

**BOROUGH OF AVALON PLANNING/ZONING BOARD**

**Minutes of Work Session/Regular Meeting of June 11, 2013**

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

Members Absent: None

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 Resolution PZ 13-02, the application of the Borough of Avalon for minor subdivision approval. A motion was made to approve the Resolution by Mr. Knoche, seconded by Ms. Rhoads, with all eligible members voting in the affirmative.

The Board next considered the Minutes of the May 14, 2013 meeting. Chairman Hensel requested that the Minutes be amended to reflect that Mr. Collins had resigned from the Board. A motion was made to approve the Minutes as amended by Dr. Reynolds, seconded by Mr. Knoche, with all eligible members voting in the affirmative.

Chairman Hensel then requested that Solicitor Dean Marcolongo begin the discussion regarding resort houses. Solicitor Marcolongo had presented the Board with a proposed definition of a resort house and an amendment to the zoning ordinance permitting same in the R-M Zone.

Significant discussion took place regarding the definition of a resort house with much attention paid to whether the definition should include the number of bedrooms. The Board voted that the clause “containing six or more bedrooms” should be removed from the definition. Upon development of a final definition, a motion was made by Mr. McCullough and seconded by Ms. Rhoads to adopt a Resolution approving the definition and the forwarding

of same to Borough Council recommending its adoption. All members voted in the affirmative. Solicitor Marcolongo was instructed to prepare a Resolution accordingly for next month's meeting.

Chairman Hensel recognized Stewart Friedman, a member of the public, who addressed the Board and advised them that he was very happy that the problems with resort houses were being addressed.

Chairman Hensel then requested that Mr. Maffei address the proposed Back Bay Protection Ordinance. Mr. Maffei circulated to the Board a draft of his proposed Back Bay Protection Ordinance. Mr. Maffei described the purpose of the ordinance, changes that had been made to the document, and additional changes that he desired. The Board discussed the proposed ordinance suggesting modifications to the document including adding a definition for a "living shoreline" and formalizing the name of the ordinance as the "Back" Bay Protection Ordinance.

After full discussion on the matter, a motion was made by Ms. Tipping and seconded by Dr. Reynolds to accept the Back Bay Protection Ordinance as amended, forward same to Borough Council with a recommendation that it be adopted by Borough Council after review by the New Jersey Department of Environmental Protection. All members voted in the affirmative adopting pre-prepared Special Resolution 13-D.

Chairman Hensel requested that Solicitor Marcolongo review the final draft of the Chapter 19 Amendment entitled Flood Damage Prevention Ordinance. Solicitor Marcolongo circulated the latest draft of said document. The Board reviewed the document and requested a minor revision to Section 19:3-2(C). At the conclusion of a short discussion regarding same, a motion was made to approve the proposed Flood Damage Prevention Ordinance by Chairman Hensel, seconded by Ms. Rhoads, with all members voting in the affirmative. Solicitor Marcolongo had pre-prepared Special Resolution 13-E recommending that Borough Council adopt said ordinance after appropriate public discussion.

Chairman Hensel reminded the Board that Chuck Covington and James Waldron were

reviewing Chapter 22, the Borough's Rental Licensing Ordinance, to determine if modifications should occur, particularly related to resort houses. Chairman Hensel requested that all Board Members review Chapter 22 and forward any of their comments to Solicitor Marcolongo who would then forward same to Mr. Waldron.

Chairman Hensel advised that modifications are being prepared to the Borough Ordinances regarding bulkheads, grading, utilities, etc. Joe Maffei was instructed to have these proposed modifications ready for discussion at the July meeting.

A motion was made to adjourn at 8:55 p.m.

Respectfully submitted,

/s/Dean R. Marcolongo

Dean R. Marcolongo, Esquire