

**BOROUGH OF AVALON PLANNING/ZONING BOARD**

**Minutes of Work Session/Regular Meeting of May 9, 2017**

Members Present:

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

Members Absent:

Sam Beddia  
James Fleischmann  
Thomas McCullough

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 proposed minutes of the April 11, 2017 meeting. After several minor modifications, 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.

The Board then considered proposed Resolution PZ#16-08(A), the application of Patrick and Helen Burns, requesting variance relief for total side yard setback, width of curb cut, percentage of lot slope and length of bay window for the construction of a single family dwelling at 122 Pelican Drive, Avalon, New Jersey. After several minor modifications to the Resolution, a motion was made to approve by Mr. Knoche, seconded by Mrs. Tipping, with all eligible members voting in the affirmative.

The Board then considered proposed Resolution PZ#16-09(A), the application of Icona Golden Inn, LLC, for amended preliminary and final site plan approval and a use variance to permit outdoor dining not in a B-1 Zone for property located at 7889 Dune Drive, Avalon, New Jersey. That application was denied. The Board requested several minor modifications to the

proposed Resolution. A motion was made to approve the Resolution by Dr. Reynolds, seconded by Mrs. Cooper, with all eligible members voting in the affirmative.

Chairman Hensel advised the Board that he has created several subcommittees to investigate necessary changes in Chapters 26 and 27 of the Borough General Ordinances. As to Chapter 27, Chairman Hensel has appointed a subcommittee of Mr. Deever, Mr. Coskey and himself to review the Zoning Ordinance and recommend modifications to same. He noted that Mrs. Tipping has volunteered to continue to look at the B-1 Zone and recommend modifications which will assist in the continued revitalization of this area. Specifically, the Planning Board hopes to encourage owners and tenants in the B-1 Business District to take actions to protect their properties from flooding in the future. In addition, Mr. Hensel expressed concerns that some buildings in the B-1 District prohibit food service operations which may be suppressing the renewal of this area. Mr. Deever volunteered to assist Mrs. Tipping and Chairman Hensel requested that Mr. Marcolongo provide legal guidance.

Mr. Hensel advised that Sharon Cooper has been assigned the duties of reviewing Chapter 26, the Subdivision and Site Plan Ordinance. Mrs. Cooper stated that she has concerns that there are inconsistent definitions between Chapter 26 and Chapter 27 which she will endeavor to correct. She stated that she hopes to make Chapter 26 more user friendly.

Chairman Hensel advised that consideration will be given as to whether the B-2 Zone should continue in its present form. All portions of Chapters 26 and 27 will be reevaluated including regulations regarding pools.

Chairman Hensel advised that on May 10<sup>th</sup> he would be providing the Borough Council with a presentation regarding the new Master Plan Reexamination. He noted that the Master Plan is the Planning Board's vision of a community in the future. He further noted that a review of the 2007 Master Plan evidenced that the Borough had been extremely successful in completing their goals and objectives.

The matter was opened to the public at which time Travis Marshall appeared and questioned certain elements of the Master Plan Reexamination regarding marinas. Specifically, he wanted to know how the Planning Board intended to "encourage" the development and maintenance of marinas.

Martha Wright appeared and expressed her concerns regarding enforcement of regulations regarding pools, specifically, the need for landscaping around pools. She also

expressed concerns that the Planning Board should attempt to address requiring the planting of indigenous species on Borough property and to limit light pollution.

Elaine Scattergood appeared and stated the Planning Board should encourage parking on pervious surfaces rather than impervious surfaces. She also stated that the use of pesticides was poisoning our county.

The meeting was adjourned at 8:12 p.m.

Respectfully submitted,

*/s/Dean R. Marcolongo*

Dean R. Marcolongo, Esquire

DRM:jr