

1 THE BOROUGH OF ALLENHURST  
2 REMOTE ACCESS  
3 BOARD OF COMMISSIONERS MEETING  
4 MONMOUTH COUNTY

5 TRANSCRIPT OF  
6 PROCEEDINGS

7  
8 Meeting held  
9 Via ZOOM  
10 March 9, 2021  
11 7:30 p.m.

12 BOARD OF COMMISSIONERS

13 DAVID McLAUGHLIN, Mayor

14 CHRISTOPHER McLOUGHLIN, Deputy Mayor

15 TERRANCE BOLAN, Commissioner

16 DONNA M. CAMPAGNA, Clerk

17

18

19

20

21

22

23

24

25

## 1 A P P E A R A N C E S

2 BIRDSALL & LAUGHLIN, L.L.C.  
3 BY: DAVID A. LAUGHLIN, ESQ.  
4 1720 State Highway 34  
5 Wall, New Jersey 07719  
6 Attorney for the Borough of Allenhurst.  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1	I N D E X	
2	PUBLIC PARTICIPATION	
3	Name	Page
4	Gabriel Zeitouni	34
5	Steven Haber	38/47/57
6	Simon Douek	42/58
7	Sam Matalon	43
8	David Maleh	49
9	Tom Glynn	50
10	Heather Fallas	51
11	Debbie Mezrahi	54
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

1                   MAYOR McLAUGHLIN: Okay, so  
2 we'll call the meeting to order with a salute to  
3 the flag.

4                   (The Pledge of Allegiance is  
5 recited.)

6                   MAYOR McLAUGHLIN: Notice  
7 requirements of state statute have been satisfied  
8 by delivering required notice to The Coaster and  
9 The Asbury Park Press, posting the notice on the  
10 bulletin board in Borough Hall, and the filing of  
11 said notice with the Borough Clerk.

12                  I do just want to go through the meeting  
13 guidelines. In accordance with the Department of  
14 Community Affairs and Local Operational Guidance,  
15 the Borough will observe the following public  
16 comment protocol: Interested parties may make  
17 public comments by clicking the raised hand button  
18 on their ZOOM window or typing a request to be  
19 un-muted in the chat box, if participating via  
20 computer.

21                  If joining via telephone interested  
22 parties may make public comment by pressing star  
23 9 on their keypad to Raise Hand and request to be  
24 un-muted. I want to remind everybody the public  
25 comments will be limited to five minutes per

1 person and the time is nontransferable.

2 So with that I will ask Donna to take the  
3 Roll Call.

4 MS. CAMPAGNA: Sure. Commissioner  
5 McLoughlin?

6 COMMISSIONER McLOUGHLIN: I'm here.

7 MS. CAMPAGNA: Commissioner Bolan?

8 COMMISSIONER BOLAN: Present.

9 MS. CAMPAGNA: Mayor McLaughlin?

10 MAYOR McLAUGHLIN: I am here also.

11 Do we have some communications, Donna?

12 MS. CAMPAGNA: Yes, we have a notice  
13 of public hearing on March 18, 2021, the New  
14 Jersey DEP regarding the Fiscal Year 2021 Annual  
15 Fee Report. An announcement that is not on there  
16 that I will make is: A lot of calls we've been  
17 getting on the Beach Club applications. They  
18 should be going out on or about March 15th. I'll  
19 let everyone know that if they don't receive it by  
20 the 16th, give us a call, but always check the  
21 Spam because some of them go to Spam, they will be  
22 emailed.

23 MAYOR McLAUGHLIN: Okay. Thank you  
24 for that. Just a quick housekeeping item here,  
25 one of the Resolutions we have here 2021-04, that

1 will be tabled tonight. That is on the Floor  
2 Space Resolution.

3 MS. CAMPAGNA: Mayor, that's an  
4 Ordinance. I'm sorry.

5 MAYOR McLAUGHLIN: I'm sorry the  
6 Ordinance. The reason we're going to table it is  
7 because John Barree is going to talk to the  
8 Planning Board at the next regular Planning Board  
9 meeting. So there is a typo on there too, it says  
10 2103 and it's 2104.

11 MS. CAMPAGNA: Thank you.

12 MAYOR McLAUGHLIN: So before we  
13 continue on we do have Matt Jessup and John  
14 Barree. They're going to discuss the potential  
15 amendments to the Redevelopment Plan. I see Matt  
16 is here. Welcome Matt.

17 MR. JESSUP: Mr. Mayor, how are you  
18 doing?

19 MAYOR McLAUGHLIN: Welcome John.

20 MS. CAMPAGNA: Hi, Matt.

21 MAYOR McLAUGHLIN: Thank you for  
22 attending. Matt, I'll open it up to you to  
23 discuss what we're looking at doing with these  
24 amendments.

25 MR. JESSUP: Sure. Thank you, Mayor

1 and good evening, Commissioners. Matt Jessup from  
2 McManimon, Scotland and Baumann.

3 So we have tonight for your consideration  
4 an amendment to the Redevelopment Plan for what  
5 was previously designated in late 2004 as the Main  
6 Street Redevelopment Area. John Barree will  
7 described the plan amendment in a minute. I  
8 wanted to take a minute and just sort of describe  
9 procedurally why we're here tonight, and what  
10 actions will be considered both tonight and  
11 potentially at subsequent meetings.

12 So a Redevelopment Plan, in this case a  
13 plan amendment is required to be approved by the  
14 Commissioners by an ordinance. However, before  
15 adopting that plan amendment the Planning Board is  
16 required to review the plan amendment as referred  
17 by the Borough Commissioners. And then send the  
18 Borough Commissioners a report with the Planning  
19 Board's recommendations concerning the plan or  
20 again in this case the plan amendment.

21 So tonight we have for your consideration a  
22 Resolution that would make that referral of the  
23 Redevelopment Plan to the Planning Board for their  
24 review. As I understand it the Planning Board  
25 meeting is tomorrow night, and so under the

1     Redevelopment Law the Planning Board has a  
2     specific task tomorrow night.

3             At that meeting the Planning Board will  
4     review the plan amendment, they'll determine  
5     whether any portion of the Redevelopment Plan  
6     Amendment is inconsistent with the Borough's  
7     Master Plan. And if there any inconsistencies,  
8     the Planning Board will make recommendations  
9     concerning those inconsistencies and any other  
10    matters that it deems appropriate. That's its  
11    task tomorrow night.

12            And once the Planning Board completes that  
13    action and it sends the report containing those  
14    recommendations back to the Commissioners, the  
15    Commissioners can consider an ordinance to approve  
16    the plan amendment, which presumably following a  
17    time table starting tonight could happen at the  
18    Commissioner meetings in -- because it's an  
19    ordinance you would have a meeting for  
20    Introduction and then a second meeting for Public  
21    Hearings prior to a hearing on final adoption.

22            So in short tonight is really the first of  
23    four public meetings on this proposed plan  
24    amendment. And then -- inaudible -- but if the  
25    plan amendment is adopted it becomes the zoning



1 for the Redevelopment Area. And any project that  
2 is proposed for the -- when it goes before the  
3 Planning Board for site plan approval will be  
4 evaluated based on the zoning that's set forth in  
5 this amended redevelopment plan.

6 So again to sort of kick off what is really  
7 the first in a series of actions, unless  
8 Commissioners you have any questions at the moment  
9 about the procedural process, I think John Barree  
10 will take you through some of the details of this  
11 plan amendment so that you have a full  
12 understanding of it prior to referring it to the  
13 Planning Board.

14 MAYOR McLAUGHLIN: I think that would  
15 be great. I don't have any questions at this  
16 point. Chris or Terry?

17 COMMISSIONER BOLAN: I don't.

18 MAYOR McLAUGHLIN: So John we'll hand  
19 it over to you. How are you tonight? And thank  
20 you for coming.

21 MR. BARREE: You're welcome. Thank  
22 you for having me. Nice to see you, Mayor,  
23 Commissioners, Donna, Matt, Joe, Dave, hi.

