

**BOROUGH OF ALLENHURST**  
**MINUTES**  
**January 15, 2019**

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 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 Borough Clerk.

**COMMUNICATIONS:**

None

**ANNOUNCEMENTS:**

None

**ITEMS FOR DISCUSSION**

Presentation by Allenhurst Power Station LLC. See the attached transcript.

**PUBLIC COMMENTS**

See the attached transcript.

There being no further business or comments, Commissioner McLoughlin moved, seconded by Comm. Bolan that the meeting be adjourned 9:05 PM. Motion carried.

Donna M. Campagna, RMC  
Borough Clerk/Administrator



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

3 - - - - - x  
 4 IN THE MATTER OF THE | TRANSCRIPT OF  
 5 PRESENTATION BY | PROCEEDINGS  
 6 ALLENHURST POWERHOUSE, |  
 7 LLC |  
 8 - - - - - x

7 January 15, 2019  
 8 Borough Hall  
 9 Allenhurst, New Jersey  
 10 7:30 p.m.

10 BOARD OF COMMISSIONERS  
 11

12 DAVID McLAUGHLIN, Mayor  
 13 CHRISTOPHER McLOUGHLIN, Deputy Mayor  
 14 TERRANCE BOLAN, Commissioner  
 15 DONNA M. CAMPAGNA, Clerk  
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## 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 SCARINCI HOLLENBECK  
8 BY: DONALD PEPE, ESQ.,  
9 331 Newman Springs Road  
10 Red Bank, New Jersey 07701  
11 Attorney for Allenhurst Powerhouse, L.L.C.

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1                   MAYOR McLAUGHLIN: Good evening,  
2 everybody. Donna, you want to take the roll call.

3                   MS. CAMPAGNA: Yes. Commissioner  
4 McLoughlin?

5                   COMMISSIONER McLOUGHLIN: I'm here.

6                   MS. CAMPAGNA: Commissioner Bolan?

7                   COMMISSIONER BOLAN: Present.

8                   MS. CAMPAGNA: Mayor McLaughlin?

9                   MAYOR McLAUGHLIN: I'm here. Notice  
10 requirements of state statute have been satisfied  
11 by delivering the required notice to The Coaster  
12 and The Asbury Park Press, posting notice on the  
13 board at the Borough Hall, and filing a copy of  
14 said notice with the Borough Clerk.

15                  Welcome everybody. Thank you, everybody  
16 for coming. Tonight's meeting is basically  
17 Allenhurst Powerhouse is going to make a  
18 presentation regarding the JCP&L property. And  
19 what they're going to do with it, what they intend  
20 to do with it. We're going to ask questions  
21 tonight and the audience is also invited to ask  
22 questions. We ask you to wait until they finish  
23 with their presentation.

24                  We're not going to take action tonight.  
25 Our next meeting is when the Board will take

1 action if we're going to proceed or not with what  
2 they're proposing.

3 So with that I will open it up to --

4 MS. CAMPAGNA: Excuse me, Mayor.

5 MAYOR McLAUGHLIN: Yes.

6 MS. CAMPAGNA: I would just ask if  
7 anyone is going to ask a question after the  
8 presentation, if you could just come up to the  
9 front because we are recording this meeting and  
10 it's going to be transcribed. When you come up  
11 please state your name and where you're from so  
12 they can have it for the record.

13 COMMISSIONER BOLAN: And before we  
14 start can we all wish Don Pepe a happy birthday.

15 MR. PEPE: So thank you, everyone.  
16 What a great turnout on a cold evening. It's  
17 really nice to see you all here and for sharing  
18 our interest in this project.

19 You know, we have given this prior  
20 presentation and as is typically the case with  
21 projects like this, it is an evolution as we've  
22 gone further along. And we hope that for those of  
23 you who saw our previous presentation you see some  
24 new outlooks now that you find attractive.

25 My clients, I think probably the biggest

1 gateway, I'm not going to bore you with a lot of  
2 their histories, they are local, experienced  
3 developers. We're not coming in from out of state  
4 and, you know, far out of town to rape and pillage  
5 so to speak.

6 They're dedicated. They're going to own  
7 the adaptive, reuse building. Long term is their  
8 intention to make it part of the community for now  
9 and into the foreseeable future.

10 Last time I delivered most of the  
11 presentation. And since we're back I assumed I  
12 did a really bad job, so we actually just hired a  
13 planner to help take you through tonight's  
14 presentation.

15 MR. WILDER: Is it good if I sit  
16 here? I'll speak up. So I'll just give a quick  
17 background of myself. My name is Matt Wilder.  
18 I'm with the firm Morgan Engineering. I'm a  
19 licensed engineer and planner. I'm a licensed  
20 engineer in the state of New Jersey. I'm a  
21 licensed planner in the state of New Jersey.  
22 Speak up. Okay. I'm also certified a flood plane  
23 manager. I'm also a certified municipal law  
24 maker.

25 I graduated from Rowan University in 2006,

1 Bachelors of Science in Civil Engineering and for  
2 the past 12 or 13 years I've worked solely in the  
3 field of development, redevelopment, commercial,  
4 residential, any type of development.

5         So here I'm mostly here tonight as a  
6 professional planner. I do have an engineering  
7 background, if any questions do arise. The  
8 pictures we have up on the slide now are  
9 essentially the two sides, the western and eastern  
10 portion of the development. The northern pictures  
11 or the top pictures show the JCP&L adapter reuse  
12 building. The pictures on the bottom slide show  
13 the townhome building, which is on the eastern  
14 side of Main Street.

15         So this is, again, just kind of an overall  
16 site render of the proposed application. Again  
17 Main Street is the road in the center, it runs  
18 north/south. On the west side is the adaptive  
19 reuse of the JSP&L building and on the east side  
20 is the townhome development as it's currently  
21 proposed.

22         To give you a little background on the  
23 existing conditions of the property. The western  
24 parcel is about 1.24 acres. The eastern parcel is  
25 about 2.19 acres. So Main Street runs



1 south/north. Here you have Elberon Avenue. Here  
2 you have Hume Street. I know you're all familiar  
3 with the property, so I won't belabor the point.

4 Pretty much the entire property is entirely  
5 impervious. On both sites are about 96 percent  
6 impervious. Again it's comprised of building or  
7 parking. A very small amount of grass. And just  
8 for note purposes, the train station is about  
9 1,000 feet to the north.

10 So I did some research when I was preparing  
11 for this to get some history on the property. I  
12 looked at some aerial imagery and I was able to  
13 find this development dated back to around 1920,  
14 maybe a couple of years after. And the buildings  
15 were occupied by JSP&L.

16 In November of 2004 the Borough passed an  
17 ordinance establishing this as an area in need of  
18 redevelopment. And in 2007 a formal Redevelopment  
19 Plan was enacted.

20 And the premise of that Redevelopment Plan  
21 was adaptive reuse on the west and then a public  
22 park and actually single-family homes on the east  
23 side. And I'll get into -- in the slides I'll  
24 kind of get into the reason for the deviation and  
25 why we believe this proposal is appropriate.

1           So I know this is a text, essentially this  
2   is the goals that were enacted in 2007  
3   Redevelopment Plan. I'm actually going to hit  
4   each of these individually so I won't kind of read  
5   them to you at this point. But again we wanted --  
6   what I wanted to do was analyze it first as it  
7   relates to what the goals of the 2007  
8   Redevelopment Plan were.

9           So before I get into that I'll talk a  
10   little bit about the current proposal. So this is  
11   the western building. The western building is  
12   proposed for adaptive reuse. We plan to do a  
13   mixed use development, residential, commercial, a  
14   restaurant and also a resident parking garage.  
15   The parking garage will be the northern part of  
16   the building, if you think about it like a "C", so  
17   it will be the northern part and also the -- there  
18   will be one kind of subterranean level of parking.  
19   Providing around 130 parking stalls, when all is  
20   said and done on the western property.

21           This is what we're currently proposing on  
22   the eastern lot, which is 31 three-bedroom  
23   townhomes. Each unit will be about 2,200 square  
24   feet. They will have a total of 124 parking  
25   spaces. And the biggest take away on this plan is

1 we will be increasing the amount of pervious  
2 surface by about 25 percent. So we're going to be  
3 introducing a lot of green space into this  
4 development.

5 And then lastly any real downtown needs two  
6 things. It needs, you know, good foot traffic, a  
7 good population but it also needs some on-street  
8 parking. If you go north along Main Street on  
9 this property, initially you hit some angled  
10 parking stalls on the west side of Main Street,  
11 and then as you get further north, there's  
12 actually angled parking on both sides of Main  
13 Street.

14 One thing we had the room to do is adjust  
15 the curbline on the east side of Main Street in  
16 front of the property frontage to allow us to add  
17 some angled parking spaces. Right now there's  
18 five or six just parallel parking spaces on Main  
19 Street, our proposal we believe we can fit about  
20 27 parking spaces. So there will be a net  
21 increase of on-street parking of about 20, 21  
22 parking spaces when all is said and done.

23 So I'm going to start going into the  
24 individual Redevelopment Plan goals that were in  
25 the 2007 Redevelopment Plan. And the first one

1 was to encourage a pedestrian oriented mix of  
2 uses and capitalize on the area's proximity to  
3 the train station and the beach.

4 So this slide shows kind of the population  
5 by decade. In the 1970's it seemed that the  
6 population was at it's peak with about 1,000  
7 full-time residents. And you can see it's kind of  
8 decreased over time.

9 So to me the two kind of driving forces  
10 behind a pedestrian-friendly development are  
11 really twofold. One is sidewalks, handicap ramps,  
12 pedestrian facilities. Allenhurst has a plethora  
13 of that available. So the facilities for  
14 pedestrian is available. But the second point is  
15 sort of the population. To have a  
16 pedestrian-friendly kind of development you need a  
17 population density that could support multiple  
18 businesses in a short distance, again allowing the  
19 pedestrian friendliness.

20 So again obviously the population of  
21 full-time residents has sort of decreased with a  
22 lot of the residents at this time being seasonal,  
23 but we're hoping and when we get further into the  
24 slides, we'll show a equally hard development will  
25 actually increase full-time residency and really

1 promote the advancement of this scope.

2           So the next goal was to -- regarding the  
3 number of residential units. They wanted to  
4 minimize the number of residential units. I'm  
5 going to sort of focus on the eastern side,  
6 because the western side is sort of working within  
7 the footprint of the existing building. So that  
8 unit count is going be a function of the available  
9 space and things of that nature.

10           But on the eastern side when my client  
11 first got involved they were interested in looking  
12 at it like a 40 unit townhome development on the  
13 eastern side. In several meetings with the  
14 Borough and we realized that 40 was a little bit  
15 too aggressive and they came in with a proposal  
16 for 35 units. Well we had some additional  
17 conversations with the Borough and it seems at  
18 this, you know, 31 is the appropriate number for  
19 the number of townhomes.

20           And the big difference you'll notice on the  
21 pictures, is really the elimination of this extra  
22 building in the lower right-hand corner. So that  
23 building has been eliminated and replaced with a  
24 public area. I know there was some questions  
25 regarding maybe doing an ice skating rink in the

1 winter, some sort of event to, again, promoted  
2 year-round occupancy in the Borough.

3 So the main difference again between the  
4 two plans is we eliminated the building to  
5 increase green space and also increase the area  
6 for the Borough to do some events kind of  
7 throughout the year.

8 So again this is still kind of going along  
9 the point of the number of residential units. I  
10 believe the higher density advances a couple of  
11 facts. First is that it increases the efficiency  
12 and adequacy of the downtown uses. Pizza places,  
13 laundromats, dry cleaners, those small types of  
14 retail uses thrive on foot traffic in downtown  
15 areas.

