

**Borough of Avalon Planning/Zoning Board
Minutes of Work Session/Regular Meeting of August 8, 2023**

Members Present: Jay Gebauer
Tom McCullough
Sue Montanari
Michele Petrucci
Brian Reynolds
Eric Schiela
Sam Wierman
Joe Stenger
Chuck O'Hara

Members Absent: James Fleischmann
Beth Tipping
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 roll call of members present was made. The Vice Chair then recited the Open Public Meetings Act Statement.

The Board considered the proposed minutes of the July 11, 2023 Work Session/Regular Meeting. No corrections or changes were made. A motion was made to approve by member Chuck O'Hara and seconded by member Jay Gebauer with all eligible members voting in the affirmative.

The Board then considered the memorializing Resolution PZ #23-04, Worton, for the address 435-437 20th Street and 455 20th Street. Corrections or changes were made. The motion was made to approve by member Michele Petrucci and seconded by member Sam Wierman with all eligible members voting in the affirmative.

The Board then considered the memorializing Resolution PZ #23-03, Bekas, 890 21st Street. Corrections or changes were made. The motion was made to approve by member Brian Reynolds and seconded by member Eric Schiela with all eligible members voting in the affirmative.

The Board then considered memorializing Resolution PZ #23-05, Russomano, 5024 Ocean Drive. Corrections or changes were made. The motion was made to approve by member Brian Reynolds and seconded by member Eric Schiela with all eligible members voting in the affirmative.

The Board then entertained a vote to go into closed session. The Board entered closed session at 6:06 PM. The purpose of the closed session was to discuss pending litigation Glen R. Sponaule v. Carol Walsh, the Borough of Avalon Planning Board, and the Borough of Avalon

filed in Cape May County Superior Court Docket Number CPM–L–223–23. The Board returned from close session and reentered open session at 6:20 PM.

No old business was undertaken.

The Board undertook new business in light of the resignation from the Planning Board of the prior Chairperson, Chet Johnson. The Board undertook consideration of nominations for Chairperson and Vice Chairperson. Separate nominations were made. A single person was nominated for chairperson, that being Eric Schiela. A motion was made to appoint Eric Schiela as Chairperson of the Board by member Michele Petrucci and seconded by member Brian Reynolds with all eligible members voting in the affirmative. No other persons were nominated for Chairperson.

The Board then undertook nominations for Vice Chairperson since Eric Schiela vacated the position of Vice Chairperson to become Chairperson. One person was nominated, Jay Gebauer. A motion was made to appoint Jay Gebauer Vice Chairperson by member Sam Wierman and seconded by member Sue Montanari with all eligible members voting in the affirmative.

In furtherance of the nomination of Chairperson and Vice Chairperson the Board undertook special Resolution PZ #23–A. This Resolution appointed Eric Schiela as Chairperson and Jay Gebauer as Vice Chairperson. A motion was made by member Chuck O’Hara and seconded by member Eric Schiela with all eligible members voting in the affirmative.

No additional new business was undertaken.

The meeting was then open to public comment. Martha Wright of 632 7th Street came forward and discussed the dark sky movement.

There being no further public comment, at the conclusion of public comment, no further business was undertaken. The motion was made to adjourn the meeting. The meeting was closed at 6:29 PM.

Submitted,

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