

**Borough of Allenhurst
Planning Board Special Meeting Minutes
November 29, 2023**

The special meeting was called to order at 7:30 pm with a salute to the flag.

The roll was called with the following members being present: Mrs. Adjmi, Mr. Schechner, Mr. Ryan, Mrs. Varley, Chairman Tomaino, Ms. Bolan

Absent: Mr. Costello, Mayor McLaughlin, Mr. Rogers, Mr. Horowitz,
Commissioner McLoughlin

Also present, Erik Anderson, Esquire, Board Attorney; David Laughlin, Borough Attorney; Kelly Barrett, Administrator/Secretary, Matthew Mariano representing Leon S. Avakian and State Shorthand Reporting Service.

The requirements of the Open Public Meetings Act were stated as being met.

Mr. Anderson explained the procedure to be followed at this special meeting.

Mr. Anderson introduced David Laughlin, the Borough's Attorney.

Mr. Laughlin explained the procedure and requirements of the proceedings.

Mr. Laughlin introduced Jennifer Beahm, Borough Planner. Ms. Beahm was sworn in. Ms. Beahm submitted a zone map marked AH-1. Ms. Beahm gave a summary of the elements of the Affordable Housing and Fair Share Plan, the Settlement Agreement obligations and the Borough's obligation for the Board and the public.

Ms. Beahm explained the 20 percent mandatory set aside ordinance and the development fee ordinance.

Board Member asked for clarification of the housing element and the overlay zones and the associated densities.

Chairman Tomaino opened the Housing Element and Fair Share testimony for public questions. Arthur Neiss, Esquire representing the Allenhurst Taxpayers Association asked for clarification on the overlay zones, the number of units and parking requirements for those areas. Steven Feldman residing at 1 Elberon Avenue also inquired about the affordable housing unit contributions to the Trust Fund; questioned the percentage of set aside affordable and market-rate units; the Deed restrictions. Tom Glenn residing at 312 Elberon Avenue asked for clarification of reuse of existing property, maximum building heights and unit count.

There being no further public questions, the public portion was closed.

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Chairman Tomaino opened the Housing Element and Fair Share Plan for public comments. Alex Adjmi residing at 101 Cedar Avenue commented on the values of properties in the Borough and the possible overcrowding in the area. Arthur Neiss read a prepared statement on behalf of the Allenhurst Taxpayers Association expressing displeasure with the terms of the Settlement Agreement. Steven Feldman residing at 1 Elberon Avenue commented on the suspension of the Moratorium and asked why the Borough would agree to that. Mr. Anderson explained the issue was addressed before the Superior Court and is part of the Settlement Agreement. Richard Fernicola residing at 7 Spier Avenue stated the Historic Preservation Ordinance and demolition ordinances should be enforced.

There being no further public comments, the public comment portion was closed.

Mr. Anderson submitted a Resolution forwarding the Housing Element Fair Share Plan to the Board of Commissioners.

After discussion, Chairman Tomaino asked the pleasure of the Board. Mr. Schechner made a Motion to forward the Housing Element Fair Share Plan to the Board of Commissioners; Seconded by Ms. Bolan.

Roll call vote:

Ayes: Chairman Tomaino, Ms. Bolan, Mrs. Varley, Mr. Schechner, Mrs. Adjmi,
Mr. Ryan

Nays: None

Ms. Beahm reviewed a compilation of mandatory ordinances required through the Settlement Agreement and Fairness hearing before Judge Jones, which was introduced at the Board of Commissioners meeting on October 17, 2023, and requested the Board find the ordinances are consistent with the Borough's Master Plan. Andrew Barre explained the COHA regulations contained in the ordinances.

Chairman Tomaino opened the hearing for public questions and/or comments. There being none, the public portion was closed.

After discussion Chairman Tomaino asked the pleasure of the Board. Ms. Bolan made a Motion to approve the amendments to ordinances are consistent with the Master Plan; Seconded by Mr. Ryan.

Roll call vote:

Ayes: Chairman Tomaino, Ms. Bolan, Mrs. Varley, Mr. Schechner, Mrs. Adjmi,
Mr. Ryan

Nays: None

Mr. Anderson announced the Board will now conduct the consistency review of the proposed Amendments to the 2021 Redevelopment Plan.

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Ms. Beahm gave an overview of the Amendments to the Main Street Redevelopment Plan and the zoning and perimeters associated with each of the developments and respectfully requests the Board finds it is consistent with the Housing Fair Share Plan element of the Borough's Master Plan. Mr. Barre explained the Settlement Agreement element.

Board Members asked for clarification of the Historic Preservation Guidelines contained in the agreement; variance requirements; minimum/maximum unit sizes; maximum building heights and methodology for measurement thereof; rooftop amenity space; concept plans; et cetera.

Chairman Tomaino opened the hearing for public questions and/or comments. There being none, the public portion was closed.

A brief recess takes place.

After discussion Chairman Tomaino asked the pleasure of the Board. Chairman Tomaino made a motion the amendments to the Redevelopment Plan are consistent with the Borough of Allenhurst Master Plan; Seconded by Mr. Ryan.

Roll call vote:

Ayes: Ms. Bolan, Mr. Ryan, Chairman Tomaino, Mr. Schechner

Nays: Mrs. Varley, Mrs. Adjmi

There being no further business before the Board, Motion was made and seconded to adjourn at approximately 10:50 pm.

Next scheduled regularly scheduled meeting of the Planning Board will be December 6, 2023 at 7:30 p.m.

Respectfully submitted,
Michele A. MacPherson