

**Borough of Avalon Planning/Zoning Board
Minutes of Work Session/Regular Meeting of December 13, 2022**

Members Present: James Fleischmann
Chet Johnson
Tom McCullough
Michele Petrucci
Eric Schiela
Beth Tipping
Sam Wierman
Sue Montanari
Joe Stenger
Greg Kizeik

Members Absent: Jay Gebauer
Brian Reynolds
Chuck O'Hara

Chairman 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 November 8, 2022 Work Sessions/Regular Meeting. Corrections or changes were made. A motion was made to approve by member Greg Kizeik and seconded by member Sam Wierman with all eligible members voting in the affirmative.

The Board then considered proposed Minutes for the November 8, 2022 Closed Session Meeting. 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 proposed memorializing Resolution for Application PZ #22-09, Lamb, 224 7th Street. Corrections or changes were made. A motion was made to approve by member Sam Wierman and seconded by member Eric Schiela with all eligible members voting in the affirmative.

The Board then considered proposed memorializing Resolution for Application PZ #22-11, Redcap II, LLC, 2118 First Avenue. Corrections or changes were made. A motion was made to approve by member Eric Schiela and seconded by member Beth Tipping with all eligible members voting in the affirmative.

The Chair then called Application PZ #22-12, variances sought for frontage and lot area to build a new single-family residence for Applicant Bernard F. and Karen P. O'Hara with the property located at 4038 Ocean Drive within Block 40.05, Lots 69.01, 69.02 and 70.03. Bernard O'Hara was sworn and testified. He described the history of the property and the purchase of the

property by himself and his wife. He described in general terms the proposed plan.

Architect Pamela Fine was sworn and testified. She testified she reviewed the various plans and prepared the architectural renderings for the subject property. She described the current conditions onsite and described the proposed plan to the Board. She described the lot area as comprising 3600 ft.² where 5000 ft.² is required. She testified the minimum lot frontage sits at 40 feet where 50 feet is required. She testified the area surrounding the parcel was developed and there was no land available to acquire. She described the conditions that created the hardship on the Applicant in complying with the lot area and lot frontage. She testified the proposed structure is a reasonable build for the size lot with no bulk variances requested.

The Board then heard from Board Engineer Joseph Maffei who reviewed his Memorandum of December 2, 2022. Applicant agreed as a condition of approval to meet all Board Engineer comments and to add size dimensions of the residence to the plan. Applicant agreed to add parking space to the plan and to number the bedrooms.

The Application was open to the public. No one from the public was heard. The matter was returned to the Board for Board comment and findings of fact after which a motion was made to approve the variance relief sought by the Applicant. The motion was made by member Michele Petrucci and seconded by member James Fleischmann with all eligible members voting in the affirmative and the motion carried.

The Board then went into closed session to discuss meeting dates, Chairperson and Vice Chairperson, and professional staff. The closed session was open at 6:37 PM and closed at 6:43 PM. Separate minutes were prepared for the closed session.

There was no old business.

The Board then undertook Special Resolution PZ #22–B, 2023, Meeting Dates. Corrections or changes were made. A 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 undertook Special Resolution PZ #22–C, Hiring of Professionals. Corrections or changes were made. A motion was made to approve by member Sam Wierman and seconded by member Beth Tipping with all eligible members voting in the affirmative.

The Board then undertook Special Resolution PZ #22–D, Appointment of Chairperson and Vice Chairperson. Nominations were accepted with Chet Johnson nominated as Chairperson and Eric Sheila nominated as Vice Chairperson with no other nominations. The Resolution was moved forward with those individuals inserted in the respective offices. Corrections or changes were made. A motion was made to approve by member Sam Wierman and seconded by member Michele Petrucci with all eligible members voting in the affirmative.

The meeting was open for public comment. Martha Wright of 632 7th Street came forward and was heard in relation to boutique hotels.

There being no further business, at the conclusion of public comment, the Board entertained a motion to adjourn the meeting. The meeting was closed at 6:49 PM.

Submitted,

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