

**BOROUGH OF AVALON PLANNING/ZONING BOARD**

**Minutes of Work Session/Regular Meeting of May 12, 2015**

Members Present: Sharon Cooper  
David Ellenberg  
Neil Hensel  
David Knoche  
Thomas McCullough  
Michele Petrucci  
Brian Reynolds  
Beth Tipping

Members Absent: Sam Beddia  
James Fleischmann  
James Lutz  
Susan Rhoads

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 April 14, 2015 meeting. A motion was made to approve the minutes as submitted by Ms. Tipping, seconded by Dr. Reynolds, with all eligible members voting in the affirmative.

The Board then considered proposed Resolution PZ #15-03, application of 2388 Ocean Drive, LLC, for variances for lot area, lot frontage, side yard setback and total side yard setback to demolish an existing single family dwelling and construct a new single family dwelling at 2388 Ocean Drive. That application was denied. A motion was made to approve the Resolution as submitted by Mr. McCullough, seconded by Ms. Tipping, with all eligible members voting in the affirmative.

Chairman Hensel then led the Board in a discussion regarding the forthcoming Master Plan Reexamination. Chairman Hensel stated that a large part of the focus of the Master Plan Reexamination should be on the back bay portions of the island since that appears to be the most vulnerable portion of the island. Chairman Hensel stated that the draft Back Bay Protection Ordinance should be reviewed. He also stated that protecting the town from the rise in the sea

level must be addressed. Encouraging the Borough to maintain its outflow pipes will be important and proposing solutions to get sea water off the island will be an important job of the Planning Board.

Chairman Hensel requested that the Board review the goals and objectives which were a portion of the last Master Plan Reexamination. This document was handed to the Board by Solicitor Marcolongo. Chairman Hensel requested that the Board consider what goals and objectives had not been addressed since the last Master Plan Reexamination and to consider options to address them. In addition, new goals and objectives should be included in the new Master Plan Reexamination.

Dr. Reynolds stated that while the Borough had been successful in improving the number of parking spaces in the downtown area, there was still more work to do. This is particularly true on the side streets adjacent to the business district. He asked the Board to consider new ideas to solve this problem. Consideration of the old municipal building and museum sites were discussed.

Mr. Knoche suggested that the Historic Center should be included in the Master Plan in terms of goals and objectives. Chairman Hensel stated that since that is not a public building, this could be a problem, however, the issue would be looked into. Mr. Knoche also stated that the Planning Board should consider aggressive planning toward maintaining landscaping at private residential homes.

Chairman Hensel stated that satisfying the Borough's affordable housing obligation is again of primary concern. This policy issue is addressed in the current Master Plan Reexamination Goals and Objectives and will certainly be a portion of the new Master Plan Reexamination. He advised that a subcommittee meeting on this issue was scheduled for June 4, 2015 and he would advise the Board of the results at the Board's June meeting.

Chairman Hensel again reiterated that Avalon is a leader in green initiatives and congratulated the Planning Board Subcommittee regarding same. Sustainable New Jersey programs should be considered and become a focus of the goals and objectives of the new Master Plan Reexamination.

In terms of flooding solutions, Mr. McCullough suggested that we could learn a lot from the City of New Orleans and their new flood prevention plan. Chairman Hensel asked Board

Engineer, Joe Maffei to contact the City of Cape May to learn of any new initiatives that they may have enacted to protect their city.

Significant discussion took place regarding the Borough's new jitney program and its success during the 2014 summer season. The Board hoped that modifications to the program would make it even more successful in 2015. Discussion took place regarding the Uber internet program and how that would affect the Borough in the future. All of this should be addressed in the transportation element of the Master Plan and Reexamination.

Mr. Knoche provided the Board with an update regarding the Landscape Ordinance amendments. He advised that the subcommittee continues to work the problem of balancing private property rights and the Borough's desires to maintain as much landscaping as possible. The subcommittee is focusing on new construction and vacant lots. He advised that they are planning on moving a portion of the Landscaping Ordinance into the Property Maintenance section of the Borough's ordinance which is a police power ordinance and provides for more enforcement capabilities.

Solicitor Marcolongo again submitted proposed amendments to the zoning ordinance and the matter of roofs over third floor porches. Chairman Hensel advised that this matter would be held to next month's meeting to obtain feedback from Zoning Officer, Jeff Hesley. Chairman Hensel suggested that Board Members submit any questions regarding the ordinance to Solicitor Marcolongo who will forward same to Jeff Hesley. It is anticipated that Mr. Hesley will submit a memo to the Board at next month's meeting.

The matter was open to the public at which time Martha Wright suggested additions to the Master Plan Goals and Objectives. She suggested that it may be appropriate to reduce the Borough's floor area ratio in order to limit the mass of building. In terms of fire safety, it may be appropriate to increase side yard setbacks. Finally, she suggested consideration of "0" scaping which is landscaping that uses little to no water. Elaine Scattergood questioned whether vacant lots could be used for parking lots but was advised that that is private land. She also stated that she does not like artificial turf for lawns.

A motion was made to adjourn at 8:24 p.m.

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