24 So this evening as Matt said we are  
25 discussing the update, the amendment to the Main

1 Street Redevelopment Plan. As I'm sure most if  
2 not all the people on the meeting this evening are  
3 aware this process has been going on for several  
4 years now. We had a version of the plan that made  
5 it as far as the Planning Board review about two  
6 years ago and there was considerable review and  
7 discussion since that time to further refine the  
8 vision for the Main Street area.

9 So the amendments to the plan are focused  
10 on two main portions the Redevelopment Area. The  
11 two former JCP&L properties that encompass the,  
12 what we are now calling the mixed-use district, is  
13 the west side of Main Street where the larger,  
14 taller, old JCP&L building is, the big, brick  
15 building and garages just to the south of the  
16 substation. And then we have the townhouse  
17 residential district on the opposite side of Main  
18 Street where the larger garage maintenance  
19 facility was located, the former JCP&L property on  
20 the east side of Main Street.

21 The remaining portions of the Redevelopment  
22 Plan, what we call the Gateway district, that's  
23 really the southeast corner of Main and Hume  
24 including the Fire House, that really hasn't  
25 changed. The back, behind on -- closer to the

1 lake on Lake Street that's a park district that  
2 hasn't changed. And then the southern most  
3 portion of Main Street that encompasses a few of  
4 the smaller properties that remains unchanged as  
5 well.

6 So I'll start by going into some of the  
7 details about the two main land use districts for  
8 the JCP&L site, former JCP&L sites and then talk  
9 about a few other tweaks that have been made to  
10 the plan.

11 So the overall goals, objectives and vision  
12 of the Redevelopment Plan are similar to where  
13 they were originally and about the same as what we  
14 discussed a couple of years ago.

15 So for the west side one of the big changes  
16 is to envision the removal of all of those  
17 buildings. The demolition of everything located  
18 on that west side property. The plan originally  
19 thought of that as a adaptive reuse possibility.  
20 Taking those old, brick buildings and repurposing  
21 them, re-imagining them as something new. But in  
22 reviewing the possibilities and the constraints  
23 associated with how those buildings were laid out  
24 and some of the difficulties inherent in adaptive  
25 reuse, looking at the project over the last

1 couple of years, we determined that it provides a  
2 lot more opportunity and a lot more flexible  
3 design and just a better overall project to move  
4 away from that adaptive reuse and look at the  
5 demolition of all the structures.

6 So upon demolishing those structures the  
7 envisioned new development would be a multi-family  
8 residential building up to five stories in height  
9 with a ground floor base that includes several  
10 retail spaces along the Main Street frontage and  
11 then parking set behind those retail spaces mostly  
12 to provide for parking for the residential units  
13 and then a surface parking lot, a smaller surface  
14 parking lot to the north of the building between  
15 the edge of the building and the substation that  
16 would provide some additional flexible spaces that  
17 would be used for guests, potential employees or  
18 retail shoppers, if they're available.

19 Donna, do you have the rendering that is  
20 the proposed concept for the westside available?

21 MS. CAMPAGNA: Sure. Tyler. Tyler  
22 has all the pictures. Could you share -- which  
23 picture did you want, John? The --

24 MR. BARREE: The one that's the west  
25 side of the building, the multi-family structure.

1 TYLER: The west side. Okay.

2 MS. CAMPAGNA: Okay, the west side.

3 Yeah, it's the larger -- yes, exactly.

4 MR. BARREE: Okay. So you know in  
5 conversations with the designated redeveloper for  
6 the property this concept plan was developed and  
7 it includes the components that I discussed.

8 So you see on the ground floor, you have  
9 some store fronts. You have a little central  
10 plaza area as the building bends in a little bit.  
11 So we're looking at Main Street in the foreground,  
12 the building, the former JCP&L property set off to  
13 the west side of Main Street. And basically the  
14 large base of the building, that first ground  
15 story would occupy most of the site from front to  
16 back, back to the railroad tracks. And then it  
17 would step in both on the front side and back side  
18 to go up four stories to provide for up to 80  
19 residential units, apartments and a mix of one and  
20 two bedroom units with a handful of three-bedroom  
21 units possibly as well.

22 The total retail square footage would be up  
23 to about 3,400 square feet would be envisioned for  
24 the middle of the building. So there would be  
25 probably two smaller retail store fronts available

1 to provide some activity along Main Street in that  
2 central plaza area support the tenants, residents  
3 of the development.

4 The parking would be required to comply in  
5 all respects with the Residential Site Improvement  
6 Standards. So that requires 1.8 spaces for a  
7 one-bedroom unit, two spaces for a two-bedroom  
8 unit, 2.1 spaces for a three-bedroom unit. So  
9 those parking spaces would all be provided on  
10 site. Most of them within the -- underneath the  
11 building within that first floor behind the facade  
12 that you see along ground level. With some, as I  
13 said, provided on a surface lot to the north.

14 The maximum height of the structure is 65  
15 feet with some architectural features allowed to  
16 be extend further up, up to 16 feet above that  
17 65-foot number. So all the different  
18 architectural elements that you see that gives the  
19 building its character and definition would be  
20 allowed to extend above that 65-foot limit. So  
21 those would be really more decorative in nature  
22 and contributing additional living space,  
23 habitable area to the upper floor of the building.

24 So that's -- let's see what else do we  
25 have? Of the 80 apartments it would be a

1 requirement to provide affordable units that would  
2 be affordable to low and moderate income  
3 residents.

4 Those tend to be the low and moderate  
5 income limits in Monmouth County. They tend to  
6 be in line with kind of a teacher's salary, a  
7 starting out teacher, a starting out police  
8 officer. They're working class rents and so  
9 residents would be required to, for those units  
10 they would be Deed restricted and we are required  
11 to qualify based on certain income ranges and  
12 those would go a long way toward helping the  
13 Borough provide some of its Fair Share  
14 obligation. That is something that every town in  
15 New Jersey has an obligation to consider.

16 The unit sizes, I guess are headed to be  
17 mostly a mix of one and two-bedroom units. The  
18 minimum unit size would be 725 square feet, which  
19 I can tell you is a pretty average size for a new  
20 one-bedroom unit in this type of multi-family  
21 building. They can go smaller in more denser of  
22 an area as they can go a little bit bigger but in  
23 the seven to 800 square foot range is a pretty  
24 typical size for a one bedroom unit.

25 And the two-bedroom units of course would

1 be larger, probably more in the 1,000 square foot  
2 or so range.

3 A handful of three-bedroom units would be  
4 included only as necessary to satisfy the  
5 Affordable Housing requirements. One of the rules  
6 that we deal with in spreading out and making sure  
7 that housing is affordable to a lot of different  
8 household types is to adhere to a certain mix of  
9 bedrooms for the affordable units.

10 So three-bedroom units are a requirement.  
11 They would most likely have a similar footprint to  
12 the market rate two bedroom units. So they would  
13 have slightly smaller bedrooms and take up a  
14 similar place in the floor plan on one level as a  
15 two-bedroom unit might on another level depending  
16 on how the ultimate design is flushed out.

17 And then in addition to the retail spaces  
18 that I mentioned on the ground floor, the  
19 residential units of course on floor two through  
20 five there would be some amenity spaces for the  
21 building. You can see in this rendering depending  
22 on how big your screen is, you may or may not be  
23 able to see, but there's some people rendered out  
24 on the deck kind of above the first floor. So  
25 there would be some space out there that would be



1 an outdoor space for the building that would lend  
2 to the streetscape a little bit and provide an  
3 amenity for the building. And there would be  
4 similar space toward the rear as well.

5 So that's a rundown of the west and the  
6 mixed use district with a proposed multi-family  
7 building.

8 Before I move on --

9 MAYOR McLAUGHLIN: John, could I ask  
10 you a quick question?

11 MR. BARREE: Yeah.

12 MAYOR McLAUGHLIN: I'm sorry to  
13 interrupt.

14 MR. BARREE: Please do.

15 MAYOR McLAUGHLIN: Can you just  
16 explain the difference because there's been some  
17 misinformation out there about a low income  
18 housing and Section 8 Housing.

