

**GIANTS NECK BEACH ASSOCIATION  
BOARD OF GOVERNORS MEETING MINUTES  
DECEMBER 8, 2022  
Helen Lena Clubhouse**

**Present:** Page Heslin, Lee-Ann Berger, Lou Piscatelli, Lili Plisic, Bill Christopher, Paul Formica  
**Absent:** Wick Mallory

**1. Call to Order**

P. Heslin called the meeting to order at 7:30 PM

**2. Review and Action on Zoning Commission Decision to opt out of Certain Provisions of Public Act 21-29.**

P. Heslin reported that the Zoning Commission, at a meeting held immediately after the public hearing on November 20, 2022, had voted to opt out of certain portions of the Public Act 21-29 relating to Accessory Dwelling Units and parking. It is now up to the Board to decide whether or not to ratify the Zoning Commission's decision.

The Board discussed the substance of Public Act 21-29, as well as the comments made by Association Members at the Public hearing, and the discussion of the Zoning Commission at its meeting immediately thereafter. The multiple reasons that formed the basis for the Zoning Commission's decision to opt out are set forth in their meeting minutes. P. Formica asked about the tenor of the comments from Association members that attended the public hearing. Board members that had attended all concurred that public sentiment had been overwhelmingly in favor of opting out. No members of the public stated that they were in favor of becoming subject to the State regulation; all comments were in support of opting out. P. Heslin noted that a decision to opt out of Public Act 21-29 does not prevent the Association from enacting regulations in the future to address some of the same goals, but in a way that is most beneficial to and supported by our community. Discussion followed, at the conclusion of which:

**MOTION: (L. Berger/L. Plisic) to ratify the decision of the Zoning Commission at its meeting held on November 20, 2022 to opt out of certain provisions of Public Act 21-29, for the various reasons noted in the minutes as the bases for its decision.**

**VOTE:** Approved Unanimously (6-0)

**3. Set Meeting Dates for 2023**

Following discussion, dates for regular monthly meetings of the Board in 2023 were set as follows:

**February 16  
March 16  
April 13  
May 11  
June 8**

**July 6  
August 10  
September 14  
October 19  
November 16**

**4. Comments from Public**

None.

**5. Adjournment**

**MOTION: (B. Christopher/L. Piscatelli) to adjourn at 8:05 PM**

**VOTE: Approved Unanimously (6-0)**

Respectfully Submitted,  
Page Heslin, President and Acting Secretary