16 The increase of density will increase the  
17 population in the area, I think allowing those  
18 nonresidential uses to really thrive. And again  
19 the townhome development I think will lend itself  
20 to a young professional. You're talking about a  
21 property being 1,000 feet from a train station but  
22 also a three-minute bike ride from the beach.  
23 There's not many places in New Jersey where you  
24 have that -- and I believe that type of location  
25 is really going to be focused on a young

1 professional who may or may not commute to New  
2 York City but wants to still live somewhere by the  
3 beach in New Jersey.

4 And then lastly regarding again the  
5 number of units the western development will have  
6 a density of 73 units per acre give or take. The  
7 western side will have 73. The eastern side will  
8 have about 14 units per acre at the 31 townhome  
9 number.

10 So what I did was I took a look at what the  
11 existing density for the residential units by the  
12 property were. Immediately to the east the  
13 density is about 5.8 units per acre. Then as you  
14 get further to the east some of the lots start to  
15 get a little bit larger, and they go to about 1.8  
16 units per acre.

17 I believe the townhome development will add  
18 to the nature transition from the higher density  
19 western development to the existing residential  
20 dwellings that exist further to the east.

21 And lastly it wouldn't make sense to  
22 discuss an application where density is involved  
23 without speaking to the economics of the  
24 development. Obviously the more units it benefits  
25 the developer. We all agree to that. That's

1 obvious. But furthermore there are some needed  
2 improvements in the Borough that the additional  
3 density will relate to. So the developer had  
4 discussed with the Borough some improvements to  
5 the lots, some improvement potentially to the  
6 train station. The higher density allows more of  
7 these improvements to be performed and a higher  
8 number to be given to the Borough for these  
9 improvements.

10 Furthermore there are some environmental  
11 constraints to the property that will require some  
12 level of mitigation, whether it's from CAFRA or  
13 what have you. Again so there's money to be put  
14 into the development and I believe the higher  
15 density is appropriate considering the work that  
16 needs to be done.

17 So the next goal talks about the creation  
18 of detached single-family homes on the east side  
19 of Main Street. That sort of ties into what I had  
20 previously indicated. So again we are deviating  
21 from the Redevelopment Plan that had single-family  
22 allotted on the east side, and we're proposing a  
23 townhome development.

24 But again I believe it will support the  
25 downtown uses. You'll have a year-round residents



1 but furthermore the townhome will have a  
2 condominium association, which can very much  
3 control what happens on the grounds of the  
4 property, but also what happens within the units  
5 themselves.

6           So for instance, if my client intends to  
7 establish condominium association that limits the  
8 minimum rental to one year. So again we fully  
9 expect the units to be occupied year round and  
10 again by young professionals. You know, if the  
11 minimum rental time period was a six-month time  
12 period, you could still have the seasonal rental.  
13 We will be proposing a minimum rental of one year,  
14 again driving home the fact that we want  
15 year-round residents.

16           And then again lastly the economics, which  
17 I certainly already spoke to.

18           The next goal is to adaptively reuse the  
19 existing JSP&L building to the west. This is just  
20 a site render showing what we expect the  
21 development to look like. We were proposing a  
22 courtyard and then areas, you'll see some outdoor  
23 seating in this area. We talking about some large  
24 planter areas with some substantial trees. Again,  
25 you're looking to do two fold, you're looking to

1 beautify the green space you do have but also  
2 upgrading the building, the facade and things of  
3 that nature.

4           The next goal is improve the element of the  
5 streetscape. One thing I will commend Allenhurst  
6 on is when building are sitting vacant for a  
7 prolonger period of time, usually they go into  
8 disrepair. That's not the case here. You drive  
9 by Main Street and you can tell that the property  
10 is vacant but it has not fallen into disrepair at  
11 least on the exterior of the building.

12           But one thing we intend to do is we will  
13 absolutely beautify the streetscape, street trees,  
14 street lighting. That's sort of obvious in the  
15 upper exhibit. You can see kind of the facade  
16 upgrade. This would be a picture of the existing  
17 JSP&L building, if you were standing on the  
18 sidewalk on the west side of Main Street looking  
19 kind of down the street.

20           The one on the upper right is again  
21 standing on Main Street sort of looking at the  
22 units on the townhome side. You'll see again  
23 bushes. You'll see nice landscaping, which again  
24 it kind of lends itself to the condominium  
25 associate where the condominium association will

1 have control over the maintenance of the  
2 properties themselves.

3 The next redevelopment goal talks about  
4 parking. I sort of already kind of indicated that  
5 parking is very important for downtown uses for  
6 obvious reasons. The entirety of the development  
7 really will self park. We're talking about 130  
8 parking spaces give or take on the west side, 124  
9 parking spaces on the east side for the townhomes.

10 The west side we're looking at a parking  
11 ratio of about 1.25 to 1.5 parking spaces per  
12 unit. On the east side you're looking at four  
13 spaces per unit. Each unit will have a two-car  
14 garage, and then a driveway suitable for two cars.  
15 But beyond that we're also talking about  
16 increasing the parking along Main Street by  
17 adjusting the curb. Again we're talking about an  
18 increase of about 20 or 21 on-street parking  
19 spaces.

20 So I think the application before you or  
21 the proposal before you guys really takes into  
22 account that parking is essential for any downtown  
23 development and we're trying to maximize it where  
24 we can.

25 So the next goal is regarding sustainable

1 design. The philosophy behind sustainable design  
2 is really to eliminate environmental impacts  
3 through skillful and substantive design.

4 I believe we do these in a few kind of ways  
5 here. First and foremost you're reducing  
6 vehicular dependency. You're 1,000 feet from a  
7 train station. The units that we're talking very  
8 much one car per unit for the apartments, if that.  
9 And on the west side again, we're proposing  
10 three-bedroom units. So from a parking  
11 standpoint, you know, we're really reducing the  
12 need for vehicle dependance.

13 But furthermore we're also increasing the  
14 green space on the property. That's going to  
15 reduce stormwater runoff, increase ground water  
16 recharge. Again a main benefit to sustainable  
17 design.

18 The third point, which was sort of  
19 addressed previously in the goals of the  
20 Redevelopment Plan were to adaptively reuse the  
21 existing JSP&L building. From a sustainable  
22 design standpoint redevelopment is always better  
23 than new development. I don't want to rip up  
24 grass, or rip down trees to build a building. If  
25 there's already a building there that's vacant,

1     then we can reoccupy it. So that's one of the  
2     main points of sustainable design.

3             And then lastly higher density is actually  
4     a benefit to sustainable design. First and  
5     foremost it gives residents a variety of how they  
6     inhabit. It's not just single-family homes or  
7     it's not just apartments. You have apartments.  
8     You have townhomes. You have single-family homes.  
9     But furthermore it creates a sense of community.  
10    It encourages economic vitality. And again it  
11    reduces your really demand or need for vehicles if  
12    everything is within walking distance.

13            So development of this nature that can  
14    reduce the requirement on vehicles, less -- you  
15    know, more pedestrian friendly, less vehicles, you  
16    know, more clean air. So again another benefit in  
17    sustainable design.

18            This slide talks about the historic nature  
19    of Allenhurst and the utilization of high-quality  
20    design standards. I included these renderings  
21    because I think they give a pretty good  
22    illustration of what the developer intended to  
23    build here. Not only from an architectural  
24    standpoint but the quality of what they intend to  
25    build.

1           I can tell you from the townhome unit, the  
2   asking price for those townhomes is going to be  
3   around 1.2 million. So the asking price is such  
4   that high-quality construction is going -- you're  
5   not going to be able to ask that price if you cut  
6   corners or do anything of another nature.

7           So I believe these two pictures kind of  
8   illustrate what we intend to do, but furthermore  
9   the fact that we intend to build high-end. So we  
10  absolutely, you know, will propose development  
11  techniques and standards that accomplish that  
12  throughout -- you know, as can be seen elsewhere  
13  in the Borough.

14          The next one talks about stimulating the  
15  economy. Again, from a redevelopment standpoint  
16  stimulating the economy is sort of the goal of any  
17  redeveloper. We're looking to increase the  
18  year-round residents. Absolutely supports the  
19  nonresidential uses in the area. I also believe  
20  that adding foot traffic will allow the further  
21  improvement along Main Street in downtown  
22  Allenhurst. You know the additional money will  
23  allow facades to be redone. I drove down --  
24  before this meeting I had driven down Main Street  
25  just to see, you know, what stores were open, how

1 many for rents signs there were considering this  
2 is kind of off-peak season, and I believe the  
3 additional not only foot traffic but money coming  
4 into the Borough as part of this redevelopment  
5 will absolutely kind of enhance downtown  
6 Allenhurst.

7 And then regarding sort of the vision that  
8 I thought, I thought kind of a combination of Red  
9 Bank and kind of Asbury Park. I think from an  
10 economic standpoint I envisioned downtown  
11 Allenhurst as more of a downtown Red Bank.  
12 Everything is a little bit higher end. These are  
13 some of the, you know, we had taken a look at the  
14 some of the rental prices that you could see in  
15 Red Bank.

16 A one-bedroom unit between \$23 and \$2,400  
17 a month. A two-bedroom unit rents for between 25  
18 to 3,200 a month. And then for rent for retail  
19 depending -- you know, the bigger the retail gets  
20 kind of the price drops per square foot, but for a  
21 750 square-foot space you're talking about \$30 to  
22 \$35 a square foot. And then from 1,500 square  
23 feet you're looking at, you know, about 25 bucks a  
24 square foot. And again the townhomes, as I  
25 previously indicated, the goal is an asking price

1 of 1.2 million. So again we're talking about an  
2 economic benefit to the Borough in that the  
3 product being put out is of the highest quality.

4 To sort of continue on with the economic  
5 proponent Allenhurst actually has one of the  
6 lowest tax rates in all of Monmouth County. Of  
7 the 53 municipalities they're fourth. So one  
8 benefit to this application is it will maintain  
9 the low tax rate for the residents of Allenhurst.

10 But furthermore I expect that it will  
11 provide additional revenue for the Borough to do  
12 some improvements. So the area that was in front  
13 of the townhome development that I talked about a  
14 potential ice skating rink, the additional revenue  
15 gives the Borough options as to what they can do  
16 and what kind of public improvements they can  
17 make.

18 So the benefit to the economics is not only  
19 downtown revitalization but I believe it directly  
20 enhances the area for residents in that it keeps  
21 the tax rate low and will again provide the  
22 Borough additional revenue to do much needed  
23 improvements throughout the Borough.

24 And again, so kind of in a quick summary  
25 again the property was designated as an area in



1     need of redevelopment 15 years ago.   A  
2     Redevelopment Plan was adopted 12 years ago.   You  
3     know, the property has basically sat.   I believe  
4     the current proposal does attempt and does justly  
5     address as many of the redevelopment goals as  
6     possible.   And I believe that the goals are  
7     furthered by the proposal that we're here to talk  
8     about tonight.

9             Again I absolutely think it will increase  
10    the year-round residency, which will create a  
11    community but it will also increase the money  
12    falling into downtown.   And I failed to mentioned  
13    on one of the prior slides was we have had some  
14    conversations with NJ Transit and there wasn't  
15    concern about the ridership at the Allenhurst  
16    train station.

17            And there was actually some thought to  
18    shutting down the train station.   We're of the  
19    opinion that the increase -- again we're  
20    proposing what we're proposing but we think it  
21    will increase the year-round occupancy.   One  
22    benefit of that is it will absolutely increase  
23    the ridership of the train station.

