

BOROUGH OF AVALON PLANNING/ZONING BOARD

Minutes of Work Session/Regular Meeting of September 12, 2017

Members Present: Sharon Cooper (via telephone)
Michael Coskey
James Deever
James Fleischmann
Neil Hensel
Thomas McCullough
John Morrison
Michele Petrucci
Beth Tipping
Sam Wierman

Members Absent: Sam Beddia
Brian Reynolds
David Knoche

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.

Solicitor Dean R. Marcolongo, Esquire requested a motion to convene a closed session meeting for purposes of discussing litigation matters. A motion was made to enter closed session by Mr. McCullough, seconded with Mrs. Tipping, and with all members voting in the affirmative. The closed session meeting commenced at 7:03 p.m. and adjourned at 7:55 p.m.

After the completion of the closed session meeting, Solicitor Marcolongo requested a motion to authorize him to execute a Stipulation of Settlement in the Avalon Anchorage Marina matter with the settlement contingent upon the Board approving the Settlement at a fully noticed public hearing to occur on September 28, 2017 at 7:00 p.m. A motion was made by Mr. Fleischmann, seconded by Mrs. Tipping, and with all members voting in the affirmative.

The Board then considered the proposed minutes of the August 8, 2017 meeting. A minor modification to the minutes was requested. A motion was made to approve the minutes as amended by Mrs. Tipping, seconded by Mr. Coskey, and with all eligible members voting in the affirmative.

There were no resolutions for memorialization.

Chairman Hensel then led the Board in a discussion regarding modifications to Chapters 26 and 27. Mrs. Tipping noted that she has begun discussions with the Avalon Business Community now that the summer is over. She noted that one concern was the lack of public bathrooms in the B-1 Zone. She noted that all options to address this issue would be considered.

Chairman Hensel noted that Mr. Coskey and he have begun looking at all Zones within the Borough and noted that some Zones appear to be mislabeled. He further noted that they are examining options that may be available to provide fuel service for boaters within the community. He also stated that all options would be considered.

Mr. Morrison noted that with construction taking place on 21st Street, it is almost impossible to find parking in that area. He noted that contractors continue to take up parking spaces throughout this entire neighborhood. Mr. Fleischmann noted that the Ordinance permits contractors to park on the street; however, residents are not allowed to park boats on the street. Mr. Hensel commented that he had attempted to resolve this issue previously, but he was unable to obtain the consent of Borough Council.

Michele Petrucci noted that the Green Team has resubmitted their plan for recertification to the State, and she hoped that she could provide a positive report at next month's meeting.

Chairman Hensel questioned Mr. Marcolongo about the affordable housing litigation. Mr. Marcolongo noted that the affordable housing plan had been completed and will be submitted to the Fair Share Housing Center for their review and consent.

Thomas McCullough noted that Mr. Maffei and he had conducted some research on the issue of residential lighting. He thanked Martha Wright for providing information on this topic. Mr. Maffei handed out a memorandum discussing residential lighting based upon a model ordinance that had been provided by Ms. Wright. Mr. Maffei stated that our current ordinance addresses only commercial lighting but can be expanded to focus on residential lighting also. Enforcement was a concern of the Board.

Mr. Maffei also led the Board in a discussion regarding regulations of the use of artificial turf within the Borough. He commented on both the positive and negative effects of the use of artificial turf. Continued discussion on this issue would occur.

The matter was opened to the public, at which time Martha Wright stated that another problem with artificial turf is that it may be flammable. She stated that artificial turf is becoming more prevalent in the Borough and that we should attempt to modify our ordinances to stay proactive on this issue. As to public restrooms in the B-1 Zone, she noted that the business community may wish to fund the use of a portable bathroom trailer during the summer months. She provided additional comments regarding residential lighting. Finally, Ms. Wright noted that the problem of landscaping around pools and pools themselves still needs to be addressed. She stated that the property located at 592 21st Street has been a problem that is unresolved. Mr. Marcolongo advised that he would inspect the property and speak to Mr. Short and Mr. Hesley regarding the issues.

Miriam Kauterman, a local realtor, appeared and noted that Stone Harbor has retained the services of a marketing director and, as a result, their business community is thriving. She stated that Avalon may need to consider obtaining such services.

A motion was made to adjourn at 9:01 p.m.

Respectfully submitted,

/s/Dean R. Marcolongo

Dean R. Marcolongo, Esquire

DRM:jk