

**BOROUGH OF AVALON PLANNING/ZONING BOARD**  
**Minutes of Work Session /Regular Meeting of April 10, 2018**

Members Present: James Fleischmann  
David Knoche  
Beth Tipping  
Michele Petrucci  
James Deever  
Sharon Cooper (Vice Chairperson)  
Thomas McCullough  
Neil Hensel (Chairman)  
Michael Coskey  
Sam Wierman  
John Morrison

Members Absent: Dr. Brian Reynolds  
Sam Beddia

Chairman Hensel called the meeting to order at 7:00 PM and lead 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 March 13, 2018 Work Session/Regular meeting. Corrections or changes were noted. A motion was made to approve by member Beth Tipping and seconded by member Sharon Cooper with all eligible members voting in the affirmative.

The Board then considered the proposed minutes of the March 13, 2018 Closed Session portion of the regular meeting of March 13, 2018 dealing with pending litigation Icona Golden Inn, LLC v. Borough of Avalon Planning/Zoning Board, Cape May County Superior Court Docket Number CPM – L – 371 – 17. Corrections or changes were so noted. A motion was made to approve by member Sharon Cooper and seconded by member Sam Wierman with all eligible members voting in the affirmative.

The Board then considered Resolution PZ #15 – 09A of application by The Marina at Avalon Anchorage, LLC. Said application was heard at a Board meeting on March 13, 2018 at which time said application was passed by the majority of the votes by the Board. The detailed

Resolution consisting of 14 pages was reviewed by the Board, with Board comments noted and corrections or changes noted. The Resolution was referred back to the Solicitor for appropriate revision based upon the Boards comments and further review by the Board. The Solicitor was directed to make the appropriate requested changes, accept further input from Board members for one week subsequent to April 10, 2018 and after expiration of the week to resubmit a revised resolution for further Board action at the May 8, 2018 meeting. No motion or vote was taken on the Resolution in light of the proposed revisions and further review by the Board members.

The Board considered old and new business, that being Board discussion on the progress of the sign ordinance and chapter 26 revisions. The Board entertained discussion of motel rooms over commercial properties in the B 1 District, parking issues within the Borough and zoning issues in the B 2 Zone and what action if any should be taken to address those zoning issues in the B 2 District. The Board further discussed the lack of marinas and options to create or encourage additional marinas in the Borough. The Board entertained discussion regarding sea level rise and its impact on the Borough.

The Board directed the Board's Solicitor to prepare a review class/seminar to be presented in the reasonable near future to the Board in light of the number of new Board members.

The meeting was open to public comment. One member from the public spoke.

- a. Martha Wright of 632 7th Street, Avalon, NJ appeared and was heard by the Board. Ms. Wright seeking to comment on the Board review of the sign ordinance and her view that the main issue is the number of signs at job locations during construction and after the completion of construction. Ms. Wright expressed her concern over service signs such as landscaping, security, real estate sale signs etc.

No further comment was heard from the public and the public portion was closed.

A motion was made to adjourn the meeting by member David Knoche and seconded by member Beth Tipping with all eligible members voting in the affirmative.

Respectfully submitted,

*/s/ Paul J. Baldini*  
Paul J. Baldini, Esquire