

Borough of Avalon Planning/Zoning Board
Minutes of Work Session/Regular Meeting of October 11, 2022

Members Present: James Fleischmann
 Jay Gebauer
 Chet Johnson
 Tom McCullough
 Michele Petrucci
 Eric Schiela
 Sam Wierman
 Sue Montanari
 Joe Stenger
 Greg Kizeik
 Chuck O'Hara

Members Absent: Brian Reynolds
 Beth Tipping

Chair Chet Johnson 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. The Chair then recited the Open Public Meetings Act Statement.

The Board then considered the proposed Minutes for the September 13, 2022 meeting. No corrections or changes were made. A motion was made to approve by member Sam Wierman and seconded by member Michelle Petrucci with all eligible members voting in the affirmative.

The Board then considered memorializing Resolution PZ #22-10, Thomas J. Welsh, Junior, 397 20th Street. No corrections or changes were made. A 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 memorializing Resolution PZ #22-05 Carlos and Blondie, LLC, 225 21st Street. No corrections or changes were made. The motion was made to approve by member Michele Petrucci and seconded by member Eric Schiela with all eligible members voting in the affirmative.

The Board then considered memorializing Resolution PZ #22-07, David and Tammy Carbohn, 2389 Ocean Drive. No corrections or changes were made. A motion was made to approve by member Eric Schiela and seconded by Member Jay Gebauer with all eligible members voting in the affirmative.

The Board then undertook old business consisting of a review of potential ordinance to amend conditional use in the B-1 Zone to allow boutique hotels.

Board Engineer and planner Joseph Maffei was sworn and testified before the Board. He presented a summary of submitted comments and questions to the Board. In reviewing the summary, the first issue addressed was, "should a hotel/hospitality expert be retained to review and provide feedback as to how this would positively affect businesses in the downtown area and extend the season?".

Based upon the recommendation of the Solicitor, the Board undertook a review of the above issue before dealing with the specifics of a boutique hotel ordinance. The Solicitor recommended addressing this issue first since if an additional expert were sought to be hired by the Board, it was recommended the Board wait until that expert is on board prior to dealing with specifics of a potential ordinance.

After considerable Board discussion amongst the members, a motion was made to request of the Borough a budget to hire a hotel/hospitality expert who would be charged with the responsibility to review whether a boutique hotel is feasible/viable in the B-1 Zone, whether such hotel will help the downtown, and if so, what will the parameters of the zone be as recommended by the expert. The motion was made by member Michele Petrucci and seconded by member Chuck O'Hara with all eligible members voting in the affirmative with two abstentions.

The Board entertained no further discussion on boutique hotels until receipt of a response from the Borough. The Board then directed the Board Secretary to send a letter to the Borough advising of the motion, requesting a budget, and consent to engage an expert.

There was a short discussion over variance sunset ordinance and banning lifts in the Borough.

There was no further business before the Board and the meeting was open to public comment on any topic. Thirteen members from the public spoke during the public comment portion all addressing boutique hotels with a few also addressing remote access to Board meetings. At the conclusion of public comment, the public portion of the meeting was closed. There being no further business to conduct at the meeting the meeting was closed by motion at 7:38 PM.

Submitted,

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