19 MR. BARREE: Sure.

20 MAYOR McLAUGHLIN: And we want to  
21 emphasize that Section 8 Housing is not designated  
22 for anywhere in town. Could you please explain  
23 for the public the difference between those two?

24 MR. BARREE: Sure. So Section 8  
25 Housing is a Federal program that's something run

1 by HUD. There's two different types. There's  
2 what they call Project-Based Section 8 where the  
3 building, the structure itself is subsidized. So  
4 the people would move in and out of a public  
5 housing project.

6 Then there's Voucher-Based Section 8 where  
7 the subsidy gets attached to an individual or a  
8 family and they would find somebody who would take  
9 the voucher as a portion of the rent that they  
10 would owe. So that's a little more distributed.

11 In New Jersey we have a whole system of  
12 Affordable Housing requirements that go back now  
13 merely 45 years to initial court cases that date  
14 back to the '70s, Mount Laurel cases. And what  
15 those established over the years is that each  
16 municipality in region of the state has an  
17 obligation to provide for the realistic production  
18 of affordable housing units.

19 And in New Jersey those units fall into  
20 different categories. They have moderate income  
21 units. There's low income units and there's very  
22 low income units. And within each of those  
23 categories there's an income range and it's based  
24 on a percentage of the region's median income. So  
25 counties are grouped into regions because the cost

1 of living is different in different places. And  
2 then the median income for the region is updated  
3 each year and a percentage of that is determined  
4 to be what's affordable for households making  
5 certain amounts of that -- I'm sorry -- a  
6 percentage of the median income defines whether  
7 you're in a moderate, low or very low category.  
8 And then the rents for controlled units, Deed  
9 restricted units are set as a percentage of your  
10 income. So that you're not paying more than  
11 typical 30 percent of your monthly income toward  
12 household expenses.

13 So like I said the range of rents that  
14 we're talking about here for a moderate income  
15 unit are probably around 1,000, \$1,100 a month.  
16 For a low income they're probably 650 to \$800 a  
17 month depending on where you are. And then the  
18 very low income is more like \$500 a month.

19 So in all cases these are -- you have to  
20 have income to pay for the rent. You're not in --  
21 it's a subsidy that restricts the maximum rent you  
22 can pay. It's not a voucher like in the Section 8  
23 system or public housing like in the Section 8  
24 system.

25 So it's housing for working people. As you

1 know property taxes are high, cost of living is  
2 high all over New Jersey, all over Monmouth  
3 County. And it may be a single parent who has one  
4 or two children that qualifies as moderate income  
5 because they make \$50,000 a year. So that's kind  
6 of an example of the range of housing that we're  
7 talking about.

8 Does that address the question, Mayor?

9 MS. CAMPAGNA: Dave, we couldn't hear  
10 you. Do you have yourself on muted?

11 COMMISSIONER McLOUGHLIN: Dave, did  
12 that answer your question? Just give us a thumb's  
13 up.

14 I'm going to say yes, John. So you should  
15 proceed.

16 MR. BARREE: Okay. All right. So  
17 that covers as I said the west side mixed use  
18 district. Donna, can we get the east side?

19 MS. CAMPAGNA: I'm not sure. Tyler,  
20 can you put up the east side. That's the town  
21 home side.

22 TYLER: Okay.

23 MR. BARREE: Okay. So now we're  
24 looking with our backs to the building we were  
25 just looking at across Main Street, to the east

1 side of Main Street. These are sets of town  
2 houses that are proposed to be grouped in several  
3 buildings. Some with frontage along Main Street.  
4 One with frontage along Elberon Avenue. And then  
5 a couple facing internal to the site, down toward  
6 the Hume Street frontage.

7 Again the intention would be to demolish  
8 everything that's on the property today. The big  
9 maintenance garage facility and to construct up to  
10 28 new four-bedroom townhouses in its place.

11 The townhouses would have parking on the  
12 ground level with a two-car garage and a two-car  
13 driveway for each of the townhouses. The  
14 remainder of the ground level would just be  
15 mechanical space, utility room, a little bit of  
16 storage and a shower bathroom to provide for a  
17 place to wash off after the beach or other  
18 outdoor activities.

19 No space on that ground floor would be  
20 allowed to be used a bedroom or would be large  
21 enough really to be used as a bedroom. So that's  
22 one of the restrictions built into the plan.

23 The first floor, second floor would be full  
24 living floors. And then the third floor where you  
25 see the dormers on the roofline that would be a

1 smaller living floor that would provide a bedroom  
2 and a loft space. So you would have a total of  
3 four bedrooms maximum. The upper floors would be  
4 restricted to one bedroom and some loft open  
5 space.

6 The remainder of the site would have some  
7 landscaping. There would be as you see a little  
8 bit of a retaining wall tiered feature to give  
9 some definition to the base of the buildings,  
10 provide for the big front porches and steps down,  
11 porches wrapping around the frontage, a little bit  
12 around the corner with the turreted elements.

13 So those design elements are things that  
14 were presented in a form a couple of a years ago  
15 original but it had been refined and I think  
16 improved with the most recent concepts that have  
17 been worked on with the designated redeveloper.

18 So that proposal as I said would be up to  
19 28 of the four-bedroom townhouses. The building  
20 height would vary a little based on the grade of  
21 the site. It's a little higher on one side then  
22 on the other. But ultimately the maximum building  
23 height would be 37 and a half feet as measured in  
24 the ordinance today, so five feet off of the  
25 foundation and then up to the top of the roof, and

1 the maximum would be 37 and a half feet.

2 There would also be a central courtyard  
3 area. You can sort of see it in the rendering  
4 here. There's a little kind of arbor looking  
5 thing. If you could zoom in.

6 MS. CAMPAGNA: John, do you want me  
7 to put the site plan up too?

8 MR. BARREE: Yeah, maybe that would  
9 be helpful, Donna. Thank you.

10 MS. CAMPAGNA: Tyler, can you put the  
11 site plan up. That's the green with all the --

12 TYLER: Yeah, let me find that real  
13 quick.

14 MS. CAMPAGNA: It's the one that has  
15 all the plots of land and the --

16 MR. BARREE: Thank you. Now so you  
17 can see the layout here. As I was saying there's  
18 a courtyard area toward the center of the site  
19 along Main Street. It's designed to mirror the  
20 little plaza on the opposite side of the street.  
21 You can see the multi-family building toward the  
22 bottom of the screen. So that would have some  
23 green space, maybe some benches, a little paver  
24 area. It was be designed as an amenity of both  
25 the property and also folks passing by on Main

1 Street. So there would be intended public access  
2 to that.

3 There would also be a group of parking  
4 spaces along the back end of that plaza to provide  
5 some additional guests and overflow parking on the  
6 site.

7 The intention for the project is for the  
8 east side of the street to also comply the  
9 Residential Site Improvement Standards. In order  
10 to do that there may be a need to acquire some  
11 off-site parking, but that's something that would  
12 be required of the redeveloper and worked out with  
13 the Borough.

14 So you can see the general layout. The  
15 five-unit structure facing Elberon, two four-unit  
16 structures facing Main Street near the corners.  
17 And then cluster of four structures towards the  
18 center of the site, two -- three four-units and a  
19 three unit.

20 Landscaping is proposed throughout. We  
21 having gotten to any specific details on the type  
22 of landscaping but it certainly required to have  
23 landscaping along the frontage and a buffer area  
24 adjacent to the neighboring properties to the  
25 east.



1           An important note that I didn't bring up  
2   and I don't think Matt did either is that we're at  
3   the plan stage now. We're going through the  
4   process of reviewing the plan itself and there's  
5   some pretty well defined concepts, which, you  
6   know, provide a vision for what's going to happen  
7   on these properties, assuming the development  
8   moves forward and is completed.

9           But ultimately it will have to still go  
10  to the Planning Board for site plan review and  
11  approval the same way any application would. So  
12  there may be a lot of uncertainty about some  
13  details but that's natural at this stage. Things  
14  like lighting, the ultimate landscaping design,  
15  those things will be sorted out and reviewed by  
16  the Planning Board and they would have authority  
17  to make comments and recommendations and insure  
18  that the Borough standards are met. The same with  
19  stormwater management and other utility  
20  functions.

