

BOROUGH OF AVALON PLANNING/ZONING BOARD
Minutes of Work Session/Regular Meeting of October 13, 2020

Members Present: James Fleischmann
Chet Johnson
Tom McCullough
Jamie McDermott
Eric Schiela
Beth Tipping
Sam Wierman
John Morrison
Joe Stenger

Members Absent: Michele Petrucci
Dr. Brian Reynolds

Chairman Jamie McDermott called the meeting to order at 6:00 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 considered the proposed minutes of the September 8, 2020 work sessions/regular meeting. Corrections or changes were made. A motion was made to approve by member Tom McCullough and seconded by member Sam Wierman with all eligible members voting in the affirmative.

The Board then considered the memorializing Resolution for PZ #19-09A, Estate of Emma Conti, seeking minor subdivision with variance relief. Corrections or changes were made. The motion was made to approve by member Eric Schiela and seconded by member Sam Wierman with all eligible members voting in the affirmative.

The Board then considered the memorializing Resolution for PZ #20-05, application of John and Penelope Marzulli, seeking minor subdivision with variance relief. Corrections or changes were made. The motion was made to approve by member Eric Schiela and seconded by member Chet Johnson with all eligible members voting in the affirmative.

The Board then considered application PZ #20–06, preliminary and final major site plan/conditional use approval without variances sought, filed by Applicant Avalon Real Estate Agency, Inc. located at Block 29.03, Lots 39.02, 40, 41 and 42 with common address of 2907 Dune Drive. The Board heard and completed the hearing including public comment. Gary Thomas was sworn and testified as an expert reviewing the plans which he prepared and submitted to the Board for the Board's review. Mr. Thomas testified as to the elements of the preliminary and final site plan as well as the conditional use requirements and criteria.

Blane Steinman was sworn and testified as an expert and reviewed the plans from an architectural perspective which he prepared and submitted to the Board with the application. He described in detail the overall functionality of the project and the layout of each of the units.

The Board then heard from the Board's professionals, Joseph Maffei, Board Engineer who reviewed his September 2, 2020 report to the Board and Fire Chief Richard Dean who reviewed his report of September 8, 2022 the Board.

The Board then entertained public testimony hearing from the following. Steve Willats residing at 176 29th Street, Avalon NJ. Mr. Willats was sworn and testified. He testified that he resides immediately adjacent and behind the subject parcel and had concerns regarding the sufficiency of parking, removal of a power line pole in the rear of the property and views. Thomas Ansel residing at 179 30th Street, Avalon NJ was sworn and testified that he is concerned with reference to the pole located in the rear of the property. He presented TA-1 a photo of the pole to the Board which was accepted in evidence.

Kevin Petrovick residing at 185 30th Street, Avalon NJ was sworn and testified. He testified that he objects to the project and raised concerns that the project will block his view. The last public member to testify was Martha Wright residing at 632 7th Street, Avalon NJ. She

was sworn and testified mostly referencing questions regarding the number of parking spaces and whether they would be numbered. Whether there was an accommodation for visitor parking and how the den areas would be enforced to prevent them from becoming bedrooms.

Upon the conclusion of the Applicant's case, public comment, and reports from the Board Professionals the Board entered into deliberation and findings of fact. The Board at the conclusion of said deliberations and findings of fact entertained a motion to grant preliminary and final site plan approval and confirm Applicant has met all conditions of the conditional use requirements to build 1 to 4 commercial units on the first floor and 7 residential units on the second floor and granted waivers for traffic study and environmental study with conditions as set forth in the memorializing Resolution.

The Board then called application PZ #19-16, appeal of Zoning Officer's decision, appellant Andrew Buchanan, Block 21.04 Lots 45, 46, 47, 48 and 50, commonly known as 2108 Dune Drive, 2150 Dune Drive, and 204 21st Street. The appeal was commenced with the Appellant questioning the Board Engineer over the recommendation the Board Engineer made to the Zoning Officer as to the zoning violations located at the aforesaid property. At the conclusion of the testimony of the Board Engineer the Applicant requested a postponement in order to prepare its own exhibits and case in chief in light of the information learned during the questioning of the Board Engineer. The Board granted a request for postponement and the matter was postponed to November 10, 2020 at the next regularly scheduled meeting.

The Board then entertained old and new business. The issue of parking was brought forward and discussed by the Board. The Board entertained comment from Scott Zurawski residing at 2008 Dune Drive, Avalon NJ, member of the public who indicated the Borough should purchase property for parking and create parking garages. Board member Tom

McCullough brought up the issue of parking in addition to restaurants and the need for restaurants on the first floor of commercial buildings. Fire Chief Dean suggested Amanda Seltzer, Zoning Official participate in any committee meetings of the Board to create a recommendation in reference to parking and restaurants on the first floor of commercial buildings in the B-1 Zone.

The Board then opened the meeting to public comment with one member of the public Martha Wright residing at 632 7th Street, Avalon NJ, being heard. Ms. Wright addressed the issue of hotels in the B-1 Zone and the parking concerns raised by allowing hotels in the B-1 Zone. She also raised the issue of artificial turf and the fact that no action has been taken on regulating artificial turf.

At the conclusion of public comment, no further business was undertaken. The motion was made to adjourn the meeting. The meeting was closed at 8:46 PM.

Respectfully submitted,

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