

Borough of Avalon Planning/Zoning Board
Minutes of Work Sessions/Regular Meeting of February 8, 2022

Members Present: James Fleischmann
 Jay Gebauer
 Chet Johnson
 Michele Petrucci
 Brian Reynolds
 Eric Schiela
 Sam Wierman
 Joe Stenger
 Greg Kizeik
 Chuck O'Hara

Members Absent: Tom McCullough
 Beth Tipping

Chairman Chet Johnson called the meeting to order at 6:00 PM and led the Board in the Pledge of Allegiance. Roll call of members present was made. Chairman Johnson then recited the Open Public Meetings Act Statement.

The Board then considered Minutes of the January 11, 2022 Work Sessions/Regular meeting. Corrections or changes were made. The motion was made to approve by member Sam Wierman and seconded by member Michele Petrucci with all eligible members voting in the affirmative.

The Board then considered memorializing Resolution PZ#21-17, 5499 Dune Drive, LLC seeking review and approval as required by Zone R-1AA, High Dunes, to demolish an existing single-family dwelling and pool and construct a new single-family dwelling and pool. Changes or corrections were made. The motion was made to approve by member Sam Wierman and seconded by member Brian Reynolds with all eligible members voting in the affirmative.

The Board then called application PZ#21-09 application by Carol Nelson Sheperd. This was a hearing which was partially completed and postponed at the request of the Applicant to obtain additional information. The application was postponed at the request of the Applicant to

the March 2022 meeting. An appropriate announcement was made to the public in attendance.

The Board then considered new and old business of which there was none.

The meeting was open to public comment on any topic. Lizanne Tracy of 1 First Drive, Stone Harbor came forward and inquired as to the creation of a hotel zone. In response the Board Solicitor provided an update to the Board indicating that the appropriate way to amend the Zoning Ordinance to add a hotel zone either as an overlay or its own zone would be to reopen and amend the Master Plan or recommend such without reopening the Master Plan and referring the matter to Counsel for further review. It was suggested by the Solicitor that the Board consider amending the Master Plan after reopening it and looking at an overlay district overlaying the B-1 District. It was also suggested that the Board obtain the services of its Planner and create standards on what the Board would like to see and how the hotels would fit within an overlay zone.

Martha Wright of 632 7th Street came forward and was heard. She indicated that she wanted to see live streaming of the Planning and Zoning Board Hearings, has concerns about the process regarding the rezone of hotels and has heard a rumor that there was an ordinance prohibiting restaurants on the first-floor. She indicated in her opinion mom-and-pop restaurants are a thing of the past in Avalon and Avalon has a parking problem. Board Member Schiela advised that there is no ordinance prohibiting restaurants on the first-floor. Member Wierman seconded that idea and advised that it was the developer's that were dealing with the issue and individual condominium associations and not the Borough.

Doug MaCauley of 276 22nd Street, Avalon was against any proposal for the B-1 Zone being amended to allow for hotels of any kind. He reviewed the history of Avalon and was concerned that Avalon was being compared to a neighboring community and he did not want

that congestion. Member Wierman responded that there was no comparison between the neighbor to the north and Avalon. He was just inquiring in the past as to how Sea Isle City was able to have numerous restaurants when Avalon did not and whether there was a law in Sea Isle requiring it.

John Ginelli of 2878 Avalon Avenue, Avalon stated that he lives full time in the Borough for twelve years and he also favors live streaming the meetings.

Anthony Zurawski of 6266 Ocean Drive, Avalon indicated he is a long-time resident and that he is in favor of a motel zone. He stated that traffic is not an issue and can be addressed appropriately and further that his site could accommodate a Super Wawa if the Borough did not want a hotel.

Jack Dunlevie of 3109 First Avenue, Avalon indicated he has been coming to Avalon for forty-five years and wants some type of electronic communication in the future. He agrees with everything Mr. MaCauley said earlier.

Kelly McHugh of 432 21st Street, Avalon testified she is fully in favor of a boutique hotel and she lives on 21st Street, one of the likely locations for such hotel. She has lived in the Borough since 2008 and is looking forward to the amenities such a facility would bring to the Borough.

Solicitor Paul Baldini was then called upon to review the options the Borough may have in reviewing this matter and moving forward either with the incentivizing restaurants or boutique hotels. The Board Attorney went through several different ways that the Planning Board could incentivize developers to build restaurants on the first floor and deed restrict any condominium to ensure that those restaurants remained in place.

Mr. MaCauley was allowed to speak again who indicated that he would like to see a

survey of the residents of the Borough before moving forward with any process. He opposed any process of reviewing the matter without a survey.

Martha Wright came forward a second time and complained that she is not on the Planning Board and not likely to be on the Planning Board. She identified the Planning Board as comprising men and women, over 65 years old and not elected.

John Ginelli came forward a second time and indicated that he is looking for a way for the community to express its views to the Board on such an important issue.

At the conclusion of public comment, the matter was returned to the Board. There being no further business to conduct the meeting was closed at 7:04 PM.

Submitted,

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