21          All of that and any outside permitting  
22  would have to be accomplished. The adoption of  
23  the redevelopment plan does not override any of  
24  those typical obligations.

25          So that's pretty much the rundown on the

1 east side. There's a few other changes to the  
2 plan. As I said there's some updates to the  
3 Affordable Housing language in the plan, just to  
4 make it current with what we require with what's  
5 standard throughout the state now.

6 Some updates regarding redeveloper  
7 selection and agreement, but that was just to  
8 clean up some language that was getting a little  
9 dated.

10 There's the addition of a requirement for,  
11 not necessarily a requirement but a consideration  
12 of electric vehicle charging infrastructure, which  
13 was a recent addition to the Redevelopment Law in  
14 the state. In 2019 a few different things were  
15 tweaked in the Redevelopment Law and the Municipal  
16 Land Use Law to require that there be a  
17 consideration of electric vehicle charging  
18 infrastructure. So that was added to the plan.

19 And a few changes were made regarding the  
20 application of the Borough's Historic Preservation  
21 Ordinance within the Redevelopment Area. So  
22 because redevelopment is a comprehensive process  
23 that involves agreements between the Borough and  
24 the redeveloper the review for the Historic  
25 Preservation at the Board will be limited to the

1 details, limited to the architectural elements  
2 that don't affect the yield of the project. So  
3 they wouldn't be able to reduce the number of  
4 units in the building or the overall volume of  
5 space available.

6 But the finer details could certainly  
7 reviewed, commented on and held to the Borough's  
8 standard. And the plan will not require a  
9 Certificate of Appropriateness for the demolition  
10 of the existing structures.

11 The comprehensive review process that's  
12 gone here, that will continue to go on in terms of  
13 the Redevelopment Plan and adopting that plan is  
14 really serving as a stand-in for what would  
15 typically be that Certificate of Appropriateness  
16 process.

17 So to come this very specific defined plan  
18 and then have to go back through that process  
19 again seems to be duplicating effort and we have  
20 time now to discuss and comment and make sure that  
21 things are ironed out with the Redevelopment Plan  
22 so that process wouldn't really be necessary.

23 So other than that the plan is more or less  
24 the same as it had been. Like I said there's few  
25 little updates, you know, some of the history and

1 other language that was outdated just by virtue of  
2 the passage of time was changed but the  
3 substantive changes were to these two districts  
4 encompassing the east and west side of Main Street  
5 as I described.

6 So I think that summarizes the plan. I'm  
7 happy to take questions and go from there.

8 MAYOR McLAUGHLIN: John, you did a  
9 very good job. Thank you for walking us through  
10 that. And there's just a couple of things I want  
11 to mention before we continue on with our  
12 business.

13 This is a process. It's a long process. I  
14 think the property sold back in 2018. We had a  
15 meeting way back in 2018 with the developers back  
16 then where they showed us some of their concept  
17 plans.

18 So I mean basically what we're doing  
19 tonight is we're just going to refer this to the  
20 Planning Board. They're going to review these  
21 amendments to see how it fits in with the Master  
22 Plan for the Town. And that's basically what  
23 their function is.

24 A couple of the points that I want to  
25 mention that I know residents in the past have

1       talked about. Remediation.

2               Allenhurst does not own this property.

3       It's owned by a group of investors. They are  
4       responsible for remediation. People ask, well  
5       how do you know it's going to be done? The State  
6       is responsible for enforcing that. The State  
7       will come in. They review it. They sign off on  
8       it to make sure that it has been remediated to the  
9       standards that makes it habitable for people to  
10      live there.

11             So, you know, people are concerned and we  
12      are too, but there's a standard that they have  
13      uphold to that the State enforces. So a lot of  
14      people have asked, how is Allenhurst going to make  
15      sure this property is cleaned up? The answer is,  
16      Allenhurst is not. The State is. The State will  
17      make sure this property is cleaned up.

18             Some of the other concerns that were  
19      mentioned was, oh, if they tear down the building,  
20      how do we know they're going to build it in a  
21      timely fashion? Well that's where we come to this  
22      agreement, the Redevelopment Agreement, which we  
23      are close to finalizing. That will be in there.  
24      That there's certain time frames that have to kick  
25      in. So if something comes down, something has to

1 be put back in its place.

2 And as John had mentioned before, final  
3 site plan approval that goes back to the Planning  
4 Board. The Planning Board gives the final site  
5 plan approval for this plan.

6 I personally am excited because I think  
7 this is going to be big improvement for  
8 Allenhurst. That area has gotten quite rundown.  
9 JCP&L moved out of that property, I want to say  
10 it's probably 2004 or '05. And we did this  
11 Redevelopment Plan way back in 2008, I think, is  
12 when we finalized it.

13 So it's been a long time for this property  
14 to be developed. I think it's really going to  
15 help our Main Street area. It's going to look  
16 beautiful when it's done. And we're looking  
17 forward to it.

18 I'll open it to Chris or Terry, you guys  
19 have anything you want to say?

20 COMMISSIONER McLOUGHLIN: I just want  
21 to point out that I heard something in the past  
22 six months where someone said, you know, why are  
23 we moving so fast? And I want to remind everyone  
24 that this property, we started the redevelopment  
25 process, making this a redevelopment zone in 2004.

1 We past it as a Redevelopment Zone in 2006. This  
2 has been anything but quick.

3 I just wanted to point that out just for  
4 the record.

5 MAYOR McLAUGHLIN: Thanks, Chris.  
6 Terry?

7 COMMISSIONER BOLAN: I'll simply add  
8 that I've been to a few meetings, the Mayor has  
9 been to a whole bunch more, the redevelopers have  
10 been working very diligently trying to meet our  
11 expectations. It's a long process and we still  
12 have a decent long way to go. But it looks great  
13 in my mind.

14 MAYOR McLAUGHLIN: I agree.

15 So with that why don't we move along with  
16 the Consent Agenda.

17 Chris, Terry, are you guys okay with that?

18 MS. CAMPAGNA: Yeah, I think that's a  
19 good process and then we can go to the public  
20 after.

21 MAYOR McLAUGHLIN: Chris, Terry, are  
22 you okay with that?

23 (No audible response.)

24 COMMISSIONER McLOUGHLIN: Okay. I'd  
25 like to offer the Consent Agenda #2021-69 through

1 #2021-77, I'll offer it.

2 COMMISSIONER BOLAN: Second.

3 MAYOR McLAUGHLIN: All those in  
4 favor?

5 COMMISSIONERS: Aye.

6 COMMISSIONER McLOUGHLIN: I'd like to  
7 offer #2021-78 approving bills and payroll totally  
8 \$752,193.77. I'll offer it.

9 COMMISSIONER BOLAN: Second.

10 MAYOR McLAUGHLIN: All those in  
11 favor?

12 COMMISSIONERS: Aye.

13 MAYOR McLAUGHLIN: I did just want to  
14 again say thank you to the new member of the  
15 Allenhurst EMS. We appreciate it. It's a lot of  
16 time and we really appreciate you joining. That  
17 was one of the items on today's agenda.

18 Chris or Terry, do you have any items you  
19 want to discuss before we open it to the public  
20 for comments or questions?

21 MS. CAMPAGNA: Mayor, I just have  
22 something on the items to discuss also on the  
23 agenda.

24 MAYOR McLAUGHLIN: I see that. We  
25 can do that after we open it to the public.



1 All right. I'm going to open it to the  
2 public. Does anybody have any comments or  
3 questions?

4 TYLER: Okay. The Chat Box is open.

5 MALE VOICE: Yes, I have a question.  
6 Are these all going to be rentals? Or are any of  
7 them going to be condos?

8 MAYOR McLAUGHLIN: John, can you walk  
9 through that please.

10 MR. BARREE: Sure. For the east  
11 side, the townhouses, those would be a "for sale"  
12 most likely some kind of condominium with a  
13 homeowners' association. Those details would have  
14 to be defined and reviewed of course.

