

**BOROUGH OF AVALON PLANNING/ZONING BOARD**

**Minutes of Work Session/Regular Meeting of August 14, 2012**

Members Present: Sam Beddia  
Sharon Cooper  
David Ellenberg  
Neil Hensel  
David Knoche  
Thomas McCullough  
Michele Petrucci  
Susan Rhoads  
Beth Tipping

Members Absent: James Collins  
Brian Reynolds

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 there were no applications for this evening; however, the Board should be prepared for a closed session hearing on litigation matters at the next meeting.

The Board then next considered Resolution PZ#11-03(A), Application of Shore Star Properties, LLC, for bulk variances to construct a single family dwelling at 315 74<sup>th</sup> Street, Avalon, New Jersey. A motion was made to approve the Resolution by Ms. Tipping, seconded by Mr. Beddia, with all eligible members voting in the affirmative.

The Board then considered the Minutes of the July 10, 2012 meeting with a minor modification. A motion was made to approve by Mr. McCullough, seconded by Mr. Beddia, with all eligible members voting in the affirmative.

Chairman Hensel advised that the Planning/Zoning Board Resolution regarding PODS had been presented to Borough Council for their consideration. Certain administrative officers had concerns regarding the proposed ordinance change and, to date, the Borough Council has taken no action.

Chairman Hensel further noted that the Borough's affordable housing obligation

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is still of concern. Kendra Lelie, Jennifer Dowe and he will be meeting with representatives of the Council on Affordable Housing shortly. The group continues to attempt to develop a plan which will be helpful to Avalon given its particular circumstances and needs regarding affordable housing.

A motion was made to adjourn at 7:10 p.m.

Esquire

Respectfully submitted,  
/s/ Dean R. Marcolongo,

Dean R. Marcolongo, Esquire