

BOROUGH OF AVALON PLANNING/ZONING BOARD

Minutes of Work Session/Regular Meeting of August 11, 2015

Members Present: Sam Beddia
William Burns
Neil Hensel
David Knoche
James Lutz
Thomas McCullough
Michele Petrucci
Brian Reynolds
Susan Rhoads
Beth Tipping

Members Absent: Sharon Cooper
James Fleischmann

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 9, 2015 meeting. A motion was made to approve by Mr. McCullough, seconded by Mr. Knoche, with all eligible members voting in the affirmative.

The Board then considered the proposed Minutes of the June 9, 2015 Closed Session meeting. A motion was made to approve the Closed Session Minutes by Dr. Reynolds, seconded by Mr. Knoche, with all eligible members voting in the affirmative.

There were no resolutions for memorialization.

The first application before the Board was the application of Mary Wynne, Trustee of Frances M. Hudome, Revocable Trust which had filed an application for variances for side yard setback, total side yard setback and minimum first floor elevation to construct a new single family dwelling on property located at 5249 Ocean Drive, Avalon, New Jersey. Cory J. Gilman, Esquire appeared on behalf of the applicants. Mr. Gilman advised that he had spoken to Solicitor Dean R. Marcolongo and was now cognizant of the concerns regarding a variance for development below base flood elevation and the possibility of a widespread negative impact on flood insurance rates within the Borough if this application was granted. Mr. Gilman requested

that the matter be tabled to the September 8, 2015 meeting so that further research on this issue could be completed before the matter was heard by the Board. Mr. Gilman waived the tolling of the time for the Board to act and a new date was announced during the meeting so that no further notification or publication would be required by the applicant.

Chairman Hensel led the Board in a discussion regarding the Master Plan Reexamination. Initially, Chairman Hensel advised the Board regarding the declaratory judgment action that the Borough had filed involving its affordable housing obligation. The Board was notified of the prestigious status of the litigation and hearings that are expected to take place in September. Chairman Hensel also expressed serious concerns regarding raising sea levels and the need to develop a plan to protect the back bay area of the island as well as the beachfront. He noted that we had previously created a Back Bay Ordinance that he would like to revisit.

Chairman Hensel stated that the Master Plan Reexamination should include significant discussions regarding Avalon's Green Team and its sustainable New Jersey Initiative. He advised that Michele Petrucci continues to work diligently in this area developing new ideas and pressing for available grants.

The Board conducted a round table discussion regarding other areas that should be included within the Master Plan including zoning ordinance changes to reduce the mass of buildings, the need to dredge the inter-coastal waterway, efforts to retain marinas, and efforts to create and maintain more open space. The Municipal Public Access Plan was also discussed.

Other areas which were addressed were beach replenishment, bulkheads, sea walls and development of living shore lines. The Borough's storm water pumping stations should be evaluated and new ideas regarding parking should be considered. The Master Plan Reexamination should note our efforts regarding resort houses and the special area standards for parking which were received from the Residential Site Improvement Organization. The Board also felt that we should work toward controlling light pollution on both commercial and residential buildings including the development of LED lighting.

Chairman Hensel stated that he would like to complete this process by December and that our evaluation should also focus on portions of the zoning ordinance that should be moved to other sections of the ordinance involving police power.

Solicitor Marcolongo then led the Board in a discussion regarding the proposed amendments to the zoning ordinance which would permit roofs over third floor decks so long as

these areas were included in floor area ratio. The discussion included the Board's concerns regarding permanent awnings and the support poles for same. Chairman Hensel stated that this matter would be placed on the agenda for next month's meeting for a vote and that Solicitor Marcolongo should bring a resolution with him in the event the Board approves same.

Chairman Hensel opened the meeting to the public at which time Martha Wright of 7th Street, Avalon stated that she was strongly against the idea of roofs over third floor porches and that we should take action to limit the mass of buildings. During the meeting she also encouraged public shaming of parties violating Borough ordinances and that increased enforcement efforts should occur including increasing the amount of fines.

A motion was made to adjourn at 8:52 p.m.

Respectfully submitted,
/s/Dean R. Marcolongo
Dean R. Marcolongo, Esquire