



PLANNING & ZONING BOARD MEETING MINUTES

November 18, 2024 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

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

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

AUDIENCE:

CALL TO ORDER – 4:00PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - *None*

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 4:00pm.

Public Comments Closed at 4:01pm.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes for October 7, 2024

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

***ACTION:** The motion passed unanimously.*

BOARD ACTION/DISCUSSION ITEMS

2. Request for Special Exception for a Vacant Parcel to become Supplemental Off-site Parking for Beach Plaza

***MOTION:** Ehret/Ferguson made a motion to recommend approval to the Town Council of the applicant's request for approval of a Special Exception use of the Property for supplemental off-site parking for Beach Plaza with appropriate conditions for 2 years.*

***ACTION:** The motion passed unanimously.*

3. Appearance Review – 220 Ocean Drive

***MOTION:** Ferguson/Ehret made a motion to approve as stated in Staff's memorandum.*

***ACTION:** The motion passed unanimously.*


4. Appearance Review – 451 Neptune Road

The Board gave unanimous consensus to have the applicant work with staff and develop a revised plan to present to the Board at a future date. The applicant's agent agreed to withdraw the current application.

COMMENTS FROM THE BOARD

ADJOURNMENT

Chair Stern adjourned the meeting at 5:06PM.



Michael Stern, Chair



Caitlin E. Copeland-Rodriguez, Town Clerk