes were made. A motion was made to approve by member Brian Reynolds and seconded by member Sam Wierman with all eligible members voting in the affirmative.

The Board then considered the proposed minutes of the February 13, 2024 Closed Session. The purpose of the closed session being consideration of Board personnel. Corrections or changes were made. A motion was made to approve by member Michele Petrucci and seconded by member Sam Wierman with all eligible members voting in the affirmative.

There were no memorializing resolutions.

The Board then undertook application PZ #23-14 Roseann Opdyke. The Applicant was self-represented and due to unforeseen circumstances was unable to make the meeting. The Applicant's architect requested an adjournment to the next regular Planning/Zoning Board meeting due to the fact that the Applicant was not represented by an attorney and the application could not proceed. The Board granted the request to adjourn the matter to the next meeting. An appropriate public announcement was made at the meeting so the Applicant would not have to re-notice in the event Applicant chose not to re-notice. The Board Attorney did discuss with the Applicant's architect some concerns with the notice previously provided.

Application PZ #23-13 Mark Daniel was withdrawn by the Applicant prior to the meeting.

There was no old business.

Under new business the Board was requested to review for consistency with the Master Plan proposed Ordinance 874–2024 amending Chapter 26 outdoor dining. After consideration and comment the Board entertained a motion to find that the ordinance was not inconsistent with the Master Plan and to direct the Board Attorney to send a letter consistent with that motion to the appropriate municipal official. The motion was made to approve by member Michele Petrucci and seconded by member Brian Reynolds with all eligible members voting in the affirmative.

The Board Engineer advised the Board the storm water ordinance will be presented to the Board at the next meeting.

There being no further business the matter was open to the public for public comment. Two members of the public spoke before the Board. One member of the public, an architect, discussed with the Board the history of the Zoning Ordinance in the Borough and the need for certain changes moving into the future. The second member of the public to speak complained about the formatting of the Planning/Zoning Board agenda.

There being no further business before the Board a motion was made to adjourn the meeting. The meeting was adjourned at 6:37 PM.

Submitted,

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