

**BOROUGH OF AVALON PLANNING/ZONING BOARD**

**Minutes of Work Session/Regular Meeting of October 10, 2017**

Members Present: Sharon Cooper  
Michael Coskey  
James Deever  
James Fleischmann  
Neil Hensel  
David Knoche  
Thomas McCullough  
John Morrison  
Michele Petrucci  
Brian Reynolds  
Beth Tipping

Members Absent: Sam Beddia  
Sam Wierman

Chairman Hensel called the meeting to order at 7:00 PM 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 then considered the proposed minutes of the September 12, 2017 meeting. A motion was made to approve by Ms. Petrucci and seconded by Mr. Fleischmann with all eligible members voting in the affirmative.

There were no resolutions for memorialization.

Chairman Hensel advised the Board that discussions regarding amendments and modifications to Chapter 26 and 27 would not be conducted tonight, but that the individual Board members would continue their work in their delegated areas.

Chairman Hensel then called Application PZ#16-10A, the application of Brian Greenstein, who is requesting an extension of a previously approved minor subdivision with variances for property located at 2768 Ocean Drive in Avalon, New Jersey. Cory Gilman, Esquire of Avalon, New Jersey appeared on behalf of the applicant and

reminded the Board that the applicant had previously been approved for a minor subdivision on the subject property by a resolution memorialized on March 14, 2017. He noted that the Municipal Land Use Law requires that subdivisions be filed within 190 days of its approval; however, the subdivision plan had not been filed because of delays caused by the Department of Environmental Protection and the need to obtain wetlands and waterfront permits. Mr. Gilman noted that N.J.S.A. 40:55d-47(f) and (g) allow the Board to extend the period of time for the filing of a subdivision if the Board is satisfied that the applicant acted promptly and was delayed by governmental difficulties.

The matter was opened to the public, at which time no member of the public came forward to testify. Thereafter, the Board set forth its findings and facts and conclusions of law on the record, noting that the applicant appeared to diligently pursue its required permits; however, as a result of governmental delays beyond the applicant's control, the subdivision was not filed on time. A motion was made by Dr. Reynolds and seconded by Mrs. Tipping to provide the applicant with an extension of the period of time to file the subdivision of 180 days from November 14, 2017. All eligible members voted in the affirmative.

Ms. Cooper advised that her subcommittee continues to work with James Waldron regarding necessary modifications to Chapter 27 and that she would give a report on their progress at next month's meeting. Mr. Knoche congratulated Mrs. Cooper for her hard work on this very large project.

Chairman Hensel advised that he wished to establish several standing committees of the Board to complete certain special projects to the benefit of the Board. Discussion took place regarding the total number of Board members that could be on each subcommittee. Chairman Hensel requested that Solicitor Marcolongo create a resolution authorizing the Chairperson to establish these subcommittees.

Ms. Petrucci advised that the Avalon Green Team had been recertified as a bronze-star community.

The matter was opened to the public for general comments with no member of the public wishing to address the Board.

A motion was made to adjourn by Mr. Coskey and seconded by Mr. McCullough.  
The meeting was adjourned at 7:35 PM.

Respectfully submitted,

*/s/Dean R. Marcolongo*

Dean R. Marcolongo, Esquire

DRM:jk