15 For the west side project the plan keeps  
16 the option open, but my expectation is that they  
17 would most likely be rentals. You know that's not  
18 set in stone. But that's probably the most likely  
19 scenario.

20 MAYOR McLAUGHLIN: Going forward as  
21 we take questions, could you please say your first  
22 and last name and your address please just so we  
23 have it for the record.

24 TYLER: And it looks like Gabe has a  
25 question. I'll ask to unmute.

1 COMMISSIONER McLOUGHLIN: You have to  
2 unmute, Gabe.

3 MS. CAMPAGNA: Yeah.

4 MAYOR McLAUGHLIN: Unmute yourself,  
5 Gabe.

6 GABE: Okay. I believe I am unmuted.

7 MS. CAMPAGNA: Yes, sir.

8 MAYOR McLAUGHLIN: Yes.

9 GABE: Hang on. I don't hear  
10 myself. Hang on. Okay, gentleman, thank you for  
11 taking the question.

12 On the portion of the project on the west  
13 side of Main Street.

14 MAYOR McLAUGHLIN: Excuse me, Gabe.  
15 Excuse me, Gabe. Your first and last name and  
16 your address, please.

17 GABE ZEITOUNI: Gabe Zeitouni.

18 MAYOR McLAUGHLIN: And your address,  
19 please.

20 GABE ZEITOUNI: 32 Spier Avenue.

21 MAYOR McLAUGHLIN: Thank you.

22 GABE ZEITOUNI: Surely. The portion  
23 of the project that's on the west side of Main  
24 Street, I don't see that there are any side  
25 setbacks to the development. Is there a reason

1 for that?

2 MR. BARREE: So the reason was to  
3 maximize the amount of space for parking on site  
4 really is why the building was stretched to both  
5 lines.

6 To the north there is a surface parking  
7 area proposed that would provide for an open  
8 setback between the building and the substation.  
9 And the structure that's out there now is  
10 essentially built to the southern lot line.

11 So it really wouldn't be a change, a  
12 minimal change in terms of the massing because  
13 that structure at its tallest point is quite  
14 large.

15 So the south setback today isn't there and  
16 there would not be one in the future. And on the  
17 north side while technically there's no setback to  
18 the property line there is another property there  
19 that would be an open area.

20 GABE ZEITOUNI: Right. So in the  
21 aggregate my comment would be that although there  
22 is a structure there today granted this is a  
23 tremendous increase of usage without any side  
24 setbacks to the building. So you're relying on  
25 parking and maneuverability by vehicles from some

1 place else. That Main Street run is very tight in  
2 the summertime. Plenty of tickets being handed  
3 out. You have to go to the corners to make  
4 u-turns. That's a hell of a lot more usage than  
5 today.

6 COMMISSIONER McLOUGHLIN: Gabe, just  
7 for the record, I would respectfully disagree a  
8 little bit. Back when that building was  
9 completely in full use and it was full of  
10 employees it housed a ton of people who were  
11 constantly commuting in and out and using that  
12 Main Street and historically we didn't have a  
13 problem with the number of vehicles for the number  
14 of employees that were there.

15 GABE ZEITOUNI: So, Chris, isn't it  
16 set up today as like a dumbbell where there's mass  
17 on the south side, mass on the north? And then  
18 the interior is kind of cut out.

19 COMMISSIONER McLOUGHLIN: Looking at  
20 it on the plot, yes it looks like there's more of  
21 an interior courtyard.

22 GABE ZEITOUNI: So now that's  
23 completely eliminated on this development. I'm  
24 just calling it out.

25 COMMISSIONER McLOUGHLIN: Fair point.

1 Thank you.

2 GABE ZEITOUNI: Welcome.

3 MAYOR McLAUGHLIN: Gabe, one point I  
4 just want to bring up, Gabe, is that they do meet  
5 the parking standards and the Board of  
6 Commissioners through enforcement is going to have  
7 strict overnight parking requirements. So there  
8 wouldn't be any on-street parking in those areas.  
9 So all of those units do meet the parking  
10 standards the ones on the east side and the west  
11 side. So there wouldn't be any more traffic at  
12 night on those streets.

13 And I just would also like to bring up a  
14 point what Chris just brought up, on the east side  
15 there were probably like sixty-some-odd service  
16 trucks, the heavy-rig trucks from JCP&L that were  
17 parked over there every night.

18 And on the other side were the offices.  
19 Those offices were full with employees. And  
20 again all cars parks around that area and it  
21 really wasn't an issue with that traffic.

22 GABE ZEITOUNI: Okay.

23 MAYOR McLAUGHLIN: Okay. Thank you  
24 for your point. We appreciate it.

25 STEVEN HABER: Steven Haber, 15

1 Cedar Avenue.

2 MAYOR McLAUGHLIN: Hi, Steven. How  
3 are you tonight? What could we do for you?

4 STEVEN HABER: Good. How ya doing?  
5 Thank you. I had a question. I was concerned  
6 about -- if it's a rental, I mean how do you  
7 control it not being like Belmar rentals where it  
8 could be rented by, you know, three, four guys in  
9 a house? Or three, four women in a house or  
10 whatever? It becomes like a party town. How do  
11 you control that if it's a rental?

12 MAYOR McLAUGHLIN: We do that the  
13 same way we control it with other rentals in Town  
14 right now. We have an Animal House Ordinance  
15 that's in play and it's very strong. You use  
16 that, number one. And I think also John, correct  
17 me if I'm wrong, can't we do something about  
18 making it minimum time frames for rentals?

19 MR. BARREE: Yes, and Matt may want  
20 to chime in on this as well but one of the things  
21 we've discussed is limiting rentals to a one-year  
22 minimum term so that there would be no short-term  
23 rentals, no seasonal rentals. It would require a  
24 minimum one-year rental.

25 COMMISSIONER McLOUGHLIN: I would

1     also want to thank our police officers, to the  
2     Mayor's point. Our officers know when there are  
3     rentals and they're very kind and they go in and  
4     they actually introduce themselves. It's a little  
5     frightening if you're a college student having the  
6     police walk up to introduce themselves.

7                 STEVEN HABER: Yeah, I just hope  
8     you're not going to see it on Airbnb, you know.

9                 MAYOR McLAUGHLIN: That was also if  
10    it became an issue we could enforce that Airbnb,  
11    we can do that too through local Code Enforcement.  
12    It's a good point.

13                STEVEN HABER: Yeah but it could  
14    potentially could be condos, because that would be  
15    a lot more community oriented.

16                MAYOR McLAUGHLIN: I think. John,  
17    correct me if I'm wrong, I don't think they've  
18    actually come to a conclusion as to what they are  
19    going to do with them.

20                MR. BARREE: There was some  
21    discussion and it's left open in the plan. So the  
22    developer ultimately would be able -- if they  
23    decided they wanted to do condos, they would be  
24    able to do that. It's not restricted to a rental  
25    building. It's not decided.

1                   COMMISSIONER McLOUGHLIN: The other  
2 point I wanted to mention, again correct me if I'm  
3 wrong, the redeveloping entity, the Power Station,  
4 LLC, are the ones who are managing the property.  
5 So it's not like they are going to be a absentee  
6 landlord. They will be the one managing the  
7 property as it's been relayed to us.

8                   MAYOR McLAUGHLIN: And Steve, the  
9 other thing to keep in mind is the price point on  
10 these units is going to be -- you know, it's  
11 pretty high. So I don't know how much you have to  
12 worry about, you know, it being college kids  
13 because there's going to be a high price point for  
14 these units.

15                  STEVEN HABER: That's why they  
16 typically share four or five or you know, just  
17 overload.

18                  MAYOR McLAUGHLIN: Typically though,  
19 so if a unit gets rented -- when a unit is rented  
20 like that, there's an inspection that's done. So  
21 we would go out and perform the inspection. And  
22 there is a limit. There's a formula used for the  
23 number of people that would be in a unit. Just  
24 like we do with a home, when you rent a house.  
25 You know, if somebody tries to put beds in a



1 basement, that gets caught when you go for your  
2 Certificate of Occupancy. It's not allowed.

