

**Borough of Avalon Planning/Zoning Board**  
**Minutes of Work Session/Regular Meeting of September 12, 2023**

Members Present:     Jay Gebauer  
                              Greg Kizeik  
                              Sue Montanari  
                              Chuck O'Hara  
                              Michele Petrucci  
                              Brian Reynolds  
                              Eric Schiela  
                              Beth Tipping (6:01pm)  
                              Joe Stenger  
                              Eric Dechert

Members Absent:     Sam Wierman

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 Chair then recited the Open Public Meetings Act Statement.

The Board then considered the proposed minutes of the August 8, 2023 Work Sessions/Regular Meeting. Corrections or changes were made. A motion was made to approve by member Michele Petrucci and seconded by member Brian Reynolds with all eligible members voting in the affirmative.

The Board then considered the proposed minutes of the August 8, 2023 Closed Session Meeting. No corrections or changes were made. A motion was made to approve by member Chuck O'Hara and seconded by member Michele Petrucci with all eligible members voting in the affirmative.

There were no memorializing resolutions.

The Board then undertook application PZ #23-06 for Applicant owner Keith and Kathleen Heck and Steven Minderjahn whose address is 54 East 27th Street, Unit C and D located in Block 27.01, Lots 12.01, 12.02, and 12.03 wherein Applicants sought variance to expand a non-conforming use and associated both variances to expand Units C and D by adding a third floor of approximately 250 ft.<sup>2</sup> for each unit. The Applicant was represented by Kevin Balistreri, Esquire. Applicant presented Keith Heck, Steven Minderjahn, Pamela Fine, architect and Gary Thomas, engineer and planner all of whom were sworn and testified.

Applicant presented Exhibits A-1 through A-15. The application consisted of the Applicant justifying to the Board the expansion to the third floor as being consistent with the neighborhood and not in contravention of the Zoning Plan and Ordinance. Applicant further set forth various Municipal Land Use Law purposes advanced by the application which ultimately the Board accepted. The Board imposed various conditions of approval on the Applicant as a

condition of approval of the application. The Board heard from two members of the public which testified in favor of the application.

John Amenhauser, Esquire appeared objecting to the application on behalf of three of the neighbors in the same neighborhood. At the conclusion of the hearing the Board voted to approve the Applicants' application with conditions.

The Board then undertook application PZ #23-07 owner application filed by John Kerr whose address is 401, Unit B, 21st Street, located in Block 20.06, Lot 113.01 wherein Applicant sought a front yard variance to place a shed within 5 feet of Evans Road, a front yard on Applicant's property. Applicant presented the application *pro se* and testified as to the desirability of allowing the shed to be placed in the front yard. To that end Applicant presented Exhibits A-1 through A-5 which were accepted into evidence by the Board and considered by the Board. Applicant agreed to provide significant green space on the property and bring the property into compliance with the 15% requirement for green space were adding approximately 825 ft.<sup>2</sup> of green space. Joseph Maffei, Board Engineer, reviewed his report to the Board of August 30, 2023 which was accepted by the Board. There was no public comment.

At the conclusion of the hearing the Board voted in favor of granting the application for front yard relief to allow the Applicant to place a storage shed in the front yard.

No old business and no new business were conducted by the Board. The matter was open to public comment and there was no public comment.

There being no further business before the Board a motion was made to adjourn the meeting. The meeting was closed at 8:51 PM.

Submitted,

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