

Minutes
March 9, 2021

The Meeting of the Board of Commissioners of the Borough of Allenhurst was held on the above date with Mayor McLaughlin presiding with Commissioner McLoughlin and Commissioner Bolan answering the roll call. Also in attendance was the Borough Clerk and Borough Attorney.

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

Mayor McLaughlin announced that the notice requirements of R.S. 10:4-18 had been satisfied by delivering the required notice to the Coaster, posting the notice on the board in Borough Hall and filing a copy of said notice with the Borough Clerk.

COMMUNICATIONS:

Notice of Public Hearing on March 18, 2021 from the NJDEP regarding the FY2021 Annual Fee Report.

ANNOUNCEMENTS:

The Borough Administrator shared that Renewal Applications for the Allenhurst Beach Club will go out via email on or about March 15.

PRESENTATION OF THE MAIN STREET REDEVELOPMENT PLAN ORDINANCES

Matt Jessup, the Borough's Redevelopment Attorney from McManimon, Scotland, Baumann, LLC, gave overview of process for amending the Main Street Redevelopment Plan.

John Baree, The Borough's Town Planner from Heyer, Gruel & Associates, presented details of the proposed Amended Main Street Redevelopment Plan.

(See attached full transcript of this meeting for details.)

ORDINANCES

ORDINANCES FINAL READING

ORDINANCE #2021-04 – Final Reading

ORDINANCE #2021-04

**AN ORDINANCE AMENDING AND SUPPLEMENTING
THE BOROUGH CODE OF THE BOROUGH OF
ALLENHURST, CHAPTER XXVI ENTITLED
“DEVELOPMENTAL REGULATIONS OF THE BOROUGH
OF ALLENHURST”**

Comm. McLoughlin

Seconded By: Comm. Bolan

WHEREAS, the Borough Council of the Borough of Allenhurst has determined that it is in the best interests of the community to revise portions of its existing Borough Code concerning the Development Regulations, adding certain definitions and amending sections 26-4.3 and 26-4.4.

NOW THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Allenhurst that Chapter 26 of the Borough Code of the Borough of Allenhurst, be and is hereby amended and supplemented as follows:

SECTION 1. §26-2.1 Definitions

Existing §26-2.1 is hereby modified to insert the following new definitions, to be inserted in alphabetical order:

“Habitable Floor Area” shall be the sum of the gross horizontal area of all the stories and half stories of a building as measured from the exterior face of exterior building walls, or from the center line of wall separating two buildings. In residential buildings, garages, attics, and cellars shall not be calculated as "habitable floor area." For a new dwelling, 50% of the area of an attached garage shall be calculated as “habitable floor area.”

“Livable Space” shall be any space within a residential structure that can be used for sleeping or prolonged occupancy, including cellars and attics with interior walls, electricity, plumbing, or other features commonly referred to as “finished basements”. Living space shall be treated as a bedroom for purposes of means of egress pursuant to the Uniform Construction Code. Where livable space is in a cellar or attic it shall not be considered “Habitable Floor Area” as defined in this Chapter.

SECTION 2. §26-4.3 Development Regulations, R-2 Residential District

Existing §26-4.3 is hereby renumbered 26-4.3(a), with existing subsection “a.” renumbered as subsection “1.” And,

The following Section §26-4.3(b) is hereby added:

(b) Notwithstanding the provisions of subsection (a) of this Section or the provisions of any other Section of these Regulations, all lots in the R-2 Residential District shall conform to the following requirements:

