

BOROUGH OF AVALON PLANNING/ZONING BOARD
Minutes of Work Session/Regular Meeting of December 8, 2020

Members Present: Chet Johnson
Tom McCullough
Jamie McDermott
Michele Petrucci
Dr. Brian Reynolds
Eric Schiela
Beth Tipping
Sam Wierman
John Morrison
Joe Stenger

Members Absent: James Fleischmann

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 then considered the proposed minutes for the November 9, 2020 Work Session/Special Meeting. Corrections or changes were made. A motion was made to approve by member Chet Johnson and seconded by member Sam Wierman with all eligible members voting in the affirmative.

The Board then considered the proposed minutes of the November 10, 2020 Work Session/Regular Meeting. Corrections or changes were made. A motion was made to approved by member Michele Petrucci and seconded by member Sam Wierman with all eligible members voting in the affirmative.

The Board then considered the memorializing Resolution for PZ #20-05A, application of John and Penelope Marzulli seeking variance from minimum building height, where 30 feet is required and 32 feet is proposed, minimum side yard setback to accessory structure not located entirely in the rear yard, where 8 feet is required and 5 feet is proposed, maximum encroachment

passed the rear yard line, where 3 feet is allowed and 24.5 feet is proposed, and minimum side setback to HVAC, where 16 feet is required and 11.67 feet is proposed to allow for the construction of a new single-family residence. Corrections or changes were made. The motion was made to approved by member Sam Wierman and seconded by member Michele Petrucci with all eligible members voting in the affirmative.

The Board then considered application PZ #20–10, application of Avalon Yacht Club seeking preliminary and final site plan approval to construct additions to the existing Avalon Yacht Club building for a 12' x 24' kitchen addition, 8.40' x 14.88' office addition, 8.40' x 14.88' storage addition, 20' x 8' bar in addition, and 30' x 9' dock expansion. The properties located at 704 7th Street Block 6.08, Lots 155–162; Block 6.09, Lots 163–166; Block 7.08, Lots 155–162.01; Block 7.09, Lots 163–166.01 in the Borough of Avalon New Jersey. Cory Gilman, Esquire represented the Applicant and described the nature the application to the Board. Applicant also sought certain waivers required by site plan ordinance due to the de minimis nature of the changes at the facility. Applicant presented three witnesses, Jerry Cohen member of the Yacht club who is overseeing the project, Blaine Steinman project architect and John Halbruner project engineer. All three testified before the Board after being sworn and presented to the Board the details of the application and the necessity for the waivers given the de minimis changes to the facility. At the conclusion of the Applicant's case the Board heard from the Board Engineer who presented his Report dated November 23, 2020. Applicant accepted all conditions and comments of the Board Engineer as conditions of approval of the project. Three members of the public testified in favor of the application and one member testified with questions which were answered at the time of being presented at the meeting. At the conclusion of public comment, the Board entertained Board discussion and findings of fact. The Board unanimously

granted preliminary and final site plan approvals with the requested waivers.

No old business was undertaken. Under new business the Board entertained a discussion regarding Chapter 27 amendments. Board Engineer, Joseph Maffei, presented the discussion to the Board and presented Memorandum prepared November 10, 2020 detailing his review and analysis of Chapter 27 and areas that may need to be addressed. A discussion was had whether to amend the bulkhead setback requirement to coincide with CAFRA approvals for pooled distance to the bulkhead. Mr. Maffei was instructed by the Board to look into the issue further and to review the Stone Harbor and Sea Isle City ordinances to see if there is any guidance. Mr. Maffei also brought forward to the Board the issue of the required landscape buffers around pools. He was seeking to clarify the issue. Finally, Mr. Maffei addressed the issue of artificial turf and a possible amendment to the ordinance to address concerns regarding artificial turf.

The Board entertained discussion on the issues and permitted Martha Wright of 632 7th Street to comment. She encouraged the Board to continue to maintain 4 feet of landscaping buffer on three sides of the pool. She advised noise is an issue. She also had concerns regarding raised pools.

The Board then opened the meeting to public comment. One person spoke during the public comment portion. Martha Wright of 632 7th Street brought forward a discussion regarding marina parking. She advised that she is looking to require additional parking in the ordinance. She testified that the size of the plans was basically wasted paper and that she was fine with digital plans. She testified she advised the Board she was against artificial turf on Borough property.

At the end of public comment, the Board entered into closed session to discuss personnel after adopting the appropriate resolution.

During the closed session the Board entertained discussion regarding appointment of Board Professionals, Board Attorney, Board Engineer, and Board Secretary. At the conclusion of the closed session the Board reentered open session and addressed special resolutions to reorganize for the 2021 year.

Special Resolution PZ #20–A which provided a schedule of 2021 meeting dates was unanimously adopted. Special Resolution PZ #20–B which provided for the reappointment of the same Professionals from 2020 for the 2021 year was unanimously approved.

Special Resolution PZ #20–C which provided for the appointment of Chairperson and Vice Chairperson for 2021 after Board discussion and nomination of the pending Chair and pending Vice Chair was unanimously adopted.

There being no further business to conduct the meeting was close at 7:36 PM.

Respectfully submitted,

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