

BOROUGH OF AVALON PLANNING/ZONING BOARD

Minutes of Work Session/Regular Meeting of June 9, 2015

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

Members Absent: Beth Tipping

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 May 12, 2015 meeting. A minor modification was made to Page 3. A motion was made to approve as amended by Mr. McCullough, seconded by Dr. Reynolds, with all eligible members voting in the affirmative.

Chairman Hensel then led the Board in a discussion regarding the Borough's affordable obligation. Chairman Hensel discussed the history of the Mount Laurel Doctrine and its potential ramifications within the Borough of Avalon. He advised that the Borough understands its obligation and will be addressing same. He advised that the Borough has developed a "COAH Subcommittee" chaired by James Fleischmann. They have also hired a consultant, Clarke Caton Hintz, to amend the Borough's housing element and the Borough intends to file a Declaratory Judgment Complaint with the Superior Court prior to the July 8, 2015 deadline.

Chairman Hensel then addressed the issue of the upcoming Master Plan Reexamination. He reminded the Board that at last month's meeting he had asked them to consider goals and objectives which would be the basis of a new Master Plan Reexamination. A round table discussion on key issues to be included in the Master Plan Reexamination are Armacost Park, affordable housing, protection of the back bays, creating protection of open space, alternate

energy initiatives, use of the old Borough library, beach replenishment and improving the jitney program.

Additionally the Board felt that an examination of the lessons learned from Hurricane Sandy would need to be a large portion of the Master Plan. Dealing with rising sea levels should be addressed by numerous mechanisms including modification to the zoning ordinance and encouraging the raising of homes. Infrastructure including outflow pipes would also need to be addressed. Other maritime issues including the inter-coastal waterway and retention of existing marinas were addressed. The Board also felt that commenting on the new nature path, our Water Irrigation Ordinance and encouraging geothermal systems, electric vehicles and hybrids would be important to the plan.

Chairman Hensel asked Michele Petrucci to raise these issues with the Green Team and seek additional ideas from them.

Significant discussion took place regarding the Borough's Resort House Ordinance and the need to address the mass of homes being constructed within the Borough. It was noted also that the enforceability of ordinances must be considered during the drafting of same.

The matter was open to the public at which time Martha Wright addressed the Board and proposed additional ideas to be considered by the Board during the Master Plan Reexamination. Her ideas included reduction of light pollution, particularly on the back bays, the use of indigenous trees on public property (see acceptable plant list), and the use of turtle fencing on public property. She also felt that the Borough should take all available action to protect the Avalon Anchorage Marina and the one remaining gas station within the Borough. Supporting local businesses would be important.

There being no additional discussion, a motion was made by Dr. Reynolds and seconded by Mr. Knoche to close the public session of the meeting and enter closed session to discuss potential litigation. All members voted in the affirmative. The meeting was adjourned at 8:19 p.m.

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