3 STEVEN HABER: If you have 80  
4 apartments about three -- let's say three to an  
5 apartment average or four is 300 people. And  
6 another five for the townhouses, that's another  
7 100. So what do you about the beach with another  
8 500 people?

9 MAYOR McLAUGHLIN: The Beach Club,  
10 you know, the membership would probably be closed.

11 STEVEN HABER: So these people can't  
12 come to the beach.

13 MAYOR McLAUGHLIN: That would be  
14 correct, yeah. It would be closed. We wouldn't  
15 have the facilities. They could go and buy a  
16 daily badge for the beach, absolutely. If they  
17 want to go and buy a daily badge.

18 COMMISSIONER McLOUGHLIN: And also I  
19 want to remind everyone that the Beach Club has  
20 always had an ebb and flow. At its height at one  
21 point I think we were over 3,000. At its low we  
22 were below 2,000.

23 And just to keep, you know, everything in  
24 perspective the Town of Allenhurst back in 1970  
25 has a population of over 1,000 people. You know

1     since then we're down to, at the last census in  
2     2010 we were sub-500. We're 496.

3             So we certainly have the infrastructure  
4     capability for the influx of people. It's a  
5     valid point with the Beach Club and it's  
6     obviously our most precious commodity.

7             Having said that, to the Mayor's point, we  
8     freeze memberships and then everyone goes on a  
9     waiting list and as it opens up, you will get in.

10            SIMON DOUEK: I'd like to ask a  
11     question. Simon Douek, 226 Elberon Avenue.

12            MAYOR McLAUGHLIN: Yes, sir.

13            SIMON DOUEK: How are you? I'd like  
14     to know what are price range of the townhouses?  
15     Do you have a price range?

16            COMMISSIONER McLOUGHLIN: I'm sorry.  
17     Did you say a price range of the -- you were  
18     cutting in and out. Price range of the  
19     townhouses?

20            SIMON DOUEK: That's correct.

21            COMMISSIONER McLOUGHLIN: John, I  
22     think you had ballpark numbers they had given you.

23            MR. BARREE: I do not have their  
24     final financial numbers. I don't know if Matt has  
25     that. I know that they were talking about

1     probably a million dollars and up. I don't know  
2     where they've settled on with that. You know,  
3     I'm not the developer.

4                 COMMISSIONER McLOUGHLIN: The last  
5     time they had spoke to us, a million to a  
6     million-two were the numbers they were throwing  
7     around for the town homes.

8                 SIMON DOUEK: Okay. Thank you.

9                 MAYOR McLAUGHLIN: I just want to add  
10    something. Those numbers are still very fluid, so  
11    please keep that in mind. These numbers that  
12    we're mentioning are very fluid.

13                COMMISSIONER McLOUGHLIN: I mentioned  
14    it just to make sure that people know these are  
15    not flimsy low-end town homes.

16                MAYOR McLAUGHLIN: That's a good  
17    point. That's what I was saying, the price points  
18    of these are on the upper end. I don't think you  
19    have to worry about college kids because of the  
20    price points.

21                SAM MATALON: Dave McLaughlin, how  
22    are you? Sam Matalon, 231 Allen Avenue.

23                MAYOR McLAUGHLIN: Hi, sir. How are  
24    you?

25                SAM MATALON: How are you, young man?

1                   MAYOR McLAUGHLIN: I'm okay. I'm  
2 hanging in there.

3                   SAM MATALON: You still using your  
4 skateboard or what?

5                   MAYOR McLAUGHLIN: A little too cold.  
6 But today would have been nice.

7                   SAM MATALON: Today would have been a  
8 beautiful day to skateboard. I have a question.  
9 231 Allen Avenue. Are any of the 80 units  
10 affordable units for lower and -- you know,  
11 affordable?

12                   MAYOR McLAUGHLIN: Yes, they are.  
13 John Barree was discussing that. A certain  
14 percentage of them are affordable units. We do  
15 have an Affordable Housing Unit obligation. So we  
16 do have a percentage of those units are going to  
17 be affordable housing.

18                   One of the things I want to point out  
19 though is Affordable Housing is not Section 8  
20 Housing.

21                   SAM MATALON: I was about to ask you  
22 that.

23                   MAYOR McLAUGHLIN: And that is not  
24 intended for this project as far as we know. And  
25 then secondly the affordable housing it's need is

1 slightly decreased. And John I think you had  
2 mentioned it before. Would you mind discussing it  
3 again, the Affordable Housing, how that formula  
4 works.

5 MR. BARREE: Sure. So the intent  
6 here is to have a 10 percent obligation for the  
7 whole project and that would result in 11 out of  
8 those 80 apartment units on the west side as --

9 SAM MATALON: Is that ten percent?

10 MR. BARREE: So of the whole project.  
11 So if you have 28 town houses --

12 SAM MATALON: Of the 80?

13 MR. BARREE: No, not of the 80. No.

14 SAM MATALON: That's eight. Okay.

15 MR. BARREE: Yeah, so of the 108  
16 total units the ten percent would round up to 11.  
17 The 11 units would be split between low and  
18 moderate income units and moderate -- the rents  
19 would be determined based on a combination of  
20 household size and income levels.

21 So the different regions in the State are  
22 -- they're split up because cost of living is  
23 different in different places. And you have an  
24 area median income in the region and then a  
25 percentage of that, if you make a percentage of

1     that, you're in the moderate category, if you make  
2     a smaller percentage of that, you're in the low  
3     category. Based on if you're in a moderate income  
4     unit you have your income, you pay about 30  
5     percent of that typically toward your housing  
6     expenses, which would include utilities as well.

7             So depending on the unit size, it would be  
8     different for a one, two or three-bedroom unit.  
9     But in Monmouth County a moderate income unit, the  
10    rents are probably about 1,000 bucks a month.  
11    They're in that range. Could be a little more  
12    depending on the household size and the size of  
13    the unit, they're in that range. A little bit  
14    less for a one-bedroom maybe but that's a pretty  
15    ballpark number.

16            So you know, that's probably somebody  
17    making, you know, a single parent who's making 45,  
18    \$50,000 a year would probably fall into that  
19    category.

20            The low income units maybe you're making  
21    \$35,000. And then if you have multiple earners in  
22    the household, the numbers shift a little bit. But  
23    it's housing for working people. It's people who  
24    work in retail. It's people who are entry level.  
25    Different types of jobs. It is not a -- inaudible

1 -- it's a subsidy that's created with a Deed  
2 restriction that is offset by the production of  
3 market rate housing.

4 So it's an inclusionary development  
5 meaning there's a mix of market rate and Deed  
6 restricted affordable units. It's not Section 8.  
7 It's a totally different thing. Section 8s --

8 STEVEN HABER: I have another  
9 question. Steven Haber, 15 Cedar Avenue. Did the  
10 developer get any kind of tax breaks? Are they  
11 going to be paying full, realistic taxes that's  
12 going to subsidize the Town and maybe lower our  
13 taxes?

14

15 MAYOR McLAUGHLIN: We certainly will.  
16 They certainly will be paying taxes and yes it  
17 will help our tax rate.

18 STEVEN HABER: So the developer got  
19 no tax breaks.

20 MAYOR McLAUGHLIN: We haven't decided  
21 that yet. We're still reviewing that. But there  
22 will be, you know, there will be increase in tax  
23 revenue for the Town. So that should help our tax  
24 rate.

25 But John, do you want to discuss that a

1 little bit about what we've been doing?

2 MS. CAMPAGNA: Matt, is that --

3 MR. BARREE: I believe Matt may be  
4 better equipped for that one.

5 MR. JESSUP: Yeah, Mayor, certainly  
6 again tonight is about the Redevelopment Plan.  
7 And referring that plan to the Planning Board and  
8 getting that process under way.

9 If the plan comes back to us and the  
10 Commissioners adopt the plan, then we can sort of  
11 more formally start to talk about things like the  
12 Redevelopment Agreement, which a couple of people  
13 have brought up issues that will be addressed in  
14 the Redevelopment Agreement. And then  
15 potentially an application by the developer for a  
16 long-term tax exemption and the financial  
17 benefits to the municipality, a potential pilot  
18 payment in lieu of conventional tax.