24            We believe that in concert with our  
25    proposal the increased ridership will very much

1 maintain the likelihood that the train station  
2 would stay open.

3 And then lastly, you know, I believe again  
4 that this is really a catalyst for the remainder  
5 of the downtown development. I think that, you  
6 know, the design standard and what's going to be  
7 employed on this property will absolutely kind of  
8 flush money into downtown Allenhurst to the  
9 benefit of the residents but also to  
10 nonresidential user that exist along Main Street  
11 currently.

12 So with that I would like to again thank  
13 everyone for kind of listening to me ramble on.  
14 But if there are any questions, I would be happy  
15 to answer them.

16 MR. PEPE: So questions are probably  
17 the most important aspect of why we're here this  
18 evening. We want to hear what you have to say and  
19 what your concerns are and what the Council's  
20 concerns are. But before we do that I just  
21 thought I would talk a little bit about process.  
22 Because what you've heard from us was probably a  
23 little bit less definitive than you might have  
24 expected. I just want you to understand that the  
25 stage that we're at when we say 22 to 25 spaces,

1     you know, your expectation might be, hey, you  
2     know, where's the final designs. Well we're at  
3     the very first stage. We're presenting this to  
4     the public. What we have out there is a  
5     Redevelopment Plan that's over a decade old, and  
6     you know, it needs to be dusted off and adjusted.  
7     That's what we're asking the City Council to do  
8     within cooperation with the Planning Board.

9             So here's the process. If the City Council  
10    is inclined to listen to all arguments, oral or a  
11    combination of their thoughts and our arguments  
12    they'll recommend to the Planning Board to look at  
13    a new Redevelopment Plan, with some of the changes  
14    that we're asking for. The Planning Board is  
15    going to have an open public meeting and a vote on  
16    it. The City Council when they make that measure,  
17    will have an open public meeting and a vote on it.  
18    Then ultimately it can go back to the City  
19    Council to be adopted or not in their discretion  
20    and that's another public meeting.

21            It's only after all of those public  
22    meetings that we actually start designing our  
23    development. Because, you know, we hadn't gotten  
24    into the weeds because we're not - we're not there  
25    yet. We don't know what the zoning ultimately

1     that's going to be applicable to this site will  
2     be.

3             So once we get to that point, then we're  
4     going to fully design the project. Then we're  
5     going to be in front of the Planning Board for  
6     what I would presume would be multiple public  
7     meetings where the public can come out. That's  
8     where we're going to get into the weeds on details  
9     like the shutters are going to look like and, you  
10    know, what kind of fence we're going to put around  
11    the property.

12            So if we don't have answers to some of  
13    those questions now, when we say it's our goal,  
14    we're not trying to duck the question. We're not  
15    quite there yet.

16            MAYOR McLAUGHLIN: Thank you. That  
17    was very informative. I just have a couple of  
18    quick questions and I'm sure Chris and Terry do  
19    too.

20            So on the west side of the property you're  
21    proposing 91 units, five different types of  
22    apartments totalling 91 units on the west side.  
23    And I heard you mention the parking. How do you  
24    propose to accommodate the parking? Because  
25    there's a big parking obligation.

1                   MR. WILDER: Sure, so currently the  
2     intent is to -- on the -- again to the letter "C"  
3     on the northern side you would have a two-level  
4     parking garage. The first level would have 60  
5     parking spaces. The second level would have 60  
6     parking spaces. So you would have 110 there.

7                   But furthermore you would also have an  
8     additional sort of subterranean level of parking  
9     underneath the retail portion of the courtyard. So  
10    you would have kind of the connector in the south  
11    on the north side of that building, we'll also  
12    have a kind of sub-grade parking level that would  
13    house 20 parking spaces.

14                  So the parking spaces would be tandem, so a  
15    good component of those would be provided via  
16    valet parking. So in total we'll have 131 parking  
17    space, 130 parking spaces and the unit count, I  
18    think it's somewhere between -- around 91. I  
19    don't want to speak in specifics. But again  
20    you're looking at -- the Residential Site  
21    Improvement Standard sort of dictate what the  
22    required parking for multi-family residential  
23    units. And for a development like this I would  
24    apply the highrise application. Five stories,  
25    very close to mass transit. So you're looking at a

1 ratio for a two-bedroom unit of .8 parking spaces  
2 per unit. We're proposing somewhere around 1.3.  
3 So we absolutely -- I believe we'll have  
4 sufficient parking on the west side of the  
5 development.

6 MAYOR McLAUGHLIN: For the benefit of  
7 the audience what they're describing is so if  
8 there would be 34 one-bedroom units, okay, which  
9 there's a formula that you would go through, that  
10 would require 1.8 parking spots, which equals 61.2  
11 total parking spots.

12 There's two proposed units one-bedroom COAH  
13 that would be 3.6. So there's a formula that you  
14 go down. That's a concern, the parking. It seems  
15 like you have addressed a chunk of it. But we're  
16 still missing -- I mean you're saying about 130, I  
17 think the obligation might be higher than that.  
18 Isn't it? It's about almost 175, 176.

19 MR. WILDER: So again when you refer  
20 to the RSIS standard, I'm looking at the  
21 requirements for what I'm calling a highrise.

22 MAYOR McLAUGHLIN: Okay.

23 MR. WILDER: And again I'm applying  
24 the highrise criteria because we're talking five  
25 stories, but we're also talking a very close

1 proximity to mass transit. The requirement that  
2 you're referring to I believe are midrise or  
3 garden apartments.

4 So again when you get to the highrise  
5 component because of the proximity to mass  
6 transit, the required parking gets cut  
7 substantially lower. And again that's a function  
8 of that because of you're proximity to mass  
9 transit, the amount of cars that the occupants  
10 will have are few.

11 COMMISSIONER McLOUGHLIN: Just to the  
12 Mayor's point you're saying you're using the  
13 highrise standard. That's five levels, five  
14 floors.

15 MR. WILDER: Sure.

16 COMMISSIONER McLOUGHLIN: How would  
17 we not use the garden --

18 MR. WILDER: Sure, so again I think  
19 it's really a function of the property's proximity  
20 to the train station.

21 COMMISSIONER McLOUGHLIN: If you are  
22 a transit village do you get -- is there a RSIS's  
23 standard that you can hook onto and sink your  
24 teeth into that you then are not obligated to  
25 provide the number of parking spaces you're

1     talking about? So if you're a transit village do  
2     you get relief from the RSIS standards the Mayor  
3     is talking about?

4                   MR. WILDER: Right so I think from  
5     the RSIS standards you have to kind of evaluate  
6     each application individually. Single-family  
7     homes are single-family homes. There's no --  
8     garden apartments are, you know, one and two-floor  
9     rental units. Again, I think there's a few  
10    factors at work here that make it more appropriate  
11    in my opinion to the highrise standard. And  
12    again, so -- and I can provide, you know,  
13    additional clarification. I don't have the  
14    definition of what RSIS --

15                   COMMISSIONER McLOUGHLIN: Listen this  
16    is our first --

17                   MR. WILDER: Sure.

18                   COMMISSIONER McLOUGHLIN: -- and  
19    we're just throwing it out as questions too.

20                   MR. WILDER: Absolutely.

21                   MR. PEPE: If the municipality were  
22    inclined to disagree with that analysis and you  
23    wanted to apply the RSIS standards for parking,  
24    which I think we are somewhat of a highbred, he  
25    would meet that demand. Parking is critical here.



1 We know we have to do everything -- I mean, you  
2 know, Mike was going hold the cars up over his  
3 head. We know how important parking is in this  
4 township during the summer.

5 COMMISSIONER McLOUGHLIN: Ten years  
6 ago, as you said, we're dusting it off. Ten years  
7 ago I was doing - I was chairing a subcommittee  
8 that first started this plan. And the bells to  
9 this day that go off in my head that are ringing  
10 from the residents who were there then and are  
11 here now and some have past on, were there is very  
12 little parking on Hume Street as it is. We don't  
13 want to exacerbate that situation.

14 The other question was density as you  
15 pointed out, was a concern, which is why I think  
16 when they first had it, the question I asked the  
17 subcommittee is how many units you want? One of  
18 the people said eight, which I didn't think was  
19 really reasonable. I think that was a little bit  
20 silly but to the point of making -- driving the  
21 number down was very important though to  
22 everybody.

23 So I mention that only in terms of, so you  
24 know the history of it a little bit. And the  
25 other thing that was mentioned back then because

1     there was a concern with school-age children.  As  
2     you know we go and we send our kids on a  
3     send/receive relationship to the West Long Branch  
4     School District.  So there is a per-pupil price  
5     that we pay.  And we're happy to pay that  
6     per-pupil price rather than the assessed value of  
7     the homes as the alternative.

8             However based on the number of apartments  
9     can you tell us how many school-age students you  
10    think are going to be generated here?  And in the  
11    alternative of having a grouping of units that  
12    would generate school-age children, was there any  
13    thought given to a portion of the property being  
14    for 55 and older?

15            MR. PEPE:  Okay.  I believe we had  
16    that 55 and older discussion.  In fact most  
17    municipalities now are actually reversing earlier  
18    plans where they --

19            COMMISSIONER McLOUGHLIN:  They don't  
20    pay per student.

21            MR. PEPE:  Listen I don't want to get  
22    lost in the weeds, I don't know whether we've done  
23    the analysis but I think you would be shocked if  
24    you used Rutgers' numbers for projections and how  
25    low the projection would actually be here.  And I

1 think you would look at me with chagrin and  
2 probably challenge that result.

3 So we -- I don't know if you know off the  
4 top of your head or not.

5 MR. WILDER: I have it. I'm sure  
6 it's something we can look at. But again the  
7 apartments we're looking at on the west side are  
8 one and two bedroom. I would expect -- inaudible  
9 not have school-aged children, but if we were seek  
10 further down the road, I can certainly take a look  
11 at some -- it's unique in that it's also a --  
12 currently it's sort of a seasonal town. So to try  
13 and find a niche where someone did a study of a  
14 similar scenario it may be a little bit tough to  
15 find, but we'll be happy to look into it.

16 COMMISSIONER McLOUGHLIN: And what do  
17 is to the other question -- I apologize, Mr.  
18 Mayor.

19 MAYOR McLAUGHLIN: That's all right.

20 COMMISSIONER McLOUGHLIN: Which goes  
21 that you mentioned that you were looking to go  
22 yearlong rentals. So you are looking at some of  
23 these as being rental properties as opposed to I  
24 have a sister who lives in Brooklyn and she, you  
25 know, lives in a condominium association and

1     they're not allowed to rent their condos, or they  
2     can but you can rent it for a year and then you're  
3     done. And so that's the other question for making  
4     sure that we don't become a, you know, a town that  
5     has --

6                     MR. PEPE: Seasonal and vacancies. I  
7     mean listen it was and I think Matt stressed to a  
8     great degree in his report, we're looking at this  
9     as a tool to potentially provide that sustainable  
10    year-round population to support a more vibrant  
11    downtown.

12                    Let's go back to students, I do think that  
13    we're going to be paying our fair share of taxes.  
14    To the extent to generate students, we're going to  
15    be paying substantially into the general revenues  
16    of the municipality. I guaranty you the project  
17    would cover any cost of any students.

18                    Let me go back to the other question. I've  
19    been challenged on every comment ever given in an  
20    analysis of students, because I'm -- it's just a  
21    guess here, it's probably going to come out  
22    somewhere in the eight to ten range.

