

BOROUGH OF AVALON PLANNING/ZONING BOARD
Minutes of Work Session/Regular Meeting of September 11, 2018

Members Present: Beth Tipping
 Michelle Petrucci
 James Deever
 Sharon Cooper
 Dr. Brian Reynolds
 Tom McCullough
 Neil Hensel
 Michael Coskey
 Sam Wierman
 John Morrison

Members Absent: James Fleischmann
 David Knoche
 Sam Beddia

Chairman Neil Hensel called the meeting to order at 7:00 P.M. and led the Board in the Pledge of Allegiance. After roll call of members, Chairman Neil Hensel then recited the Open Public Meetings Act Statement.

The Board then considered the proposed Minutes of the August 14, 2018 Work Session/Regular Meeting. Corrections or changes were noted. The motion was made to approve by Member Dr. Brian Reynolds and seconded by Sam Wierman with all eligible members voting in the affirmative.

The Board then considered memorializing Amendment to Resolution for PZ #18-01, application Flynn and Three Acres Acquisition Partnership, 606 & 614 7th Street, which was approved for a minor subdivision to permit the creation of two conforming single-family lots at the July 2018 meeting. A misrepresentation of a speaker from the public was corrected in this Amendment. A motion was made to approve by Member Sharon Cooper and seconded by Member Beth Tipping with all eligible members voting in the affirmative.

The Board then considered memorializing Resolution PZ #18-02 for the application of

O'Hara Family Limited Partnership, 1939 Ocean Drive and 294 19th Street, seeking minor subdivision, no variances requested for the site located in the R-1C Single-Family Zone. Proposed Lot 72 will be 60 feet along Ocean Drive and proposed lot 70/71 will be 70' x 110'. Proposed lot 72 will continue to be burdened by 4 pre-existing nonconformities. Corrections or changes were noted. A motion was made to approve by Member Sam Wierman and seconded by Member Beth Tipping with all eligible members voting in the affirmative.

Chairperson Hensel stated that there were no applications to be considered by the Board at this time.

Chairperson Hensel then called for a report on the revisions of Borough Code Chapter 26 and 27. Borough Code Chapter 26 was continued on hold. In furtherance of discussion on Chapter 27 and revisions thereto Chairperson Hensel then held a discussion on the Borough Code Chapter 27. Chairperson Hensel discussed a need to look at – marinas, i.e. functionality issues, places for services; functions needed; dramatic reduction in boat use by home owners; empty boat slips; reduction on home values; downtown business district, length of season; apartments over businesses and unanticipated effect of condo rules; boutique hotels over restaurants; 22 room hotel; water becoming over whelming issue; sea level rise and fingers are higher than rest of Avalon; long term planning 21st Street over bridge and business district; and construction trailers.

No new or old business was brought forward. Chairperson Hensel then opened the meeting to public comment on any topic.

No public comment was presented to the Board.

The public portion of the meeting was closed.

No further business was undertaken, and a motion was made to adjourn the meeting with all eligible members voting in the affirmative.

Respectfully submitted,

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