

**BOROUGH OF AVALON PLANNING/ZONING BOARD**

**Minutes of Work Session/Regular Meeting of July 11, 2017**

Members Present:

Sharon Cooper  
James Deever  
Neil Hensel  
David Knoche  
Michele Petrucci  
Brian Reynolds  
Beth Tipping  
Sam Wierman

Members Absent:

Sam Beddia  
Michael Coskey  
James Fleischmann  
Thomas McCullough  
John Morrison

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 considered the minutes of the June 13, 2017. Minor changes to the minutes were requested. A motion was made to approve the minutes as amended by Dr. Reynolds, seconded by Mrs. Cooper, with all eligible members voting in the affirmative.

The Board then considered Resolution PZ #17-01, the application of Icona Golden Inn, LLC, for Amended Preliminary and Final Site Plan approval, a D-1 Use Variance and several C Variances to develop outdoor dining adjacent to 79<sup>th</sup> Street. That application had been denied via the Doctrine of Res Judicata. A motion was made to approval the Resolution by Mrs. Cooper, seconded by Dr. Reynolds, with all eligible members voting in the affirmative.

The Board then considered Special Resolution PZ #17-F, a Resolution recommending amendments to the Borough Ordinance Chapter 25 (Land Use Procedures), which proposes modifications to the Planning Board's Fee Schedule. A motion was made to approve by Ms. Petrucci, seconded by Mr. Knoche with all eligible members voting in the affirmative.

Chairman Hensel complimented Board Secretary, Kimberly Mastriana, on the work that she had done on the Fee Schedule project. Chairman Hensel noted that Mrs. Mastriana has now

become a certified board secretary having completed a three part course through Rutgers University. Chairmen Hensel stated that Mrs. Mastriana is doing a wonderful job as our board secretary. All members agreed.

Chairman Hensel then led the Board in a discussion regarding the Board's project to amend Chapters 26 and 27. Chairmen Hensel noted that Mr. Coskey and he have been analyzing the Borough's options in developing marinas within the Borough. They are also reconsidering the permitted uses in the Marina Zone and will be preparing a report for the full Board. Discussion took place regarding the availability of the 54<sup>th</sup> Street Bay Park Marina for redevelopment. Chairman Hensel stated that all zones within the Borough will be reviewed to determine whether the permitted uses in that zone are appropriate.

Chairman Hensel stated that particular attention will be paid to the B-2 Zone which has evolved over the years and looks more like an R-2A Zone. It appears that this zone is ripe for modification.

Significant discussion took place among the board members regarding handicapped parking in the B-1 Zone. It appears that certain businesses which should have handicapped parking adjacent to them do not have this parking available. An investigation should take place regarding handicapped parking in the B-1 Zone and the possibility of approaching the Borough Council regarding providing new handicapped parking in the restaurant areas.

Chairman Hensel stated that Mrs. Tipping is chairing a subcommittee which is reviewing the B-1 Zone and is being assisted by Mr. Deever and Mr. Wierman.

Sharon Cooper stated that her subcommittee is reviewing inconsistencies between Chapter 26 and 27 and they did not have a meeting this month since she is preparing for a wedding. She notes that they have found numerous redundancies between the two Chapters and notes that several definitions in the two Chapters are not compatible. She further stated that enforcement of the zoning ordinance continues to be a problem and they are discussing solutions to same. She also noted that the Borough needs to be more proactive rather than reactive.

Michele Petrucci advised that a review and possible revisions of the Green Ordinance is in the works. Chairman Hensel noted that we need to find additional funding sources to support the projects that the Green Team initiates. Ms. Petrucci further stated that there had been six applications made to the historic commission regarding historic properties, with one property already receiving a historic commission plaque.

Mr. Knoche stated that his subcommittee continues to dissect and review the zoning ordinance regarding pools. He noted that Mr. Wierman is working with him on this project and they are reviewing the Zoning Ordinances in other towns.

The meeting was opened to the public at which time Martha Wright commended Mrs. Mastriana on her work as Board Secretary. Ms. Wright further stated that she has concerns regarding the permeability of Astroturf placed on some properties within the Borough and questions whether it should be considered as impervious coverage under the zoning ordinance. Ms. Wright, again, expressed her concerns regarding potted plants around pools and whether that should be considered as appropriate buffer areas under the zoning ordinance.

Ms. Wright, again, expressed her concerns that certain properties have installed pools and eliminated parking spaces. This concern is being addressed by the Borough. She also stated that there had been several properties in town that have brought soil in and raised the level of its properties which may be in violation of the Stormwater Management Ordinance.

Finally, Ms. Wright testified that she has several ideas which could assist the Borough in terms of its desire to maintain marinas within the municipality. She stated that the Borough should attempt to reach a settlement with the owner of The Marina at Avalon Anchorage and that maybe there should be some type of public-private cooperation regarding same. She noted that there is also land available on 7<sup>th</sup> Street which may be appropriate for a marina.

Solicitor Marcolongo stated that he would like to have a closed session meeting solely for the purpose of memorializing the closed session minutes of the June 2017 meeting. A motion was made to adjourn and to convene into closed session to memorialize the closed session meeting minutes of June 2017 at 8:28 p.m.

Respectfully submitted,

*/s/Dean R. Marcolongo*

Dean R. Marcolongo, Esquire

DRM:jr