1. For any lot in this District of a minimum of four thousand (4000) square feet but less than five thousand (5000) square feet, the maximum permitted Habitable Floor Area of the dwelling house shall be one thousand eight hundred (1800) square feet plus an additional forty-two (42) square feet of Habitable Floor Area for every one hundred (100) square feet by which the lot exceeds the minimum.
2. For any lot in this District of a minimum of five thousand (5000) square feet, the maximum permitted Habitable Floor Area of the dwelling house shall not exceed two thousand two hundred and fifty (2250) square feet plus an additional forty-two (42) square feet of Habitable Floor Area for every one hundred (100) square feet by which the lot exceeds the minimum.
3. Portions of lot sizes of less than one hundred (100) square feet each above the minimum may not be considered in the above calculations. By way of example and not limitation, the formula for a lot containing 4,335 square feet is: 1800 square foot maximum Habitable Floor Area plus (3 x 42) additional square feet, for a total of 1926 maximum square feet of Habitable Floor Area. The remaining 35 square feet are discarded and shall not be considered in calculating the maximum Habitable Floor Area of the dwelling house.

SECTION 3. §26-4.4 Regulations Applying to All Residential Districts

Existing §26-4.4 (a) is hereby deleted in its entirety and replaced with the following modified §26-4.4 (a), which shall henceforth read as follows:

- a. In each residential district, building height shall not exceed two and one-half (2 1/2) stories in height or thirty-five (35) feet in height, except that the provision of this subsection regarding height shall not apply to chimneys or flagpoles. No residential dwelling shall have Habitable Floor Area on more than three (3) stories, which shall include any portion or all of any one-half (1/2) story permitted by the Borough’s Development Regulations.

SECTION 4. A copy of this Ordinance, upon introduction, shall be provided to all appropriate municipal agencies, including the Planning Board, for their review and comment pursuant to applicable New Jersey Statutes.

SECTION 5. Any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance. All other provisions of the Allenhurst Borough Code are ratified and remain in full force and effect.

SECTION 6. If any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions of applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

SECTION 7. This Ordinance shall take effect immediately upon its passage and adoption according to law.

Ordinance was tabled as it was referred to the Planning Board.

VOTE: Comm. McLoughlin ____; Comm. Bolan ____; Mayor McLaughlin ____

RESOLUTIONS

RESOLUTION #2021-69

A RESOLUTION TO RATIFY AND APPROVE MINUTES

Offered By: Comm. McLoughlin Seconded By: Comm. Bolan

BE IT RESOLVED, That the minutes of the Regular Meeting of February 23, 2021 be ratified and approved.

VOTE: Comm. McLoughlin-AYE; Comm. Bolan-AYE; Mayor McLaughlin-AYE

RESOLUTION #2021-70

A RESOLUTION TO DISPENSE WITH READING OF MINUTES

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

BE IT RESOLVED, That the Clerk dispense with the reading of the Regular Meeting of February 23, 2021.

VOTE: Comm. McLoughlin-AYE; Comm. Bolan-AYE; Mayor McLaughlin-AYE

RESOLUTION #2021-71

A RESOLUTION TO APPROVE MEMBER IN ALLENHURST FIRST AID SQUAD

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

WHEREAS, The Membership Committee of Allenhurst First Aid Squad has received an application for membership from Caitlin Guttormsen-Varley; and,

WHEREAS, The Membership Committee has advised the Board of Commissioners that Caitlin Guttormsen-Varley is acceptable for membership;

NOW, THEREFORE, BE IT RESOLVED, That Caitlin Guttormsen-Varley is approved for membership in Allenhurst First Aid Squad, pending a criminal history check; and,

BE IT FURTHER RESOLVED, That the Borough Clerk be and is hereby authorized to execute the necessary paperwork on behalf of the aforementioned applicant.