23                    MAYOR McLAUGHLIN: You're thinking  
24    eight to ten students.

25                    MR. PEPE: Yeah, based on the kind of

1 numbers that Rutgers uses to evaluate these.  
2 Because they don't put students in one-bedrooms,  
3 and they -- and they put very few on two-bedroom  
4 rental markets.

5 MAYOR McLAUGHLIN: As Chris had said,  
6 you know, we pay a per-student basis. It's  
7 roughly \$15,000 per student not including  
8 transportation. So that is a sensitive number.  
9 And what would your estimate be about the  
10 generating of tax revenue from the units?

11 MR. PEPE: The 1.2 million dollar  
12 units, and again we don't know exactly what  
13 they're going to sell for. That's our guess.  
14 That's, you know, 33 million dollars times your  
15 tax rate that's going to be revenue.

16 MAYOR McLAUGHLIN: Well a home in  
17 Allenhurst that's say worth a million four, would  
18 be paying about \$8,000 in taxes. So 8,000 times  
19 31 is 248,000.

20 MR. PEPE: \$248,000 on the townhomes.

21 MAYOR McLAUGHLIN: Right.

22 MR. PEPE: And probably double that  
23 for the apartment building.

24 MAYOR McLAUGHLIN: So getting back to  
25 the townhomes you're proposing 31 townhomes on

1       that side and you have parking for how much on  
2       that side?

3                   MR. WILDER:   124.

4                   MAYOR McLAUGHLIN:  124.  So that's  
5       more than you need for that side.

6                   MR. WILDER:  Oh, yes.  So the --  
7                   Inaudible.

8                   MAYOR McLAUGHLIN:  Oh that's  
9       including the on-street.

10                  MR. PEPE:  It's not.  It could be up  
11       to 145.

12                  MAYOR McLAUGHLIN:  So you're looking  
13       at 120 on the townhome side in the driveways and  
14       garages; right?  That's what you're saying?

15                  MR. WILDER:  Correct.

16                  MAYOR McLAUGHLIN:  Two cars in the  
17       driveway and a car in the garage.

18                  MR. WILDER:  So it would be a two-car  
19       garage and then you would have a double-wide  
20       driveway in front of the garage.  So again  
21       theoretically you could fit four vehicles.

22                  MS. CAMPAGNA:  When you took out the  
23       one set of units, we went from 35 to 31 and you  
24       put that other space in, isn't there additional  
25       parking that got created there?

1                   MR. WILDER: There is but I sort of  
2 didn't account for that parking because it's  
3 abutting what I'm calling the public space. So  
4 envision that those spaces would really not so  
5 much be for residents or guest but would more be  
6 for folks using that public space. Whether it's  
7 for the ice skating rink that was talked about,  
8 but the folks using that area.

9                   MS. CAMPAGNA: So that area is going  
10 to actually be public parking not designated for  
11 resident. Well, I mean obviously a resident can  
12 park there but it's more -- going to be public  
13 parking.

14                  MR. WILDER: Correct. Again I mean  
15 each unit having four spaces we believe is more  
16 than sufficient for the unit as well as any  
17 visitors a unit may have. So yeah, that really  
18 lends itself to me that the public would use it  
19 whether it's a park or whatever the case may be.

20                  MS. CAMPAGNA: And how many spots  
21 came out there about?

22                  MR. WILDER: Ten total.

23                  MS. CAMPAGNA: Ten in that area.

24                  MR. WILDER: Yes, which again I  
25 mean everything in Allenhurst is sort of walkable.

1     So you know, if it's ice skating, yeah I'm  
2     probably going to drive you if it's two blocks.  
3     It's too cold. But again we think ten spaces is  
4     suitable considering the amount of pedestrian  
5     traffic you would expect.

6                 MR. PEPE: Just building on the  
7     parking argument I mean one of the reasons -- one  
8     of the benefits and it's a whole basket of issues  
9     that go both ways, but we have three curb cuts  
10    serving this development. If you were to go with  
11    single-family homes, I think you could easily  
12    envision 18 to 20 curb cuts running around the  
13    entire perimeter of the project such that there's  
14    no on-street parking. So inherently reducing the  
15    number of curb cuts and doing a cluster  
16    development provides more access to on-street  
17    parking.

18                MAYOR McLAUGHLIN: What would be in  
19    your estimate the increase in population?

20                MR. WILDER: We're talking about 91  
21    units plus 31, 122. So I would have to take a  
22    look again and see studies to see what we think  
23    would be year-round occupancy. I mean, my goal  
24    would be at least 75 percent of those users are  
25    year-round occupants.



1                   MAYOR McLAUGHLIN: So let's do the  
2 summertime. The town really bloats. We get  
3 very full in the summer. What would be your  
4 estimate of increase in the population during the  
5 summertime?

6                   MR. WILDER: I would expect all the  
7 units to be full, filled up. So if you're talking  
8 about 122 units maybe assuming one and a half  
9 people per unit, maybe 160, 170 additional people.

10                  COMMISSIONER McLOUGHLIN: Not in a  
11 townhouse.

12                  MR. WILDER: The total available.

13                  COMMISSIONER McLOUGHLIN: In the  
14 apartments you might be correct there.

15                  MR. WILDER: Total development.

16                  MR. PEPE: I think you're going to  
17 have three-person families in the townhomes. It  
18 would be typical one child --

19                  MAYOR McLAUGHLIN: So more like maybe  
20 275 to 300.

21                  MR. PEPE: I mean we can again use  
22 the -- it's all anecdotal until you use the math  
23 that Rutgers gives us. I mean they look at these  
24 things and come up with formulas so we'll be happy  
25 to get you exactly what those number are.

1                   MAYOR McLAUGHLIN: And you have done  
2 cursory reviews on the infrastructure there,  
3 sewer, water and so forth?

4                   MR. PEPE: We've reached out to all  
5 the service providers. You know we're going to  
6 have to do lateral work and work connecting the  
7 building, but we do believe that the adequate  
8 capacities are there. We'll probably have to  
9 install a water loop on the townhome development  
10 to get adequate pressure and volume for fire  
11 protection and the like. But we've gotten a  
12 will-serve letter based on the preliminary  
13 information. It will have to be refined but the  
14 municipality's facilities can handle what's being  
15 proposed.

16                  MAYOR McLAUGHLIN: And the  
17 remediation. You had mentioned the remediation.  
18 Can you shed any light on that? Do you foresee  
19 any problems with that?

20                  MR. PEPE: Well what we know now is  
21 what we based on all the reports and the studies  
22 that we did when we entered into the contract to  
23 acquire the property. So, you know, what we have  
24 is based on about probably ten years of study by  
25 JSP&L and then our own consultants went out and

1 analyzed that work and did some additional  
2 testing. At least the whole site on the building  
3 as you get on the east side is really historic  
4 fill. Historic fill means it's not native soils.  
5 They accumulate the -- inaudible -- of time.  
6 Somebody came in and dumped a bunch of stuff there  
7 and that's what's there now.

8           We have estimates of tens of thousands of  
9 tons of soil that have be either removed or capped  
10 in place. Until we get in and actually start  
11 characterizing that, we're going to hire an LSRP,  
12 who's going to be on site doing the excavation.  
13 We're going to characterize the soils, export what  
14 can't be left in place. Leave in place what can  
15 be left in place. But it's all a matter of  
16 getting rid of the soils that have the capacity to  
17 leach and potentially contaminate the ground  
18 water. Those soils have to go. Have to go.

19           Then there's another characterization of  
20 soils that's still environmentally sensitive but  
21 it doesn't pose any threats to ground water.  
22 Those are the types of materials that can stay.  
23 And we put a cap on top. A cap could be a  
24 parking lot.

25           A cap could be a building. Or a cap could

1 be generally they put down a geotech line or two  
2 foot of clean fill, if you're going to have like  
3 a landscaped area.

4 So another one of the reasons why we felt  
5 that a townhome product was more appropriate here  
6 is those types of, they call them engineering  
7 controls. They have to be monitored. They have  
8 to be annual -- actually biannual reports filed  
9 with the Department of Environmental Protection  
10 certifying that the cap is in place and that the  
11 cap is being well maintained. And doing  
12 additional testing from time to time. There will  
13 probably be ground water wells, testing wells  
14 on these sites going 20 years into the future.

15 Just to, you know, keep monitoring and  
16 making sure nothing enters the -- inaudible -- we  
17 did our job. We caught everything that we were  
18 supposed to. So, you know, an individual  
19 homeowner isn't really in the best place to go out  
20 and do that. File those certifications, deal with  
21 the cost or even make sure that it happens.

22 We create a homeowners association that  
23 association will be responsible for all of those  
24 tasks. You know, again a pea to the basket of  
25 reasons why we feel compelled to go with a

1 townhome project.

2 MAYOR McLAUGHLIN: At this point I'll  
3 open it up to the public, if you have a question.  
4 Again, as Donna had pointed out, if you could come  
5 up please announce who you are and where you live  
6 so we have it for the record. We are recording it  
7 tonight.

8 So Dr. Sternberg.

9 DR. STERNBERG: Hello, everyone. I  
10 think you might have like no brochure because  
11 JSP&L had the building for years and it's  
12 electrical, PCB's were used as insulation. Did  
13 you check that out? And is that one of the chief  
14 contaminants? Because I think that they should  
15 know. We all should know that. Do you recall if  
16 any PCBs have been tested?

17 MR. PEPE: They have been doing the  
18 cleanup for 20 years, so they have gotten rid of  
19 them. It's not an exact science. You don't test  
20 ever inch. If you're aware, they go out, they dig  
21 a hole and they see what's in that hole. And then  
22 they go 20 feet over here and they dig a hole.  
23 If we hit something here, we clean it up. Until  
24 you get to a place where you hit a clean hole.

25 So are we going to find something out

1     there? Entirely possible. But we're tasked with  
2     doing that -- with monitoring that as we excavate.

3                     DR. STERNBERG: Who would be  
4     responsible? You or JSP&L?

5                     MR. PEPE: At this point us.

6                     MR. WILDER: And that would be  
7     actually the licensed LSRP on the site. So think  
8     about an LSRP, which is Licensed Site Remediation  
9     is that they actually are acting on behalf of the  
10    NJ DEP. So when they're on the property, whether  
11    they work for my firm or some other firm they're  
12    wearing the hat of the NJ DEP. So they're the  
13    ones monitoring and they're actual licensed to --  
14    inaudible.

15                    DR. STERNBERG: I have two other  
16    questions.

17                    MS. JOHNSON: Excuse me. Could you  
18    speak up.

19                    DR. STERNBERG: I have two other  
20    questions. The people you expect to come here,  
21    and you know what's going on in Asbury, Red Bank  
22    isn't doing so hot. Asbury is getting hotter and  
23    hotter with young people. Do you expect the young  
24    people to come here from different parts of the  
25    state or people who have grown up here? And the

1 people that you expect to take the rentals and the  
2 townhomes where do you expect the population to  
3 come from? Because as he said we're close to a  
4 train station, everybody that takes a train has a  
5 car too. And I don't care so much about the cars.  
6 Inaudible. Great police force. But so that's a  
7 question. And if everything goes smoothly what's  
8 the time table for beginning and ending?

