

**Borough of Allenhurst
Planning Board Minutes
JANUARY 17, 2024**

The regularly scheduled 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: Mayor McLaughlin, Mr. Rogers, Mrs. Adjmi, Mr. Ryan, Ms. Bolan, Mrs. Varley, Mr. Tomaino
Absent: Commissioner McLoughlin, Mr. Schechner, Mr. Horowitz

Also present, Erik Anderson, Esquire, Board 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.

REORGANIZATION:

Mayor McLaughlin nominated Joseph Tomaino for the position of Chairman for the 2024 calendar year; Seconded by Mrs. Adjmi. There being no further nominations by voice vote Resolution #1-17-2024 (1) is passed.

Mayor McLaughlin nominated Paul Schechner for the position of Vice Chairman for the 2024 calendar year; Seconded by Chairman Tomaino. There being no further nominations by voice vote Resolution #1-17-2024 (2) is passed.

Chairman Tomaino offered Kelly Barrett as the Planning Board Secretary for the 2024 calendar year; Seconded by Mrs. Adjmi. There being no further offering, by voice vote Resolution #1-17-2024 (3) is passed.

Chairman Tomaino offered Erik Anderson, Esquire as the Planning Board Attorney for the 2024 calendar year; Seconded by Mayor McLaughlin. There being no further offering, by voice vote Resolution #1-17-2024 (4) is passed.

Chairman Tomaino offered Leon S. Avakian, Inc. as the 2024 Planning Board Engineer; Seconded by Mr. Rogers. There being no further offering, by voice vote Resolution #1-17-2024 (5) is passed

Chairman Tomaino offered The Coaster and The Asbury Park Press as the Planning Board's official newspaper; Seconded by Mr. Rogers. There being no further offering, by voice vote Resolution #1-17-2024 (6) is passed.

Chairman Tomaino offered Resolution #1-17-2024 (7) setting forth the 2024 regular meeting dates and the 2025 Re-organization meeting date; Seconded by Mayor McLaughlin. By voice vote the 2024/2025 calendar is approved.

MINUTES:

Chairman Tomaino made a motion to approve the November 29, 2023 Special Meeting Minutes as submitted; Seconded by Mr. Ryan. By voice vote the November 29, 2023 Special Meeting Minutes were approved.

**Borough of Allenhurst
Planning Board Minutes
JANUARY 17, 2024**

Chairman Tomaino made a Motion to approve the December 6, 2023 Meeting Minutes as submitted; Seconded by Mr. Ryan. By voice vote the December 6, 2023 Meeting Minutes were approved with Mrs. Adjmi abstaining from the vote.

Chairman Tomaino regretfully announced that Bernard Costello has submitted his resignation to the Planning Board after 20 years of service. Mr. Costello will be missed.

MEMORIALIZATION:

Resolution 1-17-2024 (2) for property located at 215 Elberon Avenue was reviewed. Chairman Tomaino made a Motion to approve the Resolution as submitted; Seconded by Mayor McLaughlin.

Roll call vote:

Ayes: Mayor McLaughlin, Chairman Tomaino, Ms. Bolan, Mr. Ryan, Mrs. Varley

Nays: None

Abstain: Mr. Rogers, Mrs. Adjmi

Resolution 1-17-2024 (3) for property located at 45 Norwood Avenue was reviewed. Chairman Tomaino made a Motion to approve the Resolution as submitted; Seconded by Mr. Ryan.

Roll call vote:

Ayes: Chairman Tomaino, Mayor McLaughlin, Mrs. Varley, Mr. Rogers, Ms. Bolan, Mr. Ryan

Nays: None

Abstain: Mrs. Adjmi

Chairman Tomaino announced that the application for property located at 303 Allen Avenue will not be heard this evening. The application will be carried to the February 21, 2024 Planning Board Meeting without further notice being required.

APPLICATIONS:

214-216 Cedar Avenue - Sasson

Chairman Tomaino recused himself from hearing the application.

Mayor McLaughlin takes over as Chairman for this application.

Mr. Anderson advised the Board is in receipt of the following exhibits: A-1 Application; A-2 photographs; A-3 Site Plan and Bulk Table dated 12/6/2023; A-4 Notice; B-1 Leon S. Avakian, Inc. Review letter revised 1/10/2024

**Borough of Allenhurst
Planning Board Minutes
JANUARY 17, 2024**

Paul V. Fernicola, Esquire representing the applicant placed his appearance on the record. Mr. Fernicola introduced Jonathan Wolfe, a New Jersey licensed architect. Mr. Wolfe was sworn in, and the Board accepted his credentials.

Mr. Wolfe gave a description of the existing conditions at the subject premises. Mr. Wolfe explained the proposed improvements to the west side porch. They are consistent and compliment the original architectural style of the home, and they comply with the historic preservation guidelines.

Mr. Wolfe described the windows, and the exterior architectural details and materials being proposed. The proposed expansion of the existing open, front porch will align with neighboring porches. Mr. Wolfe explained the interior floor plans. The proposal creates a more desirable visual environment than the existing conditions. The existing recharge system can accommodate any runoff from the additional impervious coverage.

Mr. Wolfe described the existing shed and garage and the renovations being proposed. The shed/kitchenette with a sink, cabinetry will not contain bathroom facilities or a stove.

Mr. Mariano cited the ordinance regarding screening and enclosing the porch and stated a variance is required

Board Members requested photographs of the interior of the garage, shed and similar neighboring porches.

A brief recess takes place.

Chairman McLaughlin open the testimony for public questions. There being none the public question portion was closed.

Mr. Fernicola introduced Elliot Sasson, the property owner. Mr. Sasson was affirmed. Mr. Sasson described the existing conditions at the subject premises. The goal of this application is to bring it more in line with the other homes on Cedar Avenue, enclosing the porch to integrate into interior living space and create a usable front porch.

Mr. Sasson explained the renovations to the shed.

Chairman McLaughlin opened the testimony for public questions and/or comments. There being none, the public question and comments portion was closed.

Mr. Fernicola requested the application be carried to the next available meeting. The application will be carried to the March 20, 2024 Planning Board Meeting at 7:30 p.m. without notice being required.

**Borough of Allenhurst
Planning Board Minutes
JANUARY 17, 2024**

Discussion:

None at this time.

Motion was made and seconded for the Board to hold an Executive Session at this time.

There being no further Board business, Motion was made and seconded to adjourn approximately at 9:15 pm.

Special meeting of the Planning Board is scheduled to be held on January 24, 2024 at 7:30 p.m.

Next scheduled regular meeting of the Planning Board will be February 21, 2024 at 7:30 p.m.

Respectfully submitted,
Michele A. MacPherson