

Borough of Avalon Planning/Zoning Board
Minutes of Work Session/Regular Meeting of June 11, 2024

Members Present: Jay Gebauer
 Sue Montanari
 Michele Petrucci
 Eric Schiela
 Eric Dechert
 Michael Cosky

Members Absent: Greg Kizeik
 Chuck O’Hara
 Brian Reynolds
 Beth Tipping
 Sam Wierman

The Chair Eric Schiela called the meeting to order at 6:00 PM and led the Board in the Pledge of Allegiance. A rollcall of members present was made. The Chair then recited the Open Public Meetings Act Statement.

The Board then considered the proposed minutes of the May 14, 2024 Work Session/Regular Meeting. Corrections or changes were made. A motion was made to approve by member Michele Petrucci and seconded by member Eric Dechert with all eligible members voting in the affirmative.

There were no memorializing resolutions.

Application PZ #24–01 filed by Applicant Robert and Leigh Walters for the property at 484 7th Street, Block 7.06, Lots 110.02 and 112.01 has been heard by the Board. The Applicant was represented by Jeff Barnes, Esquire who presented the application. The Board considered the Applicant's witnesses Todd Danner, licensed architect and John Halbruner, engineer and architect. The Board also heard from Leigh Walters. At the end of the Applicant's case the Board heard from the Board Engineer Joseph Maffei who reviewed his report of April 2, 2024. Applicant accepted as a condition of approval that what is proposed on the architectural plans is what the structure will look like when built. Applicant accepted as a condition of approval to meet all of the Board Engineer's comments contained in his report of April 2, 2024. Finally, the Applicant agreed to accept as a condition of approval to provide Belgium block curbing which shall be replaced with concrete curbing on the plan prior to obtaining a construction permit.

The matter was then opened to the public whereby the Board heard from Robert Walters who resides at 474 7th Street which is adjacent to the east of the Applicant's property. Mr. Walters advised that he owns the property adjacent to the Applicant's property and is the father of the Applicant. He testified that he supports the application and the variances requested. No one else from the public was heard and the public hearing was closed. As a result of the testimony and consideration of all of the evidence the Board voted to grant the Applicant's variances under the N.J.S.A. 40:55D–70 c(1) hardship criteria.

The Board then called application PZ #24-02. This is the application of William and Karen Hovis for the property located at 402 24th Street, Block 24.06, Lots 114.04, 114.05, 115.04, 115.05, 115.10, 115.11, 116.04 and 116.05. The application was adjourned to the July 2024 meeting. Notice was provided to the public at the time of the June 11, 2024 meeting and no further notice would be forthcoming.

There being no new or old business before the Board the matter was open to public comment. One person from the public spoke, Martha Wright of 632 7th Street, wherein she complained about the use of paper documents instead of video.

There was no further public comment.

There being no further business before the Board a motion was made to adjourn the meeting. The meeting was adjourned at 7:28 PM.

Submitted,

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