19 So it's a little too early in the process  
20 now. That is a discussion you're having with the  
21 developer. The developer has not filed an  
22 application for a long-term tax exemption. That  
23 is something they would have to do under the law  
24 and then at that point we can consider it.

25 STEVEN HABER: And so, one last



1 question. Will the project be bonded? Will the  
2 contractor be bonded?

3 MR. JESSUP: If you're talking about  
4 performance maintenance bonds, things like that,  
5 yes.

6 MS. CAMPAGNA: Sorry to interrupt.  
7 David Maleh and then Tom Glynn both have their  
8 hands raised. So if everybody, if you'd like to  
9 speak, if you could just either raise your hand or  
10 put it in the Chat Box because I know David you've  
11 been very patient and Tom Glynn as well. Go  
12 ahead, David.

13 DAVID MALEH: David Maleh, 237 Allen  
14 Avenue. Sorry if I missed this but I think the  
15 town homes have four bedrooms in them, is that  
16 correct?

17 MR. BARREE: Yes, that's correct.

18 DAVID MALEH: And how many parking  
19 spots do each of them have?

20 MR. BARREE: They have two driveway  
21 spaces and two garage spaces and then there's  
22 about eight additional on-site spaces and likely  
23 as part of the Redevelopers Agreement the  
24 redeveloper would have to purchase some parking  
25 permits from the Borough for some Borough-owned

1 spaces.

2 DAVID MALEH: Oh, gotcha. So each  
3 town home has four parking spaces.

4 MR. BARREE: Yes.

5 DAVID MALEH: Two drive -- oh, wow,  
6 okay. Thank you.

7 MR. BARREE: You're welcome.

8 MS. CAMPAGNA: Tom Glynn.

9 MAYOR McLAUGHLIN: Tom, you have some  
10 questions for us.

11 TOM GLYNN: Yes. Hi, gentlemen.

12 MAYOR McLAUGHLIN: Hey, Tom.

13 TOM GLYNN: How you guys doing?

14 MAYOR McLAUGHLIN: Okay.

15 TOM GLYNN: On this current rendering  
16 we were noticing --

17 MAYOR McLAUGHLIN: Tom, can you just  
18 give us your address just for the record. Sorry.

19 TOM GLYNN: Oh, yeah. Tom Glynn, 312  
20 Elberon Avenue.

21 COMMISSIONER BOLAN: That's known as  
22 closest to the development, I think.

23 TOM GLYNN: Closest, yes, yes. Oh,  
24 and by the way the building, you know the office  
25 building when it was utilized the parking lot next

1 door is where most of those cars sat. So keep  
2 that in mind. But the thing we were noticing on  
3 the rendering was the, and you had talked about  
4 this, is the setback on Elberon Avenue. We were  
5 talking about, I guess, originally that the  
6 setback was going to be equal to the other homes  
7 on the south side of Elberon.

8 One of the nice things about this, I guess,  
9 this section of Allenhurst is we get some  
10 beautiful sunsets looking through the water tower.  
11 And so the request would be the setback would be  
12 equal to the other homes along the Elberon 300  
13 Block.

14 MAYOR McLAUGHLIN: Okay. Thanks, Tom.  
15 Anything else? Any other comments?

16 TYLER: It looks like user with the  
17 name iPhone, who raised their hand. You can  
18 unmute yourself.

19 HEATHER FALLAS: Hello.

20 MAYOR McLAUGHLIN: Yes, we can hear  
21 you.

22 HEATHER FALLAS: Hi, Heather  
23 Fallas, 40 Ocean Avenue. Hi.

24 MAYOR McLAUGHLIN: Hi, how are you  
25 tonight?

1                   HEATHER FALLAS: Good. Good. I  
2     have a question. How come in the redevelopment  
3     zone, why aren't we concerned about putting maybe  
4     parks, open space, trees? Why do we need to flood  
5     the town with some many houses on top of each  
6     other?

7                   When we're so careful to keep the town so  
8     spread out and big beautiful houses. What's the  
9     need to put so many people squashed together in  
10    such a small area? Why not put like tennis  
11    courts? Or anything else? I don't know. Why so  
12    many houses?

13                  MAYOR McLAUGHLIN: Well, ma'am, that  
14    property was never Allenhurst's property. It was  
15    owned by Jersey Central Power and Light.

16                  HEATHER FALLAS: Right.

17                  MAYOR McLAUGHLIN: We held an auction  
18    for it and these folks bought it. It's private  
19    property.

20                  HEATHER FALLAS: Right. Isn't it  
21    part of Allenhurst?

22                  MAYOR McLAUGHLIN: It's in  
23    Allenhurst. But Allenhurst does not own it and  
24    never did own it. It was bought privately.

25                  HEATHER FALLAS: Right.

1                   MAYOR McLAUGHLIN: So you're  
2     suggesting to put a park up there, we don't own it  
3     to put a park up there.

4                   HEATHER FALLAS: I understand.

5                   MAYOR McLAUGHLIN: It's a good point.  
6     That would be nice to do but we don't own it to  
7     put the park there.

8                   HEATHER FALLAS: Right. I  
9     understand that. I know you don't own it. I  
10    totally understand that. But why are we allowing  
11    multi-families when the Planning Board is so  
12    strict with everyone's home to keep the town how  
13    quaint it is and how pretty it is. Why suddenly  
14    now are the rules changing to allow this?

15                  MAYOR McLAUGHLIN: Ma'am, when the  
16    redevelopment was done in 2004 there was a series  
17    of, this has been quite a long process. It's gone  
18    on for, you know, a number of years as  
19    Commissioner McLoughlin had mentioned. And when  
20    the Redevelopment Plan was struck up, everybody  
21    was in agreement that this was a good plan.

22                  HEATHER FALLAS: Okay. I don't  
23    particularly like it but that's just my opinion.  
24    Okay. Thank you.

25                  MAYOR McLAUGHLIN: Understood and

1       thank you for your opinion. Thank you.

2               Anybody else?

3               TYLER: Yeah, there's someone with  
4       the participant name "S", who raised their hand.

5               DEBBIE MEZRAHI: Hi, yes. We're  
6       Debbie and Sam Mezrahi, 308 Elberon. We live next  
7       door, next to the Glynns.

8               MAYOR McLAUGHLIN: Hello. How are  
9       you tonight?

10              DEBBIE MEZRAHI: Hi. Good. We want  
11       to strongly second the Glynns' request for the  
12       setback.

13              MAYOR McLAUGHLIN: Okay.

14              DEBBIE MEZRAHI: Can you hear me?

15              MAYOR McLAUGHLIN: Thank you. We've  
16       noted it. Okay.

17              DEBBIE MEZRAHI: Yes. We also want  
18       to know how long the project is going to take, and  
19       when this is planned for, the building?

20              MAYOR McLAUGHLIN: Matt or John,  
21       do either one of you want to answer that? Trying  
22       to get the time frame.

23              MR. JESSUP: Yes, sure, Mayor. I'll  
24       take a crack at it. The details of the project  
25       timing will ultimately be reflected in the

1 Redeveloper Agreement, which again is a phase that  
2 is coming to the Commissioners and the public body  
3 likely in the late April early May time frame.

4           So those -- the time table details will be  
5 finalized and will be laid out from construction  
6 -- really from execution of that Redeveloper  
7 Agreement all the way to Certificate of Occupancy,  
8 and that will include a time period for  
9 application and procuring all permits that the  
10 project is going to require in order to be built  
11 and then demo and then construction commencement  
12 and completion.

13           Generally speaking projects like this  
14 you're looking at, I mean, 12 to 18 months for  
15 all permits, depending on the project type and  
16 the number jurisdictions that have to issue  
17 permits. And then you're looking at, you know,  
18 two to three years of -- inaudible -- from  
19 commencement to completion of construction.

20           SIMON DOUEK: I'd like to ask a  
21 question. Simon Douek.

22           MAYOR McLAUGHLIN: Hang on one  
23 second. I'd like to just remind everybody you  
24 can't just shout in and interrupt, Simon. I  
25 understand you have a question. But you have to

1       either do the raise your hand function or --

2                   DEBBIE MEZRAHI:  Or put it in the  
3       Chat box.

4                   (Inaudible.)

