

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

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

Members Absent:            James Fleischmann

Chairman Neil Hensel called the meeting to order at 7:00 p.m. and lead the Board in the Pledge of Allegiance. A roll call of the members present was taken. Chairman Neil Hensel then recited the Open Public Meetings Act Statement.

The Board then considered proposed Minutes of the November 13, 2018 Work Session/Regular Meeting. Corrections or changes were noted. The motion was made to approve by Member Tom McCullough and seconded by Member Sharon Cooper with all eligible members voting in the affirmative.

The Board then considered proposed Minutes of the November 13, 2018 Closed Session – Personnel Meeting. Corrections or changes were noted. The motion was made to approve for content by Member Dr. Brian Reynolds and seconded by Member Dave Knoche with all eligible members voting in the affirmative.

The Board then considered Resolution PZ #18–03 of Applicant John F. Mulqueen and Lisa M. Mulqueen residing at 262 56<sup>th</sup> Street, Avalon, New Jersey 08202. Said application was heard at

Board Meetings October 9, 2018 and November 13, 2018 at which time said application was passed by the majority of the votes of the Board. A motion was made to approve the Resolution approving the application by Member Sharon Cooper and seconded by Member Dr. Brian Reynolds with all eligible members voting in the affirmative.

The Board then considered resolution PZ #18-04 of Applicant Joseph and Dolores Turanckas residing at 650 22nd Street, Avalon, New Jersey 08202. Said application was heard at a Board Meeting on November 13, 2018 at which time said application was passed by the majority of the votes of the Board. A motion was made to approve the Resolution approving the application by Member Dave Knoche and seconded by Member Sam Wierman with all eligible members voting in the affirmative.

The Board then considered Resolution PZ #18-05 of Applicant Carlos & Blondie, LLC doing business at 2008 Dune Drive, Avalon, New Jersey 08202. Said application was heard at a Board Meeting on November 13, 2018 at which time said application was passed by the majority of the votes of the Board. A motion was made to approve the Resolution approving the application by Member Dr. Brian Reynolds and seconded by Member Sam Wierman with all eligible members voting in the affirmative.

The Board then considered Special Resolution PZ #18-G, appointment of Board Professionals, corrections or changes were noted. The motion was made to approve by Member Michele Petrucci and seconded by Member James Deever with all eligible members voting in the affirmative.

The Board then considered Special Resolution PZ #18-H, Master Plan Consistency Review for Ordinance #781-2018, a Zoning Ordinance regulating marijuana use in the Borough.

Corrections or changes were noted. The motion was made to approve by Member John

Morrison and seconded by Member Dr. Brian Reynolds. The vote was 9 affirmative votes, David Knoche, Beth Tipping, Michele Petrucci, Sharon Cooper, Dr. Brian Reynolds, Tom McCullough, Neil Hensel, John Morrison, and Sam Beddia and two votes of no by Members Michael Coskey and Sam Wierman.

The Board then considered special resolution PZ #18–I, adoption of Board Rules, corrections or changes were noted. The Board entertained discussion on the proposed Board rules prior to a motion to adopt the rules. The motion was made to approve by Member Brian Reynolds and seconded by Member Tom McCullough with all eligible members voting in the affirmative.

The Board then considered Special Resolution PZ #18–J, approval of Settlement Stipulation resolving litigation entitled Avalon Real Estate Agency, Inc. v. Borough of Avalon, et al, corrections or changes were noted. The motion was made to approve by Member Michelle Petrucci and seconded by Member Sharon Cooper with all eligible members voting in the affirmative.

Under old business the Board then considered its ongoing discussion of Chapter 26 and 27 Planning Board review. Board Engineer Joseph Maffei postulated suggestions for Boutique Hotel criteria. He put forward allowing the boutique hotels in the B1 Zoning District only. Minimum lot area of 24,200 ft.<sup>2</sup>. Such uses must meet the minimum setbacks of the District. The minimum number of parking spaces shall be one parking space for each unit with additional spaces as required for permitted auxiliary businesses. Maximum height shall be 30 feet. The maximum number of hotel rooms shall be 22. The Board then heard from Board Solicitor Paul J. Baldini who put forward the need for architectural standards for such a use, restrict residential use to upper floors, commercial use on the first floor and have the Board consider a planner to ensure integration of the use into the zone. The Board should consider creation of a budget and buffers

between adjacent residential zones and the proposed new use.

The Board entertained discussion raising concerns regarding parking, noise, and hours. The justification put forward was the need to extend the season to assist businesses in the down town.

The Board also heard a report from the Board Engineer regarding storm water runoff and marinas in the Borough. No further old business was discussed.

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

Martha Wright of 632 7<sup>th</sup> Street, Avalon, New Jersey came forward and spoke discussing fire safety and the relationship to side yard setbacks. She generally spoke in favor of Boutique Hotels but raised concerns regarding transients, 24/7 operations, noise, and the need for further discussion with all parties and the public provided notice of the discussion. No further comments were heard from the public. The public portion of the meeting was closed.

No further business was undertaken, a motion was made to adjourn the meeting with all eligible members voting in favor. The meeting ended at 8:42 p.m.

Respectfully submitted,

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