

BOROUGH OF ALLENHURST
MINUTES
December 5, 2017

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

COMMUNICATIONS:

None

ANNOUNCEMENTS:

None

RESOLUTIONS:

RESOLUTION #2017-269
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

ITEMS FOR DISCUSSION:

Don Pepe, the lawyer for the potential redevelopers gave a brief introduction of himself and the potential developers; John Leidersdorff, Michael Abboud and Joe Castellucci of Allenhurst Powerhouse, LLC.

The potential developers would probably be asking for some changes from the redevelopment plan. Mr. Pepe stated that they would first be designated as the developer. He also stated that the potential developers welcome public opinion and know that the public has a vested interest. The purchase involves 2 pieces of property on the east and west side of Main Street, which are owned by JCP&L. The potential developers' plans are to repurpose the buildings on the west side by converting the principal building into residential and the remaining into mixed use retail and commercial. They may need a little relief from the development plan to include amenities to serve the residential building and parking. The tentative plans are to also include a courtyard.

Mr. Pepe also stated that they feel the east side of Main Street is not suitable for single family homes as stated in the redevelopment plan. The potential developers are proposing 30 high end units. They feel it would be a great opportunity for people in town who want to downsize and remain in town. They plan on incorporating the historical aspects of the town. The potential developers do not have a final design and they realize any plans will have to go before the planning board. Mr. Pepe stated that they are still in the contract phase of due diligence and are investigating potential EPA issues.

Dave Laughlin, the Borough Attorney, asked if they will be seeking an extension from JCP&L for their due diligence phase. Mr. Pepe said it is a odd process and they are going to try to meet the deadlines or at least demonstrate that they are trying. He also stated there are EPA issues on the east lot and they are waiting on the Phase I report.

Mayor McLaughlin asked if JCP&L will be cleaning up the property to commercial or residential standards. Mr. Pepe said they will hire an LSRP to conduct samples to determine.

Jennifer Credidio, the Borough Redevelopment Attorney, asked if there are environmental problems on the west side such as asbestos etc. Mr. Pepe stated that they have not received the report yet but the building has a lot of graffiti and bird droppings.

Mayor McLaughlin asked if the building was structurally sound. Michael Abboud said he owns a similar building in Fort Monmouth of the same age and it is structurally sound. He felt this building will be as well. He also stated that they want to keep the structure of the building and the feel of the town. They also want to create a vibrant downtown that is family oriented.

Commissioner McLoughlin stated the Borough's concern is density and they want to keep the quaintness and smallness of the town. Although the Borough wants redevelopment they want a happy medium to make sure the town remains quaint. Also to keep in mind that this is what was included on the redevelopment plan.

Mayor McLaughlin asked if the potential developers has considered 55 and older housing as the density could make the school tax go up. The potential developers responded they have not considered it.

Dave Laughlin asked what the square footage of the units would be. Mr. Pepe said approximately 1500 square feet on the west side and 2200 square feet on the east side. Dave Laughlin also asked about parking. Mr. Pepe stated they are thinking of one or two car garages to keep cars off the street.

Mr. Pepe stated they face some challenges with the redevelopment plan as it calls for six residential units on the east side. With the proximity to the gas station and firehouse and potential smell, they feel it might be hard to market homes of a high end price and that townhomes might make more sense.

Mayor McLaughlin asked if their plan calls for rentals. John Leidersdorff said no and they really want to keep the architectural look and the beauty of the town. They want to have it be a community. They want the east side to look like the west side. They said that no one in a 2 million dollar house wants to live between a gas station and firehouse. They would like to make a community that fits and is laid out well.

Comm. McLoughlin stated that the two biggest pieces of the puzzle are the historical nature of the town and the density.

Mayor McLaughlin asked Jennifer Credidio, the Borough Redevelopment Attorney, how the improvement for infrastructure works. Ms. Credidio stated that the general rule is the demand is borne by the project. Mr. Pepe agreed that the necessary improvement would be done by the developer.

Mayor McLaughlin asked how far they are in the process. Mr. Pepe stated they are one or two weeks away from finding out if there are any EPA issues. So far they haven't heard anything negative.

Comm. McLoughlin asked Ms. Credidio what the next steps are for the Borough. Ms. Credidio stated the potential developers would have to set up an escrow agreement and submit an application to become the developer. They will also need renderings, financial information and time lines. Once acceptable, the Borough would enter into a MOU (Memorandum of Understanding) to move forward, as well as a redevelopment agreement. Once they are designated as a developer any changes to the redevelopment plan would have to go before the planning board and then voted on by the Commissioners. The public will have many opportunities to voice opinions.

PUBLIC HEARING:

Ross McIver asked if any thought had been given to the historical nature of the barn and its significance. Mr. Pepe stated they were not aware of the historical nature and would look into it. Mayor McLaughlin pointed out to Mr. McIver that the barn was not the original trolley building.

Dennis Sternberg stated that his concern is environmental problems. Also if condos are allowed it could create rentals which tend to be transient and not good for the town. He also asked what the price point would be. Mr. Pepe stated they did not know yet and were trying to figure out structurally how many units there could be but were thinking 35-40 units. They want to make sure they have adequate parking, garbage and snow removal.

Mr. Sternberg asked if they would be changing the structure to be more historical and not keep the current facade. Mr. Pepe stated that the current redevelopment plan calls for adaptive reuse and they are planning on paying homage to the plan. They will be working with an architect and the drawings they have presented tonight were just a quick sketch. Mr. Sternberg stated he would like them to keep the character of the town.

Paul Vignone asked what else the potential developers envisioned on the west side with the large courtyard area depicted in the sketches. Mr. Pepe stated they envision it as a big part of the town where you could eat, work and play. They would like what the residents would like and are open for suggestions.

Dee Vignone stated she would like more winter events to bring the town together such as an ice skating rink.

Tom Glynn proposed that the east side could have 6 single family residences with a row of hedges and a cul-de-sac. Mr. Pepe stated when they laid out the single family homes in the plan they would have to do at least 14 singles homes to make it financially feasible. He also stressed the Commissioners have made it clear about density and they would have to get the necessary approvals for any changes.

Michael Abboud stated more units will help the business owners, especially in the winter.

Rose Myer asked if the redevelopment plan set the number of homes. Mayor McLaughlin stated only the lot sized in the plan would control the number of homes.

Ms. Myer asked if the potential developers could introduce themselves.

Michael Abboud lives in Oceanport. He is involved with the development at Fort Monmouth. He purchased a similar building there which he has renovated and houses his tech company.

John Leidersdorff is a resident of Interlaken and has also previously lived in Allenhurst. He owns the Lakehouse in Asbury Park and is very cognizant of the community and small town feel.

Joe Castellucci is a consultant on the property and represents one of the minor partners. He is an Attorney practicing in Ocean Township and lives locally.

Rose Myer brought up the railroad crossing closing and also asked if the potential developers could help in any way. Mayor McLaughlin explained what was going on with the closing. Mr. Pepe said they would help in any way they could.

There being no further business or comments, Commissioner McLoughlin moved, seconded by Mayor McLaughlin that the meeting move to executive session at 9:00 PM. Motion carried.

After reconvening, Commissioner McLoughlin moved, seconded by Mayor McLaughlin that the meeting be adjourned at 9:30 PM. Motion carried.

Donna M. Campagna
Acting Borough Clerk/Administrator