9 MR. PEPE: Okay. Listen I don't  
10 think anybody really knows. When we've spoken  
11 about marketing internally and we're probably not  
12 necessarily there yet, we really anticipated this  
13 would be a product that would be attractive to  
14 people who are looking to down size from a  
15 single-family home and stay local in the area. We  
16 also thought it would be a product that Matt had  
17 said that would be very attractive to a young  
18 professional. Because the numbers are going to  
19 quite work for, you know, this is not going to be  
20 -- still be in the Jersey Shore. They're not  
21 going to be able to pay these numbers. So it's  
22 going to have to be a professional family.  
23 Someone with a reasonable to higher income.  
24 MALE VOICE: Snookie's doing okay  
25 though.

1                   MR. PEPE: But you know when I had  
2     this discussion with other people in the  
3     municipality including the Mayor, you know there  
4     is a sense that the community has experienced  
5     people from coming from New York City, the  
6     Brooklyn area and coming and taking properties and  
7     using them for, you know, a summer retreat and  
8     then going back home. I mean we had this  
9     conversation. I don't know if that's going to  
10    happen. But I do think that a townhome project is  
11    less attractive to that use than a single-family  
12    home. Because that's the kind of person who's got  
13    two and a half million dollars and might want a  
14    summer property, wants the privacy, wants the  
15    pool, wants their own little fiefdom. I don't  
16    think that they're going to want to get involved  
17    or be as inclined to get involved in a homeowners  
18    association. That's going to prevent they're  
19    ability to rent it when they're not there.

20                  DR. STERNBERG: Right, so let's say  
21    tomorrow is Day One, from start to finish, how  
22    long a time?

23                  MR. PEPE: Two years.

24                  DR. STERNBERG: I'm 70. You've got  
25    to hurry up.



1                   MAYOR McLAUGHLIN: Thank you. Anyone  
2 else?

3                   Yes, sir. Hey, John.

4                   MR. MORGAN: John Morgan, I live at  
5 101 Spier. I'm going back to when we're were  
6 going to -- two years ago I actually bought player  
7 to the table for that at that point -- inaudible  
8 -- and a lot of the questions on the environmental  
9 side, I'm a chemical engineer, wanted to come back  
10 to that, and yes JSP&L has been doing something  
11 for 20 years. I'm here. I'm not a resident in  
12 town per se. I'm here all year round but not  
13 everyday all year round. I don't know but I've  
14 seen them doing testing. My question is, since  
15 they've been there so long and given what happened  
16 last time I would certainly think they had Phase  
17 II, Phase III, they've got all the data.

18                  MR. PEPE: Yes.

19                  MR. MORGAN: They have all the data.  
20 So to your point about well we'll sink some more  
21 holes, I've been involved in projects. I'm was  
22 involved a Red Devil project up in Union. That  
23 was a nightmare from hell from an environmental  
24 standpoint. Not because of Red Devil because of  
25 what was allowed at the K. Hovanian spot next door

1     that was pumping stuff because the geology ran it  
2     right over and they ran wells up to water their  
3     front yard, and they contaminated their land by  
4     virtue of somebody next door. But it was about  
5     what you don't know.

6             I have to believe JSP&L knows a lot. So  
7     that yes, there are things. I'm not trying to  
8     scare anybody. That's not where I'm going with  
9     this. And to your point some things can get  
10    capped. Some can get carted out. And as far as  
11    your townhomes, that where they did all of their  
12    repair and everything else. That's where all the  
13    contamination mostly is going to be. There's  
14    probably asbestos in the other buildings. But  
15    again, those are things that can be remediated  
16    more easily.

17            I would be curious to know so you don't get  
18    into a project and while I'm all about doing  
19    something, obviously, I brought a player in 15  
20    years ago. And talked a lot at these meetings  
21    about what needed to be done. And what the  
22    process was. It needs to be done. It absolutely  
23    needs to be done and all your points are all good  
24    points. Generating year-round traffic here in  
25    town, and I'm not one of them, but there's a

1 bigger, bigger portion, they're right here.  
2 They're out of state. I mean that's just the way  
3 it is. And we need that ratable so that we don't  
4 get creamed. Because we do get creamed even if  
5 they're a lower rate in Monmouth County, they keep  
6 raising us faster then everybody else in Monmouth  
7 County.

8 What can you share? What can JSP&L  
9 share? Who still should be on the hook for  
10 whatever they need to clean up. I'm not sure  
11 where the --

12 MR. PEPE: Well that's a contract  
13 issue. We get --

14 MR. MORGAN: Okay, because usually  
15 whoever is selling is responsible for what's  
16 found.

17 MR. PEPE: We have boxes and boxes  
18 and reams of material.

19 MR. MORGAN: Okay.

20 MR. PEPE: So I don't know because I  
21 don't actually know what any of that says. But  
22 our professionals, environmental consultants  
23 looked at it and explained to us what's been done.  
24 What's -- according to the results that we have  
25 now, still needs to be done. And then as you

1     noted there's a third component out there that  
2     once you start working, there's a surprise,  
3     surprise, surprise. You know they might find  
4     something new and so there's that. Hey listen  
5     we're -- it's gone into the price of the property.  
6     Trust me. JSP&L, they're actually very, very  
7     difficult to work and they give nothing away.  
8     Inaudible.

9                     MR. MORGAN: -- First Energy out of  
10    Ohio isn't even JSP&L anymore.

11                    MR. PEPE: And the sale had to be  
12    approved through BPU.

13                    MR. MORGAN: Sure. Right. Exactly.  
14    So I mean there's a lot of complicated steps. It  
15    is one -- I hope they share everything that  
16    they've got on the front end, not just because of  
17    contractual concerns with you, but more  
18    specifically with the town so you minimize those  
19    surprises.

20                    Because the last thing we want is to  
21    have it started, everybody goes great, and then  
22    all of a sudden they discover something and we've  
23    got a hole sitting there for ten years. That's  
24    not what we want. It needs -- it all needs doing,  
25    absolutely.

1           But the idea is 15 years since the  
2    Redevelopment Plan went into play I would hope  
3    JSP&L has been doing something more from a data  
4    gathering standpoint that they can share with the  
5    town. That's all. It's not just about the  
6    ratable dollars, it's about -- inaudible.

7           MR. PEPE: We would share the reports  
8    if Donna wants 14 boxes and reams of paper.

9           MS. CAMPAGNA: Sure. I need more  
10   boxes.

11          MAYOR McLAUGHLIN: Yes, ma'am. Again  
12   if you could just identify yourself.

13          MS. GANNON: Yes, I'm Adele Gannon  
14   from 318 Allen Avenue. One of you said before  
15   about the New Jersey Transit, is there an  
16   assurance that the train station will stay?

17          MR. WILDER: No, but what we can say  
18   is that NJ Transit is usually very hesitant to  
19   close mass transit locations. I think if we're  
20   able to not only upgrade some of the facilities  
21   associated with the train station, but an  
22   increase in ridership, it will be must more  
23   unlikely that the train station would close. But  
24   I can ask NJ Transit for a, you know, a  
25   definitive answer till I'm blue in the face. And

1 I'll probably retire before they reply.

2 So I would love to and but it's just not  
3 realistic that NJ Transit would ever give us  
4 anything definitive in writing.

5 MAYOR McLAUGHLIN: And they have not  
6 told the town -- we have not heard anything on the  
7 official level that they're closing the train  
8 station. On an official standpoint we have not  
9 heard that.

10 MR. PEPE: And you know what that  
11 wasn't a scare tactic. You know, they are very  
12 hesitant to close stations because nobody is  
13 building new stations either so ridership is way  
14 down. I mean the bar graph is telling, you know,  
15 year-round residents now has just gone down and  
16 down and down and down every year.

17 MS. GANNON: And the last person  
18 asked what the time line was from beginning to end  
19 and I didn't hear the answer.

20 MR. PEPE: Two years.

21 MS. GANNON: Two. Thank you.

22 MR. PEPE: Faster we hope but two  
23 years.

24 MS. ZANIA: Hi, Nancy Zania, 218  
25 Elberon Avenue. I don't know if this was asked

1 before, I had to leave the meeting and come back  
2 quick. The question is because the apartments  
3 will be adjacent to the railroad tracks and also  
4 to the JSP&L facility, what kind of mitigation are  
5 you going to do to make the apartments attractive?

6 You want to get a good price, but those are two  
7 factors. Allenhurst is beautiful but that part is  
8 not so beautiful.

9 MR. PEPE: Well there's not a lot we  
10 can about the railroad tracks. Absolutely I  
11 think on the back of the building is probably  
12 going to be the deal of the century, probably  
13 nothing we can do about that.

14 MR. ABOUD: In fact we're actually  
15 not planning on any ground-floor apartments.

16 MR. PEPE: Okay. The first floor on  
17 the back is going to be -- inaudible. And we've  
18 actually been conversations with JSP&L about what  
19 we can do to screen, block, maybe put a green wall  
20 up. There is no health and safety issue. Those  
21 things are studied ad nauseam. So we're an  
22 adequate distance away that it's not bad. It's  
23 just a nuisance. You know it's an aesthetic  
24 nuisance issue. But they been pretty adamant that  
25 we cannot do anything. They don't want us to put

1 anything close to their facilities.

2 MR. WILDER: That's like -- there  
3 just needs to be a buffer. So that's going to be  
4 an easement that we're going to have access to the  
5 parking garage.

6 MS. ZANIA: Will you have a buffer to  
7 put up? Screening some --

8 MR. PEPE: Well, I mean this parking  
9 lot here will remain. Okay, it's not going to be  
10 JSP&L creeping over. And it's not going to be us  
11 getting closer than that. But this facility is  
12 going to remain there as is. And it's going to  
13 have an impact on, you know, but listen that's a  
14 small amount of apartments. Hey, I'd love it if  
15 we could pick up the building and, you know, move  
16 it over to the lake but...

17 MS. ZANIA: Thank you.

18 MAYOR McLAUGHLIN: Russ.

19 MR. McGEEVER: Hi, Russ McGeever. I  
20 live about three houses down on Hume Street.

21 COMMISSIONER McLOUGHLIN: Russ, can  
22 you come closer to the mike.

23 MAYOR McLAUGHLIN: We're recording  
24 it.

25 COMMISSIONER McLOUGHLIN: We want the



1 melodious voice.

2 MALE VOICE: Don't forget to  
3 genuflect too.

4 MR. MCGEEVER: Sorry. Russ McGeever.  
5 Hume Street. I live about three houses down. I'm  
6 just curious the building that you're proposing  
7 across the street, how many stories?

8 MR. WILDER: The one on the west  
9 side?

10 MR. MCGEEVER: The one on the west  
11 side, please.

12 MR. WILDER: Five stories.

13 MR. MCGEEVER: Five stories. How far  
14 down to the ground do you need to go to secure  
15 that structure?

16 MR. WILDER: We're using the existing  
17 footprint. And everything is in the place. We're  
18 not going --

19 (Inaudible.)

20 MR. MCGEEVER: Sorry, townhouse side.

21 MAYOR McLAUGHLIN: He's talking about  
22 the east side where the townhouses are going.

23 MR. MCGEEVER: How far down from the  
24 ground to support a five stories?

25 COMMISSIONER McLOUGHLIN: Well

1       they're not five stories.  There's five stories on  
2       the other side.

3                   MR. MCGEEVER:  How many on this side?

4                   MR. WILDER:  Three.

5                   MR. PEPE:  Three max.

6                   MR. MCGEEVER:  Three.  So how far  
7       down?

8                   MR. PEPE:  It's probably going to be  
9       a slab construction.

10                  MR. MCGEEVER:  It's all going to be  
11       slab.  Okay.

12                  MR. PEPE:  We haven't had a  
13       construction engineer yet.

14                         (Inaudible.)

