

**BOROUGH OF AVALON PLANNING/ZONING BOARD**  
**Minutes of Work Session/Regular Meeting of December 10, 2019**

Members Present: James Fleischmann  
Jamie McDermott  
Michele Petrucci  
Dr. Brian Reynolds  
Eric Schiela  
Sam Wierman  
John Morrison  
Sam Beddia  
Joe Stenger

Members Absent: Joseph Maffei, Board Engineer  
Tom McCullough  
Beth Tipping

Chairman Jamie McDermott called the meeting to order at 7:00 PM and led the Board in the Pledge of Allegiance. A roll call of members present was made. Chairman McDermott then recited the Open Public Meetings Act Statement.

The Board then considered the proposed minutes of the November 12, 2019 Work Session/Regular Meeting. There were no corrections or changes. The motion was made to approve by member Sam Wierman and seconded by member Dr. Brian Reynolds with all eligible members voting in the affirmative.

There were no memorializing Resolutions for the Board to consider.

Chair Jamie McDermott then called application PZ #19-15, Borough of Avalon referral of Capital Project for review pursuant to N.J.S.A. 40:55D-31 seeking approval to construct an addition to the existing Historical Society Museum building at 215 39th Street and add the site amenities including parking, kitchen, and ADA access. The subject public use is located in the Public Use Zone, complies with the use and would not require a variance relief.

The application was presented and summarized to the Board by Karl P. Kemm, Esquire, attorney representing the Borough of Avalon Free Public Library. Mr. Kemm explained to the Board that the Avalon free Public Library is running the History Center and seeks to expand the History Center for various public purposes. He explained the review is based upon Capital Project review pursuant to N.J.S.A. 40:55D-31.

Erin Brown was sworn and testified. She testified that she is the Director of the Avalon Free Public Library and Director of the History Center. She testified that the Library and History Center work together and that the History Center has a happy positive problem in that the response to their programs has been greater than the facility can accommodate. Ms. Brown testified the typical lecture presently will see forty to forty-five people in attendance. In the last three years in many circumstances this number has expanded to ninety-five to one hundred people attending the programming. The Library undertook a review to identify space to accommodate these size programs in the atmosphere sought by the Historical Center. She testified that the Library and Center committees felt the use of the History Center was important for these lectures and programs so that people would come to the History Center and see the history of the Borough in addition to attending the specific program.

Accordingly, Ms. Brown testified the Library sees this as an opportunity to create a venue that does not currently exist in the Borough. The Plans included a small kitchen and will allow and accommodate the expanded programming while keeping same at the History Center.

Carmen J. LaRosa, Architect, was sworn and testified. Mr. LaRosa placed his credentials before the Board and was accepted as an expert in architecture. Mr. LaRosa presented to the Board four exhibits which showed pictures of the area and graphically depicted the expansion sought by the Applicant. No further testimony was presented by the Applicant.

The matter was then open to public testimony. Two members from the public spoke in reference the project both supported the project. Martha Wright, 632 7<sup>th</sup> Street, Avalon, New Jersey, testified that she was concerned the drive isles would be impervious surface area rather than continued clam shells for the property as it presently exists. She further testified that she was concerned for the indigenous plants in and around the area of expansion and implored the Applicant to save as many as possible. John McCorristin of 2518 Ocean Drive, Avalon, New Jersey, was sworn and testified. He testified that he supports the project and that the Library committee working on the project intends to keep as much natural land as possible.

After Board discussion, a motion was made to approve the addition to the existing Historical Society Museum building at 215 39<sup>th</sup> Street by member Sam Beddia and seconded by member Sam Wierman. All eligible members voted in the affirmative.

Chair Jamie McDermott then called application PZ #19–12, an application for minor subdivision without variances by property owner Anthony Zurawski for 1968–1988 Dune Drive, Avalon, Block 19.04, Lots 43, 44 and 45.01. Applicant was represented by Cory Gilman, Esquire who presented the application on behalf of the Applicant. Gary Thomas Professional Land Surveyor, Planner, and Certified Flood Plain Manager was sworn and testified in favor of the project. Mr. Thomas was accepted as an expert by the Board. Mr. Thomas explained the nature of the project, where the Applicant seeks minor subdivision approval. Mr. Thomas testified the two existing lots sit side by side and contained two single-family dwellings one on each lot both with existing nonconformities. Mr. Thomas testified the existing dwelling on Lot 44 and 45.01 is to remain with existing nonconformities and shall not exacerbate the existing nonconformities. Mr. Thomas testified the existing dwelling on Lot 43 is to be removed and all existing nonconformities to be eliminated. Applicant proposes to enlarge Lot 43 by 455 ft.<sup>2</sup> and reduce Lot 44 and 45.01 by

455 ft.<sup>2</sup>. The site is located in the R-1C Zoning District.

Mr. Thomas testified the parking spaces identified in each of the two lots are the maximum number of bedrooms permitted for those parking spaces and no further bedrooms are sought. Mr. Thomas identified where the pool equipment will be located on the site and testified same will be conforming in all respects to the ordinance and added to the Plan.

Mr. Thomas testified in reference to the Board Engineer Review Memorandum number one dated December 7, 2019 indicating that the Applicant accepts all of the terms and conditions set forth in that Review Memorandum as conditions of approval of the subdivision. Mr. Thomas testified the Applicant would accept as a condition of approval no artificial turf to be placed at the location of either lot and will add a note to the Plan identifying said condition.

The Applicant ended his case. The matter was open to the public. There was no public comment on the application. After Board discussion, a motion was made to grant the minor subdivision as requested by the applicant by member Michele Petrucci and seconded by member Jamie McDermott, with all eligible members voting in the affirmative.

No old or new business was presented before the Board. Chair Jamie McDermott then opened the meeting to public comment. Martha Wright of 632 7<sup>th</sup> Street, Avalon, New Jersey was heard by the Board who commented that artificial turf was not codified in the Borough Ordinance as being banned from use in Avalon. She testified that she sees more of artificial turf being used in Avalon and suggested the Board should take action. No further public comment was heard.

A motion was made to send a letter to Borough Council requesting the Borough Ordinance be amended to prohibit artificial turf to be used as part of landscaping plan in the Borough of Avalon. All eligible members voted in favor of the motion. Accordingly, Chair Jamie McDermott directed Board Secretary to send such letter.

The Board then entered closed session at 7:59 PM to discuss personnel. The Board returned from closed session and reopened the meeting at 8:05 PM.

Chair Jamie McDermott then called for a motion regarding Special Resolution PZ #19–F which dealt with the appointment of professionals for 2020. The Resolution called for the reappointment of Board Secretary Kimberly F. Mastriana, Board Engineer and Professional Planner, Joseph H Maffei, and Board Solicitor Paul J. Baldini, Esquire. A Motion was made by Dr. Brian Reynolds and seconded by member Sam Beddia, with all eligible members voting in the affirmative.

Chair Jamie McDermott then called for nominations for Chairperson and Vice Chairperson for 2020. The present Chair and Vice Chair were nominated by all remaining Board Members to their current positions. Both agreed to continue in those positions. Accordingly, Chair Jamie McDermott called for a motion to adopt Special Resolution PZ #19–G calling for the appointment as Chairperson Jamie McDermott and Vice Chairperson Eric Sheila. The motion was made to adopt said Resolution by member Sam Wierman and seconded by member Michele Petrucci with all eligible members voting in the affirmative.

No further business was undertaken. The motion was made to adjourn the meeting by member Dr. Brian Reynolds and seconded by member Sam Beddia with all eligible members voting in the affirmative. The meeting was closed at 8:08 PM.

Respectfully submitted,

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