

**BOROUGH OF AVALON PLANNING/ZONING BOARD**  
**Minutes of Special Meeting of November 1, 2018**

Members Present:       David Knoche  
                              Beth Tipping  
                              Michele Petrucci  
                              Sharon Cooper  
                              Dr. Brian Reynolds  
                              Tom McCullough  
                              Neil Hensel  
                              John Morrison

Members Absent:       James Fleischmann  
                              James Deever  
                              Michael Coskey  
                              Sam Wierman  
                              Sam Beddia

Chairman Neil Hensel called the meeting to order at 4:00 PM and lead the Board in the Pledge of Allegiance. After roll call of members, Chairman Neil Hensel then recited the Open Public Meetings Act Statement. The Open Public Meetings Act Statement identified the meeting as a special meeting of the Avalon Planning/Zoning Board for the purpose of discussion and recommendations from the Planning Board regarding ongoing review of Chapter 26 and Chapter 27 of the Borough of Avalon Ordinances.

Chairman Hensel then opened the meeting up for Board discussion of the ongoing Chapter 27 and Chapter 26 review. The Board first heard from Zoning Official Jeffrey R. Hesley who presented his draft changes to the Chapter 27 document entitled Zoning Problems to Fix – 2018. Mr. Hesley reviewed the document with the Board, reviewing each of the enumerated questions and the proposed changes contained within his document. The next presenter to the Board was

Board Engineer Joseph Maffei who commented upon Mr. Hesley's comments and presented his suggested changes to Chapter 27 and 26, the document entitled Chapter 27 and 26 Modifications, consisting of three pages. That document was reviewed by the Board as presented by Mr. Maffei. Mr. Maffei also made comments regarding the draft Final Markup Ordinance proposal dated March 21/March 22, 2018, which is the principal work of the Board in dealing with Chapter 26.

The next presenter to the Board was Board Professional Paul J. Baldini, Esquire who presented comments regarding Zoning Officer Jeffery R. Hesley's comments and Joseph Maffei's comments, adding his additional comments regarding parking and concepts to change parking in order to ensure that a sufficient number of parking spaces are provided for on each lot regardless of the number of bedrooms and in conjunction with the residential site improvement standards.

Board Chairman Hensel then called upon Vice Chair Cooper to review the Board Committee's changes for Chapter 26. Vice Chair Cooper took the Board through the document noted herein and reviewed the suggested changes to Chapter 26 recommended by the Planning Board Subcommittee.

Chairman Hensel then called upon member Brian Reynolds to review the changes to the Landscape Ordinance from the subcommittee of the Planning Board in conjunction with the Environmental Commission. Member Reynolds presented to the Board the revised applicable plant materials list, living fence approved vegetation list, approved list of dune vegetation, and invasive and nuisance plants list. He also reviewed the status of the changes contemplated to be made to the Landscape Ordinance.

Chairman Hensel then opened the meeting to public comment. Two members from the public spoke in reference to the ongoing review of Chapter 26 and 27 by the Planning/Zoning Board. The first member speaking was Elaine Scattergood who spoke in reference to limiting lights in the bay area and banning blue lights from the bay area given their impact on migratory birds.

The second speaker was Martha Wright who discussed her views on signage, yard sale/demolition signs, streetscape trees, lighting, grading to the street, and overall general comments on the Board review of Chapter 26 and 27.

The Board agreed to further review the ongoing changes and to revisit the review process at the December 2018 Planning/Zoning Board Meeting for further discussion and fine-tuning of recommendations to the Avalon Borough Council.

No further business was undertaken; a motion was made to adjourn the meeting with all eligible members voting in the affirmative. The meeting concluded at 6:44 PM.

Respectfully submitted,

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