15                  MR. MCGEEVER:  My point is this you  
16       guys say you're local, you weren't here during  
17       Sandy.  Okay.  Deal Lake moved up a block on  
18       either side.  Have you given any thought to what  
19       might happen the next time there's a Sandy to that  
20       property?  And also to the property around here.

21                  MR. PEPE:  Well two things I can --  
22       Matt could probably talk -- inaudible -- but  
23       taking down the impervious coverage on this  
24       property by 25 percent, is going to have a  
25       significant impact on the ability of the area to

1 absorb rain water or runoff. Am I going to stop  
2 the storm from coming up? No. But I can it  
3 retreat more quickly when you have adequate  
4 pervious coverage that can absorb those.

5 Number two, we have to design to the  
6 highest standards now. Everything that we do has  
7 to be out of the flood plane. We can't build in a  
8 flood plane. So Matt, I know you went through  
9 your qualifications of being a flood plane  
10 engineer. We're absolutely studying that ad  
11 nauseam to make sure that what we build --

12 MR. MCGEEVER: So you -- So, Matt,  
13 you know that there's a high water table here.

14 MR. WILDER: Sure. So --

15 MR. MCGEEVER: I have a stream that  
16 goes through my basement.

17 MR. WILDER: So with respect to what  
18 you're talking about regarding Hurricane Sandy and  
19 I won't go too far off topic. Hurricane Irene  
20 happened. FEMA started studying kind of shore  
21 towns especially in the area. Hurricane Sandy  
22 happened. They released new maps. The new map  
23 after Hurricane Sandy were actually made from the  
24 storm that Hurricane Irene caused.

25 So they released advisory base flood maps

1 and they released preliminary maps. New York  
2 State sued FEMA. New York State won. They're  
3 doing new preliminary maps again coming out next  
4 year in 2020 with the hope that those maps will be  
5 approved in 2021 or 2022.

6 This property does not fall within a flood  
7 zone. Not on the existing maps, which date back  
8 to the initial analysis in the '70s, or the new  
9 maps which have good data up until 2020.

10 The New York State lawsuit really wasn't  
11 challenging the findings of FEMA but what they  
12 were challenging were the methodology that they  
13 got to those findings. So that's force FEMA to  
14 scrap the entire analysis and restart and redo the  
15 entire analysis.

16 We expect the elevations to come back very  
17 similar. The fact that this property isn't in a  
18 flood zone, we don't expect it to be or the  
19 preliminary maps, I don't envision it will be on  
20 the -- in a flood zone on the new preliminary maps  
21 when they do come out.

22 But to your point regarding the foundation  
23 of the property, the fact that it's on historic  
24 fill, if any of you are familiar with Jersey City,  
25 Jersey City is all built on historic fill. A lot

1 of the foundations that are built on historic fill  
2 have to have special foundations, whether it be  
3 helical -- piles, things of that nature.

4 A soil boring will have to be done on the  
5 property to get an idea of the soil that's  
6 underneath the property. That's going to dictate  
7 the foundation, whether it's on slab, whether it's  
8 helical piles. But a structural engineer will  
9 evaluate the subsurface conditions and design a  
10 foundation appropriate for the structure.

11 MR. MCGEEVER: Well how far down do  
12 you think the helical piles would have to go, if  
13 you need any?

14 MR. WILDER: You put helical piles  
15 down till you get a suitable base. So until you  
16 hit rock or hit something else that provides the  
17 bear capacity needed for the structure above.  
18 Again that's down the line when a structural  
19 engineer gets involved to design the foundation.

20 MR. PEPE: One thing that we're going  
21 to have to do on the townhome side is we're going  
22 to have to do a thorough stormwater design, done  
23 by an engineer. We're going to have to capture  
24 all of the water that's on our site and retain it.  
25 So I mean these things are probably going to be

1     that benefit -- there's going to be storm drains  
2     all up and down that property. Whereas, I mean I  
3     don't know what JSP&L has in place, but I don't  
4     think that they have -- I seen it. I was here  
5     it's a lake right now.

6                 COMMISSIONER BOLAN: It is a skating  
7     rink right now.

8                 MAYOR McLAUGHLIN: It fills up with  
9     water right now.

10                MR. PEPE: It's going to be vastly  
11     improved just by the nature of the design.

12                MAYOR McLAUGHLIN: Anybody else?  
13     Tom.

14                MR. GLYNN: Tom Glynn, 312 Elberon  
15     Avenue, Allenhurst.

16                MALE VOICE: You're no where near  
17     this place.

18                MR. GLYNN: I happen to be right next  
19     door. I guess my questions go to the  
20     configuration, when -- from the previous meeting  
21     it was more setup as home structures, home looking  
22     structures. And I see it's more rowhousing. And  
23     also the setbacks seems to be a little different.

24                MR. PEPE: It's a little different  
25     picture. It's a prospective. Just because you

1 don't realize how wide that gap is between them  
2 looking at an elevation like that. It's the same  
3 exact building design. We just simply eliminated  
4 one of those building. It is the same exact --

5 MR. GLYNN: Can I just go to the --

6 MR. WILDER: So this is what we  
7 presented at the last meeting. This is what we  
8 presented at the last meeting. And so the current  
9 building, the current JSP&L building actually  
10 comes out to about here. So this is our property  
11 and we've created that buffer zone as well.  
12 That's a new buffer zone, which doesn't exist now.

13 We've got that -- so does the white fence  
14 -- a chainlink fence.

15 MALE VOICE: That's Tommy's house.

16 (Inaudible.)

17 MR. GLYNN: Just to follow up on  
18 that, as far as the setback from the street, is  
19 that the front of the homes first of all? Facing  
20 Elberon Avenue is that --

21 MAYOR McLAUGHLIN: That's the front  
22 of the homes facing Elberon.

23 (Inaudible.)

24 MR. GLYNN: Those are facing Elberon.  
25 So it will in your mind at this point is the

1 setback the same as the rest of the homes?

2 Because one of the advantages of Allenhurst is  
3 that we all sit on our porches, we can look up and  
4 down the street.

5 MR. WILDER: Those porches are facing  
6 each other. This is an interior courtyard.

7 MR. GLYNN: So may I come over.

8 MR. WILDER: Sure.

9 MS. CAMPAGNA: I think, Tom, you just  
10 wanted to make sure it's the same setback as  
11 yours.

12 MR. GLYNN: And so that you're taking  
13 away from the look of the street.

14 COMMISSIONER McLOUGHLIN: If you're  
15 coming down Elberon Avenue, I think what Mr. Glynn  
16 is asking is I'm coming from Main Street down  
17 Elberon, if I look to my right to your new  
18 properties of townhouses, will it look like the  
19 front of the building is facing Elberon?

20 MR. WILDER: These are the fronts of  
21 the homes are facing Elberon and Main Street.

22 COMMISSIONER McLOUGHLIN: And the  
23 front of the homes will be setback far enough so  
24 that it will be in line with the other porches as  
25 you keep going down the street.



1 MR. WILDER: Correct.

2 MR. PEPE: Yeah, we're close in what  
3 we're showing here now. And if that's a concern,  
4 you know --

5 COMMISSIONER BOLAN: It's a planning  
6 board thing. You can adjust it. So go to the  
7 planning board meeting, Tom.

8 MR. GLYNN: It's 25 feet off the  
9 distance out there.

10 COMMISSIONER BOLAN: Meet your new  
11 neighbor by the way. This is Tommy Glynn.

12 MAYOR McLAUGHLIN: Anybody else?  
13 Larry O'Rourke.

14 COMMISSIONER BOLAN: Are you new is  
15 town, sir?

16 MR. O'ROURKE: Yes. Larry O'Rourke,  
17 211 Allen Avenue. I have similar comments. One,  
18 you keep talking about the environmental issue.  
19 Obviously --

20 COMMISSIONER BOLAN: You got to be up  
21 loud. Turn the volume up.

22 MR. O'ROURKE: You keep talking about  
23 the environmental issue but you obviously knew  
24 that from JSP&L when you bought the property.  
25 And whatever those are it's not the town's

1 problem. It's your problem with JSP&L's property.  
2 Number to when you talk about the open space on  
3 the east townhouse development, as I remember the  
4 Redevelopment Plan there was a significant area  
5 that was a setback from Main Street that was going  
6 to be dedicated as a park. I remember it was 60  
7 feet.

8 MR. WILDER: Yes, sir.

9 MR. O'ROURKE: So sixty times, I  
10 think it's 240 feet lineally, that's -- whatever  
11 that number comes out to, 15 or 16,000 square  
12 feet of green space on Main Street. You've  
13 obviously taken all of that away. Is that fair?

14 MR. PEPE: Well, no we are returning  
15 this portion here and it really -- we're not going  
16 to disagree with what the plan originally asked  
17 for, but it's our feeling that, you know,  
18 buildings fronting on a Main Street is the  
19 appropriate use.

20 MR. O'ROURKE: I'm not disagreeing  
21 with your potential argument is. I'm just trying  
22 to suggest -- I'm trying to understand what are  
23 the distinctions between what is the existing plan  
24 and what you've proposed?

25 MR. WILDER: Single-family townhomes.

1                   MR. O'ROURKE: Correct. Now how many  
2     single-family homes could I build on that  
3     property, if I bought it without changing the  
4     Redevelopment Plan? Would you know that number?

5                   MR. PEPE: We don't have that number  
6     but I would strike to you that real question is  
7     square footage. Because if the issue is bulk, we  
8     are not limited as to how big those single-family  
9     -- well, we are to a degree. The setbacks and the  
10    like. But I don't think that we're getting  
11    substantially additional square footage as  
12    compared to what we could do in the form of  
13    single-family homes.

14                  MR. O'ROURKE: Did you do that study?  
15    Do you know the numbers?

16                  MR. WILDER: We didn't.

17                  MR. O'ROURKE: Do you know how many  
18    single-family homes with the setbacks and minimum  
19    lot square footages, how many you can build on  
20    that property assuming you left the 60 by 240-foot  
21    public space? What was left? How many  
22    single-family homes could you build?

23                  MR. WILDER: Yeah, we don't have that  
24    number. What I could tell you is when I did  
25    review that to -- inaudible -- Redevelopment Plans

1 the minimum lot size for the homes on that they  
2 were proposed as 7,000 square feet. We're not  
3 talking, you know, large, large lots. So again I  
4 don't have the exact number but I would say 10,  
5 12, 13 is probably realistic for the number of  
6 homes that you can put on --

7 MR. PEPE: With an asterisk, please.

8 MR. O'ROURKE: Whatever the number  
9 is, whether eight, ten, eleven, twelve, whatever  
10 it is, basically asking for the town to grant you  
11 the right to build an additional roughly 20 unit  
12 -- 20 residences.

13 MR. WILDER: The proposal is for 31  
14 townhomes.

15 MR. O'ROURKE: So it's approximately  
16 20 more than what you think you can build today.

17 MR. PEPE: Well, I don't know that we  
18 can -- I mean, eight, ten, twelve. I don't want  
19 to answer that we're asking for substantially more  
20 units. I don't think that we're asking for  
21 substantially more square footage. And that's why  
22 we went into, you know, it's a valid question.  
23 That's why we went into the cost of the  
24 environmental remediation. The unknowns on the  
25 environmental remediation. The reasons for going

1 for a townhome project that go above and beyond  
2 value numbers or cost, and you know it's better  
3 from a parking situation. It's better for the  
4 potential to have year-round residents.

5 Yes, we're asking for more. But every  
6 dollar that comes out of the project is a dollar  
7 that comes out of the project. These guys are not  
8 going to lose money, but we want to do something  
9 that's first rate, top flight, not the aluminum  
10 siding, you know, with no embellishments. These  
11 are, frankly, they're gorgeous.