VOTE: Comm. McLoughlin-AYE; Comm. Bolan-AYE; Mayor McLaughlin-AYE

RESOLUTION #2021-72

**A RESOLUTION TO CONFIRM DROPPED MEMBERS FROM
ALLENHURST FIRE DEPARTMENT**

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

BE IT RESOLVED, By the Board of Commissioners, pursuant to the recommendation of the Allenhurst Fire Department, the following have either resigned or have been dropped from the rolls for failure to maintain fire duty:

Elizabeth O'Grady
Ashley Policastro

VOTE: Comm. McLoughlin-AYE; Comm. Bolan-AYE; Mayor McLaughlin-AYE

RESOLUTION #2021-73

**RESOLUTION OF THE BOROUGH OF ALLENHURST, IN THE COUNTY
OF MONMOUTH, NEW JERSEY REFERRING THE PROPOSED MAIN
STREET REDEVELOPMENT PLAN TO THE BOROUGH OF
ALLENHURST PLANNING BOARD PURSUANT TO THE LOCAL
REDEVELOPMENT AND HOUSING LAW**

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, (the "**Redevelopment Law**"), specifically N.J.S.A. 40A:12A-7, the governing body of a municipality may direct the municipality's planning board to provide a recommendation and report in relation to adoption of a redevelopment plan, or an amendment thereto or revision thereof; and

WHEREAS, on November 15, 2004, in accordance with the provisions of the Redevelopment Law, the Borough of Allenhurst (the "**Borough**") designated certain property fronting on Main Street or Deal Lake as an area in need of redevelopment (as further described in the Redevelopment Plan defined below, the "**Redevelopment Area**"); and

WHEREAS, in accordance with the provisions of the Redevelopment Law, the Borough enacted the "Main Street Redevelopment Plan" in October 2006, as amended November 2007 (the "**Original Redevelopment Plan**") for the Redevelopment Area; and

WHEREAS, the Borough wishes to amend the Prior Redevelopment Plan to, among other things, propose a townhouse development on the east side of Main Street that is sensitive to the historical context of the Borough's residential neighborhoods, modify the Original Redevelopment Plan by proposing the demolition (rather than adaptive reuse) of the Art Deco Jersey Central Power & Light (JCP&L) buildings along the west side of Main Street, and revise the concept for the redevelopment of the Borough's DPW/Waterworks site on the southside of Hume Street to permit new construction; and

WHEREAS, Heyer, Gruel & Associates has prepared an amended redevelopment plan for the Redevelopment Area, entitled, "Main Street Redevelopment Plan", amended March 2021, which is attached hereto as Exhibit A (the "**Amended Redevelopment Plan**"); and

WHEREAS, the Borough Commissioners desire to authorize and direct the Borough Planning Board to review the proposed Amended Redevelopment Plan.

NOW THEREFORE, BE IT RESOLVED by the Borough Commissioners of the Borough of Allenhurst, in the County of Monmouth, New Jersey, as follows:

Section 1. The aforementioned recitals hereof are incorporated herein as though set forth at length herein.

Section 2. The Borough Planning Board is authorized and directed to review the Amended Redevelopment Plan and to advise the Borough Commissioners of its findings in connection therewith in accordance with N.J.S.A. 40A:12A-7(e).

Section 3. The Borough Clerk shall immediately forward a certified copy of this Resolution and the Amended Redevelopment Plan to the Borough Planning Board for review.

Section 4. This Resolution shall take effect immediately.

VOTE: Comm. McLoughlin-AYE; Comm. Bolan-AYE; Mayor McLaughlin-AYE

RESOLUTION #2021-74

A RESOLUTION TO AWARD CONTRACT FOR POOL CLEANING

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

WHEREAS, The Borough has been using a professional pool cleaning service to clean the pools at the Allenhurst Beach Club four days per week; and,

WHEREAS, The following quote was received and is on file with the Borough Clerk:

MVP Power washing

WHEREAS, Funds for this purpose shall be provided in the 2021 Temporary Budget, Beach OE;

THEREFORE, BE IT RESOLVED, That a contract be awarded to MVP Painting and Power Washing, the only quote that was received for cleaning the Allenhurst Beach Club pools four days a week at the following rates:

Maintenance of salt water swimming pool (4 days/week)	\$191.23/per cleaning
Additional cleaning of concrete decks as requested	39.66/per cleaning
Overnight pump adjustment	95.00 per call out
Main Pool Stain Removal (Non Acidic) (2x/week)	189.90 per cleaning
Baby Pool Stain Removal (Non Acidic) (2x/week)	71.86 per cleaning
Additional Main Pool Stain Removals (Above 2x per week)	230.00 per cleaning
Additional Baby Pool Stain Removals (Above 2x per week)	87.00 per cleaning
Pre-Season Initial Cleaning (Both Pools)	752.21
Steam Cleaning of Fiberglass Gutter	650.00 per cleaning

VOTE: Comm. McLoughlin-AYE; Comm. Bolan-AYE; Mayor McLaughlin-AYE

RESOLUTION #2021-75

A RESOLUTION TO HIRE PUBLIC WORKS EMPLOYEE

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

WHEREAS, There is a need to hire a full-time permanent Laborer in the Public Works Department; and,

WHEREAS, Douglas Caron, Public Works Supervisor, has recommended that Anthony Carl Francese be hired on a permanent, full-time basis;

NOW, THEREFORE, BE IT RESOLVED, That Anthony Carl Francese be and he is hereby employed as a Laborer in the Public Works Department on a permanent, full-time basis at an annual salary of \$35,000, effective March 15, 2021.

VOTE: Comm. McLoughlin-AYE; Comm. Bolan-AYE; Mayor McLaughlin-AYE

RESOLUTION #2021-76

A RESOLUTION TO CONFIRM PURCHASES

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

WHEREAS, Purchases were made for amounts over \$1,000.00 and it is the policy of the Borough that the Board of Commissioners approve or confirm said purchases; and;

NOW, THEREFORE, BE IT RESOLVED, That the following contracts are hereby confirmed:

BILLOWS	HAND DRYERS - BEACH & LIGHTS - FIRE HOUSE	\$2,611.75
EDMUNDS	WIPPS MISC ONLINE PAYMENT - BEACH	\$1,220.00
ZIPP & TANNENBAUM	TAX APPEAL REFUND	\$2,121.36

VOTE: Comm. McLoughlin-AYE; Comm. Bolan-AYE; Mayor McLaughlin-AYE

RESOLUTION #2021-77

A RESOLUTION TO APPROVE EXECUTIVE SESSION

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

WHEREAS, State law permits the exclusion of public in certain circumstances; and,
WHEREAS, The Board of Commissioners of the Borough of Allenhurst finds that such circumstances currently exist; and,

WHEREAS, The Board of Commissioners will make public, minutes of the closed session when confidentiality no longer exists;

NOW, THEREFORE, BE IT RESOLVED, By the Board of Commissioners that they are hereby authorized to enter into closed session to discuss legal/contractual matters which are exempt from the public meeting under the Sunshine Law.

VOTE: Comm. McLoughlin-AYE; Comm. Bolan-AYE; Mayor McLaughlin-AYE

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RESOLUTION #2021-78

A RESOLUTION TO APPROVE BILLS AND PAYROLL (3-1-2021 to 3-15-2021)

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

BE IT RESOLVED, That bills and payroll totaling \$752,193.77 be approved for payment; and,

BE IT FURTHER RESOLVED, That the March 15, 2021 consolidated bill list be attached hereto and made a part thereof.

VOTE: Comm. McLoughlin-AYE; Comm. Bolan-AYE; Mayor McLaughlin-AYE

ITEMS FOR DISCUSSION:

Beach Requests

Theresa Santoro – Cabana P-22 – is requesting that her daughter Samantha Antonelli be made a co-principal on the cabana. Samantha has been a member and in the cabana for more than five years – **Request has be approved by the Board of Commissioners**

OPEN PUBLIC HEARING:

See attached full transcript of this meeting for details.

There being no further business or comments, Comm. McLoughlin moved, seconded by Comm. Bolan that the meeting move to executive session at 8:45 PM. Motion carried.

After reconvening, Mayor McLaughlin moved, seconded by Comm. Bolan that the meeting be adjourned at 9:14 PM. Motion carried.