



PLANNING & ZONING BOARD MEETING MINUTES

July 15, 2024 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: MICHAEL STERN, CHAIR
JIM EHRET, VICE CHAIR (*Via Zoom*)
LAURE SHEARER, BOARDMEMBER
JIM FERGUSON, BOARDMEMBER
CAROL RUDOLPH, BOARDMEMBER
JONATHAN BUTLER, ALTERNATE BOARDMEMBER

ALSO PRESENT: FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
ISABELLA HICKEY, SENIOR PLANNER
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
FABINNE AZEMAR, PLANNING TECHNICIAN
LEONARD RUBIN, TOWN ATTORNEY

AUDIENCE: 12

CALL TO ORDER

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Town Clerk Copeland-Rodriguez swore in Alternate Planning & Zoning Board Member Butler.

COMMENTS FROM THE TOWN ATTORNEY AND STAFF - None

COMMENTS FROM THE PUBLIC

All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Board). The Board will not discuss these items at this time.

Public Comments Opened at 4:03pm.

Public Comments Closed at 4:06pm.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes for June 10, 2024

MOTION: *Ferguson/Shearer made a motion to approve the consent agenda.*

ACTION: *The motion passed unanimously.*

BOARD ACTION/DISCUSSION ITEMS (A Public Hearing Period was provided for each item below.)

Town Attorney Rubin swore in all parties wishing to give testimony on the items below and confirmed that there were no ex parte communications to disclose.

2. Variance Request – 791 Ocean Drive

MOTION: *Ferguson/Shearer made a motion to recommend to the Board of Adjustment/Town Council denial of the requested variance reducing the minimum side setbacks for a proposed new structure from 10 ft. to 5ft.*

ACTION: *The motion passed unanimously.*

3. Application for a Major Development and Site Plan Amendment to the 700 Ocean Drive Planned Unit Development (Recommendation to Town Council) (See attached presentations.)

Due to technical difficulties with Zoom, Alternate Boardmember Butler became a regular voting member for this item.

MOTION: *Ferguson/Butler made a motion to recommend to the Town Council approval of the request for the Major Site Plan Amendment.*

ACTION: *The motion passed unanimously.*

MOTION: *Ferguson/Rudolph made a motion to recommend to the Town Council approval of the installation of the swimming pool between the CCCL and the Town's 50-foot setback west of the CCCL, subject to Department of Environmental Protection (DEP) approval.*

ACTION: *The motion passed unanimously.*

COMMENTS FROM THE BOARD

ADJOURNMENT

Chair Stern adjourned the meeting at 5:06pm.

Michael Stern, Chair

Caitlin E. Copeland-Rodriguez, Town Clerk