12 And we can take \$20, \$30 a square foot out  
13 of those buildings easy. Easy. But that's not  
14 our goal. What we're here is with a project that  
15 works. It's economically viable for us. We're  
16 asking for more, but we're giving back a lot of  
17 those benefits.

18 MR. O'ROURKE: What are the benefit  
19 factors?

20 MR. PEPE: The benefits are, our tax  
21 dollars. The benefits are we're going to be  
22 contributing into the railroad cost. And the  
23 benefits are we're going to bring some year-round  
24 residents. The benefits are it's a piece of crap  
25 right now. And it's just going to collapse. The

1     benefits are in 15 years nobody has step up here  
2     and done anything. We're here.

3                   MR. WILDER: And it will be a failed  
4     project. So we looked at the project many  
5     different ways. We know that if someone were to  
6     develop a single family project here, it would  
7     more than likely fail. For a number of reasons.  
8     Number one a single-family project cannot sustain  
9     the environmental cost of the cleanup. We have a  
10    significant budget kind of allocated for that.  
11    You couldn't do that.

12                  MR. O'ROURKE: How much?

13                  MR. WILDER: Right now we're  
14    earmarking about a million dollars.

15                  MR. O'ROURKE: I assume you reflected  
16    that in your sale price; didn't you?

17                  MR. PEPE: Sure.

18                  MR. O'ROURKE: So it's coming out of  
19    JSP&L's pocket.

20                  MR. WILDER: No, it's not. We have  
21    to buy the property from them. So again it's also  
22    the fact that you also have to have some controls  
23    in place to -- you know, if you tried to do  
24    single-family homes, you would not be able to hit  
25    the standards for single-family homes and develop

1     this project within 20 years. You would be  
2     looking at a site that could sit like this for 20  
3     years.

4                     MR. PEPE: And we are invested in the  
5     project across the street, which we're going to  
6     own forever. It's not going to be sold. It's  
7     going to be something that's past down through the  
8     families or at least that's the intention.

9                     So it was important to keep control of the  
10    townhome community as well. We know single-family  
11    homes, listen come September when they're -- you  
12    know, when the folks are out of town, if they hire  
13    a landscaper, you got grass up three feet high.  
14    You got -- this guy does maintain his property.  
15    This guy doesn't. This guy left up holiday  
16    decorations until February. This guy didn't -- we  
17    don't want that across the street from the project  
18    that we're going to retain. We like the idea of  
19    being able to control it.

20                    MR. WILDER: And again to Don's  
21    point, the cost -- the cost burden to the town for  
22    a townhome development with a condo association  
23    is much less than a single-family --

24                    MR. O'ROURKE: What?

25                    MR. WILDER: The cost burden to the

1 town for a townhouse is much less than a  
2 single-family home. Because there's going to be  
3 garbage collection. Snow removal is on us. The  
4 grass cutting is on us. Just, you know, policing  
5 the ordinances of the town itself, you know, we're  
6 going to have a bigger stick kind of with the  
7 condo association to be able to police some of the  
8 ordinances that are going to be more intrusive  
9 then of the townhomes.

10 MR. PEPE: And the town is going to  
11 have a one-call source. The property manager.

12 MALE VOICE: Right to John's  
13 cell-phone.

14 MR. O'ROURKE: Whatever the cost  
15 ultimately is, whatever the ratable is, you don't  
16 really think the town should just increase the  
17 density for you just because they're going to get  
18 additional ratables?

19 MR. WILDER: No the increase in  
20 density is not just because of ratables. It's the  
21 appropriate use for the site. Single-family homes  
22 across the street from a firehouse, it's not going  
23 to sell for a price when you can -- that's why the  
24 project will fail. Who's going to buy a  
25 single-family home that's sits right across the



1 street from a firehouse? Every single --

2 MALE VOICE: Or a gas station.

3 MR. WILDER: Or a gas station.

4 Right, so when we looked at the project that was  
5 part of it. You know, so that's why it's an  
6 appropriate use. It's also a transition use for  
7 the town. As you come into town it's the main  
8 street, right. So higher density there is just  
9 the right feel for it. Plus we're going to  
10 elevate the kind of look and feel as you walk into  
11 Allenhurst as opposed to dilapidated buildings  
12 that have been there now for a century.

13 MR. O'ROURKE: There's been some  
14 dispute about the number unknown quantity of the  
15 number of children that might move into this  
16 project. Have you -- you have not done any work  
17 on that. Is that my understanding?

18 MR. WILDER: We don't have any -- we  
19 don't have an official study yet on the number of  
20 school children. But we know just by rough back  
21 of mapping math, more accurate than that that the  
22 tax revenue is certainly going to cover that and  
23 then some. Because we're going to be generating  
24 about \$500,000 in tax revenue.

25 MR. O'ROURKE: In gross tax revenue?

1                   MR. WILDER: That's gross tax  
2 revenue.

3                   MR. O'ROURKE: To the municipality,  
4 the County or the school board?

5                   MR. WILDER: We're going to be paying  
6 about 500 Grand in taxes.

7                   MR. O'ROURKE: To the municipality.

8                   MR. WILDER: To the municipality.

9                   MR. O'ROURKE: And what about to the  
10 school board?

11                   MR. WILDER: As a whole. Whatever  
12 your tax rate -- I don't know how you guys divvy  
13 that up from when you collect your whatever  
14 percentages, I don't know those numbers.

15                   MR. O'ROURKE: So if you generate 15  
16 children, 20 children that will take up more than  
17 half of what you project as the ratable alone just  
18 in the school tax.

19                   MR. WILDER: We don't think it's  
20 going to generate 15 to 20 children.

21                   MR. O'ROURKE: And if your wrong?

22                   MR. WILDER: We don't think it's  
23 going to generate --

24                   MR. O'ROURKE: If you're wrong?

25                   MR. PEPE: It's academic. We will

1 get the figures as to how many children and we'll  
2 use the numbers that Rutgers promulgates. They  
3 don't put any children on a one-bedroom apartment.  
4 So all of them, right off the bat, no children. I  
5 think they put .3 children for a two bedroom  
6 apartment. So you know every five units might  
7 generate one child. And the townhomes is probably  
8 going to be, you know, one -- probably one per  
9 townhome.

10 MR. O'ROURKE: Have you closed yet on  
11 the property?

12 MR. WILDER: No.

13 MR. O'ROURKE: Do you know when the  
14 closing is expected?

15 MR. PEPE: The closing has some  
16 contingencies -- inaudible.

17 MR. O'ROURKE: Pardon?

18 MR. PEPE: The closing has some  
19 contingencies that have yet to be fulfilled.

20 MR. O'ROURKE: Can you tell us what  
21 they are?

22 MR. PEPE: Well, I've got to a  
23 subdivision approval that's yet to be  
24 unconditional -- inaudible.

25 MR. O'ROURKE: Other than the

1 subdivision approval, which I understand the  
2 planning board did already.

3 MR. PEPE: They heard it but there  
4 are conditions to the approval, one of which is  
5 that -- inaudible -- to the municipality.

6 MR. O'ROURKE: What other  
7 contingencies are holding up the works? If you  
8 can tell us.

9 MR. PEPE: That's probably pretty  
10 much it. Got to let the time period for --  
11 inaudible -- you know, JSP&L has got to deliver us  
12 the -- inaudible. We haven't agreed upon the form  
13 of that between ourselves yet.

14 MR. O'ROURKE: Okay. Thank you.

15 MAYOR McLAUGHLIN: Thanks, Larry.  
16 Anyone else?

17 MR. KAPPA: Bill Kappa, 307 Hume  
18 Street and I'm one of the people who bought across  
19 from the firehouse. I'd like to thank you guys  
20 for having this meeting and keeping everybody up  
21 to date. I'd like to thank you guys for coming  
22 and --

23 MALE VOICE: Say happy birthday to  
24 Don.

25 MR. KAPPA: No, that's your job. He

1 doesn't care about me. One of the things you were  
2 saying again and my concerns are parking and  
3 that's based on where I live. You said you would  
4 be having, I think, 91 apartments. Did that go up  
5 from last time? I thought it was like --

6 MALE VOICE: Could you move up closer  
7 to the --

8 MR. PEPE: We reduced the number of  
9 townhomes it and went up a little bit there just  
10 because the structure took a little bit of a  
11 different shape. Listen, we don't get the --  
12 inaudible. That's what we're asking for.

13 MR. KAPPA: Okay. I imagine the west  
14 side, the one and two bedroom --

15 MR. WILDER: That's right.

16 MR. KAPPA: --basically and the east  
17 side would be what? One, two, three?

18 MR. WILDER: Will be three-bedroom  
19 townhomes.

20 MR. KAPPA: Every one is a three  
21 bedroom.

22 MR. WILDER: Yes.

23 MR. KAPPA: Okay. With four spaces.  
24 Do you expect the person in the garage with two  
25 other cars to constantly be moving them out? Or

1 do you think they're going to park in the front  
2 where you're adding extra to be able to have  
3 access to get in and out?

4 MR. PEPE: Obviously if it's as  
5 difficult to find parking as you're saying it  
6 does, I would suggest no. Because I certainly am  
7 not going to circle the block when I have a  
8 perfectly usable spot at my house.

9 MR. KAPPA: Okay.

10 MR. PEPE: Right, one of those  
11 garages is going to be filled out with Christmas  
12 decorations, tricycles and everything else. And  
13 maybe they won't -- inaudible -- but if the  
14 alternative is the fight for an on-street spot,  
15 those people are going to find a way to make it  
16 work. You're going to find some people probably  
17 with three and four cars in their driveway  
18 sticking halfway out over the sidewalk. That's  
19 just reality.

20 MR. KAPPA: Right. I understand.  
21 Come around here during the summer and you'll see  
22 how far parking is bad and all the way up, and  
23 yes we do have out-of-town people going to the  
24 beach but I also find that the vast majority of  
25 our out-of-town or out-of-state residents who come

1 down and own homes during the summer, they still  
2 have cars. Nobody takes the train. So you know  
3 -- inaudible -- well it does for them. It works  
4 for them. Unless you're really hoping to have  
5 people who work only in Manhattan, you work in any  
6 of the Boroughs it's going to take you three hours  
7 by train. Between the train and the subway,  
8 whereas 45 minutes and you're in Brooklyn.

9 MR. PEPE: Listen you're going to  
10 have big weekends here, which is really another  
11 benefit of how the town -- how a town of desire  
12 and ownership, you're going to have big weekends.  
13 But then I imagine homeowner associations go hey,  
14 Fourth of July weekend, we know it's going to be  
15 crazy. We're just going to line up cars along  
16 the street and is that -- you know, along the  
17 interior roadways, block off driveways. They're  
18 going to find a way to get it to work.

19 MR. KAPPA: Okay.

20 (Inaudible.)

21 MR. KAPPA: Here you have all the  
22 answers in theory but I've always found that the  
23 reality of it turns into being a completely  
24 different animal.

