

**Borough of Avalon Planning/Zoning Board
Minutes of Work Session/Regular Meeting of October 10, 2023**

Members Present: Greg Kizeik
 Sue Montanari
 Chuck O'Hara
 Brian Reynolds
 Eric Schiela
 Beth Tipping
 Sam Wierman
 Eric Dechert

Members Absent: Jay Gebauer
 Michele Petrucci

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 September 12, 2023 Work Session/Regular Meeting. No corrections or changes were made. A motion was made to approve by Member Brian Reynolds and seconded by Member Greg Kizeik with all eligible members voting in the affirmative.

The Board then considered the proposed memorializing resolution for Application Heck/Minderjahn PZ#23-06, 54 E. 27th Street, Units C and D. Corrections or changes were made. A motion was made to approve by Member Sue Montanari and seconded by Member Brian Reynolds with all eligible members voting in the affirmative.

The Board then considered the proposed resolution for the Kerr Application PZ#23-07, 401 21st Street, Unit B. Corrections or changes were made. A motion was made to approve by Member Eric Dechert and seconded by Member Brian Reynolds with all eligible members voting in the affirmative.

Application PZ#21-16B and PZ#23-08 the former being a Zoning Officer appeal and the latter being variance for swimming pool in the front yard by Applicant Sponaugle for the address at 335 6th Street, Block 5.05, Lot 75 both applications were postponed to the November 14, 2023 meeting with appropriate announcement made by the Board.

The Board then undertook Application PZ#23-09 a minor subdivision for Applicant O'Hara Limited Family Partnership for property located at 1969 and 1939 Ocean Drive, Block 19.04, Lots 68, 68.01, 69, 69.01, 70 and 71. The Applicant was represented by Jeffrey Barnes, Esquire who presented the application on behalf of the Applicant. The Board recognized the Application was a by right minor subdivision transforming two lots into three conforming lots. The Board accepted into evidence the Board Engineer Report dated September 29, 2023 as Exhibit B-1 with consent of the Applicant.

The Board found the application to be in order and granted the application for minor subdivision with conditions that the Applicant meet all of the review comments of the Board Engineer Report of September 29, 2023.

No new or old business was brought forward to the Board. The meeting was open to the public 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 adjourned at 6:16 PM.

Submitted,

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