5                   MAYOR McLAUGHLIN:  You do that on the  
6       application itself.  You don't just raise your  
7       hand.  There's a thing on the ZOOM meeting that  
8       signals us that you want to --

9                   DEBBIE MEZRAHI:  Or just type it in  
10      the Chat Box that you would like to speak.  Okay.

11                  MAYOR McLAUGHLIN:  I'd ask everybody  
12      not to just scream in.  Okay.

13                  SIMON DOUEK:  Sure.

14                  DEBBIE MEZRAHI:  Sam and Debbie, we  
15      still have one last question.  We heard there was  
16      going to be a bond.  Is that a performance and  
17      completion bond before a permit is issued for each  
18      phase?

19                  MR. JESSUP:  So this is also a detail  
20      that will be set forth in the Redevelopment  
21      Agreement but the performance and payment bonds  
22      that are required will be required from  
23      commencement all the way through to completion.

24                  DEBBIE MEZRAHI:  So that means before  
25      the permits, right?  Am I hearing right?  Is that



1 before the permits?

2 MR. JESSUP: Prior to commencement of  
3 construction.

4 DEBBIE MEZRAHI: Before construction.

5 MR. JESSUP: Yes.

6 DEBBIE MEZRAHI: So that's not the  
7 same thing. Okay. Thank you.

8 MS. CAMPAGNA: Steven Haber was next.  
9 Steven, can you unmute yourself?

10 STEVEN HABER: Hi, yes, hi. I just  
11 wanted to know did they get a variance to build  
12 this size or was it as of right?

13 MAYOR McLAUGHLIN: Yeah, so Steven,  
14 you're really jumping ahead. So this is a  
15 redevelopment zone so we're amending the  
16 redevelopment zone so it kind of supersedes all  
17 the other zoning. And then the final site plan is  
18 what goes back to the Planning Board for them to  
19 review. So it's a little bit of a different  
20 process. Inaudible.

21 STEVEN HABER: It has nothing to do  
22 with the zoning of the town then.

23 MAYOR McLAUGHLIN: This is specific  
24 to this specific area, that's correct.

25 STEVEN HABER: Right. Right. So the

1 small buildings on Main Street they could maybe be  
2 in the future big buildings like that?

3 MAYOR McLAUGHLIN: No, that's not  
4 correct. As I'm saying this is just specific to  
5 that one area of the redevelopment.

6 STEVEN HABER: Okay. Thank you.

7 MAYOR McLAUGHLIN: Yeah, just to that  
8 area.

9 MS. CAMPAGNA: Simon. Simon has his  
10 hand raised.

11 SIMON DOUEK: Yes, question. Is this  
12 builder going to be subject to the Moratorium  
13 just like the rest of the participants in this  
14 town? The rest of the residents where we have to  
15 stop building at a certain time and commence  
16 building after the summer.

17 MAYOR McLAUGHLIN: Again those  
18 details, you know, are to be worked out as we go  
19 down in the future.

20 SIMON DOUEK: I mean that's really a  
21 big part of the allure of the summer here. We're  
22 going to have a huge construction project going on  
23 during the summer. I mean that's really going to  
24 impact the quality of the life here by the shore.

25 COMMISSIONER McLOUGHLIN: Simon, if I

1     could just jump in and as the Mayor has said,  
2     those negotiations are still ongoing.

3             Having said that, historically the Board of  
4     Commissioners even before I was sitting on the  
5     Board of Commissioners buildings that have  
6     generally sat within typical commercial zone were  
7     given more leeway than inside of the R-1 or R-2  
8     District.

9             SIMON DOUEK:  Okay, but that's been  
10    in the past.  Going -- I mean, we have a lot more  
11    people now living in the town during the summer  
12    months and this is going to affect them.

13            MAYOR McLAUGHLIN:  Simon, I think  
14    you're bringing up a good point but what  
15    Commissioner McLoughlin was saying we've done this  
16    recently where you haven't even noticed that  
17    there's been construction that's taken place on  
18    Main Street during the summer because it's been  
19    monitored and controlled and it's up in the Main  
20    Street area.  So that's -- it's taken place just  
21    recently where it hasn't been a burden.  We never  
22    gotten a complaint because we monitor and we watch  
23    it.

24            SIMON DOUEK:  I understand but this  
25    project is not of the scope of whatever you had

1 going on before. This is a huge project.

2 COMMISSIONER McLOUGHLIN: I agree  
3 with you, Simon, and I also think that's  
4 something that we as the Board of Commissioners  
5 are going to need to weigh. Whether or not, you  
6 know, we want to try and negotiate with them to do  
7 something with a Moratorium or not. But if we  
8 enforce the Moratorium with them, it's conceivable  
9 that this goes on multiple years, more than  
10 expected. It's something we all have got to talk  
11 about.

12 SIMON DOUEK: Okay. Just make a note  
13 please because I feel very strongly about that.  
14 I'm sure other residents in the town feel as  
15 strongly as I do about it as well.

16 MAYOR McLAUGHLIN: Thank you, Simon.  
17 We appreciate it.

18 SIMON DOUEK: You're welcome.

19 MAYOR McLAUGHLIN: Is there anybody  
20 else?

21 MS. CAMPAGNA: If anyone else wants  
22 to, if you can just raise your hand or put it in  
23 the Chat Box.

24 MAYOR McLAUGHLIN: All right. I  
25 don't think anybody has anything else; do they?

1 MS. CAMPAGNA: Just someone, "S" to  
2 everyone. I don't know, is we agree with Simon  
3 strongly, is what their comment was.

4 MAYOR McLAUGHLIN: Okay. Thank you.

5 With that, I don't think anybody else has any  
6 comments or questions, we're going to close the  
7 comment and question department. We do have one  
8 item for discussion before we go into caucus.  
9 Theresa Santoro would like to name her Samantha to  
10 be a co-principal with cabana. She's been a  
11 member for five years, the daughter has. I don't  
12 have an issue with it.

13 Chris or Terry, do you have an issue with  
14 that?

15 COMMISSIONER McLOUGHLIN: No issue.

16 COMMISSIONER BOLAN: No issue.

17 MAYOR McLAUGHLIN: I don't either.

18 So that's fine by us. Okay.

19 MS. CAMPAGNA: All right. Thank you.

20 MAYOR McLAUGHLIN: I want to thank  
21 everybody for coming out tonight. Everybody stay  
22 safe. And it looks like Spring is on the way.  
23 Friday's supposed to be 60 degrees, so everybody  
24 enjoy and be safe. Now we're going to have ask  
25 everybody to leave. You're going to be kicked

1 off. We have a caucus meeting now that's going to  
2 take a little while. So thank you, everybody.  
3 Thank you for coming.

4 COMMISSIONER BOLAN: Thanks Matt and  
5 John.

6 MAYOR McLAUGHLIN: Thank you Matt and  
7 John. Terrific job.

8 COMMISSIONER McLOUGHLIN: Thanks Matt  
9 and John.

10 MS. CAMPAGNA: Mayor, do we want Matt  
11 and John to stay on for a minute.

12 MAYOR McLAUGHLIN: Yeah, if you  
13 could. That would be terrific.

14 MR. BARREE: Sure.

15 MS. CAMPAGNA: Matt, John, Joe and  
16 Commissioners and Dave Laughlin.

17 (Zoom meeting is concluded.)  
18  
19  
20  
21  
22  
23  
24  
25

## 1 CERTIFICATE

2

3 I, MICHELE A. MAC PHERSON, Transcriber and  
4 Notary Public of the State of New Jersey, hereby  
5 certify the foregoing to be the truest and most  
6 closely verbatim record able to have been  
7 rendered by me.

8

9

10

11

12

13

14 Michele A. MacPherson,  
15 Transcriber

16

17

18

19 DATED: March 22, 2021

20 My Commission expires:

21 February 7, 2026

22

23

STATE SHORTHAND REPORTING SERVICE, INC.

