

Borough of Avalon Planning/Zoning Board
Minutes of Work Session/Regular Meeting of April 11, 2023

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

Members Absent: Michele Petrucci
 Beth Tipping

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 February 14, 2023 Work Sessions/Regular Meeting. There was no meeting in March of 2023. Corrections or changes were made. The motion was made to approve by member Sam Wierman and Seconded by member Chuck O'Hara with all eligible members voting in the affirmative.

The Board then considered proposed memorializing resolution for Walsh Appeal PZ#21-16A (2023). This resolution was considered by the Board in fulfillment of the remand from the Superior Court of New Jersey obligating the Board to take certain action. 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 Application PZ#23-01 variances sought to construct an addition onto an existing single-family residence for Applicant Logue with the property located at 701 Ocean Drive, Block 7.05, Lots 72, 74, and 76. Applicant was represented by Cory Gilman Esquire. Applicant had two witnesses testify, Mark Logue owner of the property and Gary Thomas professional planner and surveyor. Mark Logue confirmed that the property is on a triangular shaped parcel and explained the proposed addition.

Gary Thomas was sworn and testified confirming he prepared the plans and additionally described the unique shape of the property being triangular in nature with two front yards coming to a peak severely restricting the development of the parcel. Applicant sought variances for front yard setback to 7th Street where 15 feet is required, and 14.83 feet was requested and Ocean Drive front yard where 15 feet is required and 6.41 is existing but also a vertical

expansion of that encroachment. The Applicant confirmed where presently there is zero green space on the parcel with the proposed project creating 18.1% green space. The Board heard from the Board Engineer who testified consistent with his April 3, 2023 Memorandum to the Board with the Applicant agreeing as a condition of approval to comply with all of the comments of the Board Engineer Report. Applicant further agreed as a condition of approval to screen the HVAC platform located on the 7th Street side of the residence.

A motion was made to grant the variances requested by the Applicant under the C(1) criteria subject to the conditions agreed to by the Applicant. Said motion to approve the requested variances was made by member Eric Schiela and seconded by member James Fleischmann with all eligible members voting in the affirmative.

Under old business the Board heard from the Board Engineer that two quotes for review/study of the proposed zone change for boutique hotels was received and will be placed on the agenda for consideration by the Board at the next meeting.

No new business was undertaken by the Board.

The meeting was 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 6:47 PM.

Submitted,

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