

BOROUGH OF AVALON PLANNING/ZONING BOARD

Minutes of Work Session/Special Meeting of April 10, 2012

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

Members Absent: David Ellenberg

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.

Chairman Hensel advised the Board that tomorrow evening, April 11, 2012, it was the intention of Borough Council to honor former Planning/Zoning Board Member Ernest Jones for his twenty-two years of service to the Planning/Zoning Board. He encouraged all members to attend.

The Board addressed Resolution PZ #11-08 (Michael Sloane) for variance relief to demolish an existing single family dwelling and construct a new single family dwelling at 2858 Ocean Drive, Avalon, New Jersey. Chairman Hensel noted that two separate motions were made on that particular application and asked the Board Solicitor to amend the Resolution to evidence the voting on the two motions. A motion was made to approve the Resolution as amended by Dr. Reynolds, seconded by Ms. Tipping, with all members voting in the affirmative.

The Board then addressed Resolution PZ #12-01 (DiPeso Avalon Property, LLC) to extend an existing deck adjacent to 24th Street, construct a new deck adjacent to Dune

Drive and place an awning over same. A motion was made to approve the Resolution by Dr. Reynolds, seconded by Ms. Tipping, with all members voting in the affirmative.

The Board then addressed the proposed Minutes of the March 13, 2012 meeting. Certain minor modifications to the Minutes were requested by the Board. A motion was made to approve the Minutes as amended by Mr. Knoche, seconded by Dr. Reynolds, with all members voting in the affirmative.

The Board then addressed Application PZ #10-10 (Exit 13 Properties, LLC). Solicitor Marcolongo advised that while this matter had been placed on the Board's agenda, the applicant's attorney did not notice property owners within 200 ft. or publish the required notice in the newspaper regarding same. Accordingly, this matter would not be heard this evening and would be rescheduled for the May 8, 2012 meeting. The applicant's attorney is required to conduct all appropriate notices prior to that date and the Board Secretary was instructed to place this matter on the agenda.

Chairman Hensel requested that Solicitor Dean R. Marcolongo, Esquire begin a discussion regarding personal on demand storage units (PODS). Solicitor Marcolongo had previously provided the Board with a draft ordinance that he had prepared for the Cape May Point Planning Board. Using that ordinance as a template, the Board conducted significant discussion regarding the problems that PODS are causing in the Borough of Avalon and what language they would like in an ordinance to address same. The Board was concerned for safety issues and was unanimous that no PODS should be permitted in the street. It was also agreed that no PODS would be permitted within the rear yard or side yard setbacks but that PODS would be permitted in the front yard. After further discussion, Solicitor Marcolongo was requested to draft a model ordinance for submission to the Board and discussion at next month's meeting. The Board Secretary was instructed to place this matter on the agenda for discussion.

Chairman Hensel advised the Board that Borough Council had passed the water irrigation ordinance previously adopted by the Planning/Zoning Board. He also informed the Board that he had made presentations to both the Stone Harbor Planning Board and Cape May County Planning Board regarding the water ordinance.

Given the fact that there were no applications on the agenda, Andrew Bednarek, Business Administrator, requested that Board Secretary, Jennifer Dowe have the Board view videos regarding the rights and duties of volunteers on Planning and Zoning Boards and potential liability regarding same. Technical difficulties did not permit the videos to be shown. Board Secretary, Jennifer Dowe was instructed to e-mail the videos to all Board Members who are to watch same and e-mail back to the Board Secretary confirmation and certification that they had watched the videos.

A motion was made to adjourn at 8:13 p.m.

Esquire

Respectfully submitted,

/s/ Dean R. Marcolongo,

Dean R. Marcolongo, Esquire