

Borough Of Avalon Planning/Zoning Board
Minutes of Work Session/Regular Meeting of June 14, 2022

Members Present: James Fleischmann
Jay Gebauer
Tom McCullough
Michele Petrucci
Brian Reynolds
Eric Schiela
Sam Wierman
Chuck O'Hara

Members Absent: Chet Johnson
Beth Tipping
Joe Stenger
Greg Kizeik

Vice Chair Eric Schiela called the meeting to order at 6:00 PM and led the Board in the Pledge of Allegiance. A rollcall of members present was made. Vice Chair Eric Schiela then recited the Open Public Meetings Act Statement.

The Board then considered the proposed Minutes of the May 10, 2022 Work Session/Regular Meeting. Corrections or changes were made. A motion was made to approve by Member Brian Reynolds and seconded by Member James Fleischmann with all eligible members voting in the affirmative.

The Board then considered memorializing Resolution PZ #22-04, 2688 Dune Drive, LLC. Corrections or changes were made. The motion was made to approve by Member Sam Wierman and seconded by Member Jay Gebauer with all eligible members voting in the affirmative.

The Board then undertook under old business a discussion regarding the Business Overlay District to encourage development. The discussion principally centered around an Overlay District which would provide for a boutique hotel in the B-1 Business District. The Board in Board discussion considered numerous options. The Board considered requiring a 24-hour employee to be located on the premises, prohibiting parking underneath of the proposed boutique hotel unless in the rear of the structure, prohibit lift parking, require commercial activity such as restaurant or retail stores on the first floor, property must be run as a hotel and available for rental on a year-round basis, no efficiency kitchens, no stove, a portable refrigerator perhaps would be considered, no requiring a staff to be housed onsite, and ensure adequate parking onsite. The Board further discussed whether it made sense to exclude all of 22nd Street from the Overlay District in light of the development that has already occurred on 22nd Street. The Board directed the Solicitor to do a written concept ordinance with many of the ideas discussed included in the proposed concept ordinance as added to the proposed Overlay Ordinance submitted by the Board Engineer. The Board further considered the requirement of a

maximum stay and the implications of condominium form of ownership on the use of the property with restrictions to ensure that if the property were changed into a condominium boutique hotel it would continue to run as a standard hotel with year-round openings and no owner-occupied use.

After the Board concluded its discussion, the matter was open for public comment on any topic after the Board determined there was no new business. John Ginelli of 2878 Avalon Avenue, Avalon, New Jersey indicated to the Board that he had concerns over the numbers and type of revenue the hotels would generate to the Borough. He advised the Board he was neither for nor against the concept but wanted additional information.

Anthony Zurawski of 6266 Ocean Drive, Avalon, New Jersey advised the Board that he felt it was a good idea to hire a hotel consultant. He advised the Board he did some rough calculation of numbers and was in favor of a Boutique Hotel Overlay Zone.

Doug Macauley of 276 22nd Street, Avalon, New Jersey advised the Board as to the history of 22nd Street, the residential nature of the street, and that he opposes any proposed boutique hotel overlay on the 22nd Street area. He raised concerns about parking.

Martha Wright of 632 7th Street Avalon, New Jersey indicated that she objected to not being able to see the handouts and accepted the need to breathe more life into the downtown area. She indicated she wanted to see a consultant for both travel and tourism. She was in favor of restricting parking lifts and to have at least two staff on the facility at all times. She testified she had many concerns regarding the potential Boutique Overlay Zone.

Jack Donlevie of 3109 First Avenue, Avalon, New Jersey advised the Board an overlay in the Business District will change the town and that any changes should be carefully and fundamentally thought out.

At the conclusion of public comment, no further business was undertaken. The motion was made to adjourn the meeting. The meeting was closed at 7:52 PM.

Submitted,

/s/ Paul J. Baldini

Paul J. Baldini, Esquire