

**Borough of Avalon Planning/Zoning Board**  
**Minutes of Work Session/Regular Meeting of February 14, 2023**

Members Present: James Fleischmann  
Jay Gebauer  
Chet Johnson  
Michele Petrucci  
Brian Reynolds  
Beth Tipping  
Sam Wierman  
Chuck O'Hara

Members Absent: Tom McCullough  
Eric Schiela  
Sue Montanari  
Joe Stenger  
Greg Kizeik

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

The Board then considered proposed Minutes for the January 10, 2023 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 the proposed memorializing Resolution for application PZ #19-07A (2022), Zurawski, Ocean Drive and 20th and 21st Street. Corrections or changes were made. A motion was made to approve by member Jay Gebauer and seconded by member James Fleischmann with all eligible members voting in the affirmative.

The Board then considered proposed memorializing Resolution for Application PZ #22-13, Welsh, 192 33rd Street. Corrections or changes were made. A 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 considered proposed memorializing Resolution for application PZ #22-14, 2688 Dune Drive, LLC, 2688 Dune Drive. Corrections or changes were made. A motion was made to approve by member Sam Wierman and seconded by member Brian Reynolds with all eligible members voting in the affirmative.

No new old business or new business was undertaken by the Board. The meeting was then opened to public comment on any topic. No member from the public came forward to be heard and the public comment was closed.

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 6:06 PM.

Submitted,

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