25 MR. PEPE: The reality of it that on

1 Fourth of July weekend in this town parking is  
2 always at a premium no matter whether it's  
3 single-family homes, or townhomes, or anything  
4 else. We're adding 25 to 30 on-street parking  
5 spots. That's 30 more chances that you've got --

6 MR. KAPPA: And the poor business  
7 owners, whose customers now have to --

8 MR. PEPE: No, we're parking our  
9 retail on our property as well. Our retail

10 MR. KAPPA: Your retail. I don't  
11 think it will allow Cravings or Serpico's --

12 MR. PEPE: That's down the street  
13 a ways. I don't see anybody parking here.

14 MR. WILDER: It will increase  
15 customer base too though.

16 MR. PEPE: Oh, without a doubt.  
17 Without a doubt. They will.

18 MR. KAPPA: The other thing I think  
19 you said earlier that you had reached out to other  
20 organizations to see how the infrastructure would  
21 be and that it was adequate. Based on the amount  
22 of homes and the potential people that water,  
23 sewer, everything would be able to handle it.

24 MR. PEPE: We're going to have to  
25 make upgrades but it's within the conveyance of



1 capacities of the municipality.

2 MR. WILDER: But the mains were  
3 designed as you for much larger capacity, because  
4 in 1970 there was 1,015 residents. So a lot of  
5 mains were -- when they put a new main in they  
6 don't down size it. They usually give the same or  
7 up grade.

8 MS. CAMPAGNA: They're actually  
9 updating. That's why all the works that's going  
10 on right now. Yeah, up Main Street. We're  
11 getting a new main going up Main Street as well.

12 MR. KAPPA: Well I've been here long  
13 enough to know of the sewer collapse and down  
14 toward Norwood in which are backed up to my home  
15 here. And I also know that the Public Works was,  
16 what two years ago, pumping -- when the pumping  
17 station over here had a problem.

18 MR. PEPE: I represented a  
19 contractor, who accidentally struck the sewer  
20 force main in Sayreville. It was 305 million  
21 gallons of raw sewerage shot a geyser 23 feet in  
22 the air. I mean listen --

23 MR. KAPPA: You're making me real  
24 happy about living that close now.

25 MR. PEPE: We're going to have to

1 design to meet all the requirements. We're going  
2 to be working -- you know, listen we haven't  
3 designed the site yet from an engineering  
4 prospective. If it requires an upgrade to the  
5 mains, we're going to have to make them. Okay,  
6 that's just a fact of --

7 MR. KAPPA: Okay. That's on tape,  
8 you know.

9 MR. PEPE: We're assuming right now  
10 we don't have to, and our line item in the budget  
11 there's an adjustment for anything. But if there's  
12 something that's got to be done, it's on us.

13 MAYOR McLAUGHLIN: And just so you,  
14 they will review it and then our engineer would  
15 review it too, and then he would have to -- both  
16 our engineer and their engineer would have to sign  
17 off. But any infrastructure improvements for  
18 whatever the plan would be, it would be born by  
19 not us but by the developer.

20 MR. KAPPA: Now I know you also said  
21 a two year or less. You do know there's a  
22 moratorium in town for construction.

23 (Inaudible.)

24 MS. CAMPAGNA: No, they know. They  
25 know.

1 (Inaudible.)

2 MR. KAPPA: But any way thank you,  
3 gentlemen.

4 MAYOR McLAUGHLIN: Thanks, Bill.

5 COMMISSIONER McLOUGHLIN: Thanks,  
6 Bill.

7 MAYOR McLAUGHLIN: Anyone have any  
8 comments or questions? Yes, ma'am.

9 MS. CUMMINGS: Allie, Corlies  
10 Avenue. You keep talking about the tax revenue  
11 that you're going to generate, so we expect that  
12 you're not going to expect a tax abatement.  
13 Because I've seen that in stuff that's going up  
14 around here, I'm almost sure.

15 MAYOR McLAUGHLIN: We have not talked  
16 about tax abatement.

17 MR. PEPE: It's not in our budget.  
18 We're not counting on a tax abatement.

19 MS. CUMMINGS: Okay.

20 MR. PEPE: We haven't had the  
21 conversation. We've never even mentioned it once  
22 in our discussions with the municipality.

23 But I do lecture on long-term tax  
24 abatements, and I do them all over the state. And  
25 they work out better for the municipality. The

1       municipality actually gets more money on a tax  
2       abatement project then they do on an annual taxed  
3       project. So they're a good thing.

4                   MS. CUMMINGS: How can that be?

5                   MR. PEPE: The school system gets  
6       cut out. The County gets cut out. The  
7       municipality actually gets more.

8                   MS. CUMMINGS: So if you don't pay  
9       property taxes for like 30 years, the town --

10                  MR. PEPE: Oh, you never don't pay  
11       property taxes. It's just a fixed percentage.  
12       It's just a fixed number that's all it is. It's  
13       still a big number. Tax abatements are not free  
14       taxes. You pay a huge number.

15                  MS. CUMMINGS: Well they could be.  
16       Inaudible. It's either a partial or total  
17       combination.

18                  COMMISSIONER McLOUGHLIN: But right  
19       now they've not mentioned abatement, nor have  
20       we offer it to them.

21                  COMMISSIONER BOLAN: Don't give them  
22       any ideas.

23                       (Inaudible.)

24                  MAYOR McLAUGHLIN: Anyone else have  
25       any questions?

1 COMMISSIONER BOLAN: It's your  
2 birthday. We don't ask for too much.

3 MAYOR McLAUGHLIN: Dennis.

4 DR. STERNBERG: One more thing.

5 MS. CAMPAGNA: Come up to the mike.

6 DR. STERNBERG: Yes.

7 MAYOR McLAUGHLIN: We want to make  
8 sure we get you on the record.

9 DR. STERNBERG: I hate to turn my  
10 back on all of you.

11 COMMISSIONER BOLAN: It's your best  
12 side.

13 DR. STERNBERG: I just want to make  
14 this comment. We have a wonderful town. I've  
15 lived here for about 40 years. In the summertime  
16 parking is hard at any place. People have cars.  
17 It is a piece of crap across the street. And it's  
18 falling down. And it's better to build up then  
19 fall down. It's better to have new life and new  
20 blood, good life and good blood. And I think that  
21 if the Board and the Mayor can come to an  
22 understanding with you, who are going to build  
23 this, and make sure that all of us benefit. I  
24 think it's a good thing rather than what we have.  
25 When I came to Allenhurst, everybody lived

1 in their home. Now there's not as many. And I  
2 don't like living in a ghost town. And when I go  
3 to the beach I don't mind all the people, because  
4 I used to be a lifeguard in Bradley Beach. And I  
5 live right on the water and I don't mind the  
6 people. I'm not looking for privacy.

7 And if you will give us, not what you only  
8 promise, but make the arrangements to make sure  
9 that we're all protected, personally I think it's  
10 a better way to go then have a slum and continue  
11 to go downhill.

12 MAYOR McLAUGHLIN: Anybody else?

13 (inaudible.)

14 MAYOR McLAUGHLIN: Anybody else have  
15 any comments or questions? Yes, ma'am.

16 MS. DEMERLEY: I can't really stand.  
17 I've got a walker.

18 MR. PEPE: Oh sit, please.

19 MS. DEMERLEY: How many new residents  
20 do you anticipate that would add to Allenhurst?

21 MR. PEPE: We just had a debate about  
22 that. I don't want to be involved in a guessing  
23 game. It's going to be between 120 and probably  
24 250.

25 MS. DEMERLEY: My next question is

1 the Commissioners. What affect is that going to  
2 have on the Beach Club? Will we need  
3 double-decker bath houses? Will we have to allow  
4 people to join without a bath house?

5 MAYOR McLAUGHLIN: You know, we've  
6 gone down a number of different solutions for  
7 that. You know we haven't made a final decision  
8 on that. There's one way you can look at it, that  
9 the rental property which would be 91 units. That  
10 they wouldn't be allowed to join the Beach Club,  
11 you can go down and buy daily badges. We could  
12 do that because it's rental property. But that  
13 would have a ramification for everybody else  
14 that's a rental in town. So everybody should be  
15 aware of that.

16 The 31 townhomes, you know the Beach Club  
17 could probably absorb the 31. Our estimate would  
18 be that would probably be 100 members for the 31  
19 townhomes. So we could absorb that.

20 We're looking at doing some renovations to  
21 the lockers besides this redevelopment because  
22 they do need -- they're falling apart. So we've  
23 been looking at that.

24 But we have not made a final decision on  
25 anything yet. Because again this is still sort of

1 fluid. But we're looking at it. The big part is  
2 we don't want to hurt the quality of life in town.  
3 We want to improve upon it. So that's the goal of  
4 what we're trying to do. All right.

5 Anybody else?

6 (No audible response.)

7 COMMISSIONER BOLAN: All right.

8 MAYOR McLAUGHLIN: All right. Just  
9 to do a quick recap, so everybody understands the  
10 process.

11 We're not taking action tonight. The Board  
12 at our next meeting is going to consider this,  
13 what they're requesting. If the Board says no, we  
14 would go back to them and say no. Or if we say  
15 yes, it would go back to the Planning Board. We  
16 would refer it to the Planning Board and they  
17 would have a chance to review it. Again it's  
18 another open meeting that the Planning Board would  
19 discuss it, make recommendations that would come  
20 back to us. And then we would have another  
21 conversation with the developers.

22 So if you have questions or you think of  
23 something later, please we all have email  
24 addresses. You can send us an email with your  
25 question. We'll just and get you an answer.



1                   COMMISSIONER BOLAN:  It's all  
2   DMcLaughlin@allenhurst.org.

3                   MAYOR McLAUGHLIN:  Make sure you use  
4   Terry's.

5                   COMMISSIONER BOLAN:  That's our email  
6   for everybody.

7                   MS. CAMPAGNA:  Or if you like you  
8   could just direct it to my email is on the  
9   website, you can give me the questions and I can  
10  refer them to the Council.

11                  MAYOR McLAUGHLIN:  So the last thing  
12  we ask is that you don't listen to rumors.  If you  
13  hear a rumor, go and find out if it's factual or  
14  not.  Because there are a lot of rumors going  
15  around.

16                  COMMISSIONER BOLAN:  So this means to  
17  come to our next meeting and the Planning Board  
18  meeting.

19                  MS. CAMPAGNA:  So the next Borough  
20  meeting is next Tuesday, which we would probably  
21  have a resolution at that time, as long as we're  
22  okay to refer it to the Planning Board.

23                  Again at that time it's still that nothing  
24  is concrete.  We are going to have a special  
25  Planning Board meeting that we have planned for

1 January 31st, just on this topic. So at the next  
2 meeting we will probably, bearing in mind that we  
3 are all good on it, we would do a Resolution to  
4 refer it to the Planning Board. And that  
5 meeting, just on redevelopment with the  
6 developers, will be on January 31st.

7 FEMALE VOICE: Here?

8 MS. CAMPAGNA: That's probably going  
9 to be at Borough Hall.

10 MR. PEPE: And just so you know too  
11 in case you worried about how some of the promises  
12 or discussions or some of the agreements actually  
13 come to fruition, we're going to be entering into  
14 a Redeveloper Agreement with the municipality. So  
15 everything I say here, one-year rentals minimum,  
16 everything I discussed with you, we're going to  
17 have a homeowners association that's going to take  
18 care of the garbage, is all going to be in  
19 writing. Donna, takes copious notes. It's  
20 terrible.

21 MAYOR McLAUGHLIN: Thank you,  
22 everybody. Thanks for coming.

23 COMMISSIONER McLOUGHLIN: I'm going  
24 to make a motion to adjourn.

25 MAYOR McLAUGHLIN: I'll second that.

1 All those in favor?

2 COMMISSIONERS: Aye.

3 (Meeting is adjourned.)

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## 1 CERTIFICATE

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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.

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16 MICHELE A. MAC PHERSON,

17 Transcriber

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20 Dated: February 7, 2019

21 My Commission expires:

22 February 7, 2021

23

24

25

