

BOROUGH OF ALLENHURST  
BOARD OF COMMISSIONERS MEETING  
October 9, 2018  
7:30 P.M.

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5 IN THE MATTER OF:

6 Informal Presentation by  
7 Potential Redevelopers of  
8 JCP&L Property.

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10 B E F O R E:

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12 DAVID McLAUGHLIN - MAYOR

13 CHRISTOPHER McLAUGHLIN - DEPUTY MAYOR

14 TERRANCE BOLAN - COMMISSIONER

15 DAVID LAUGHLIN - ATTORNEY

16 DONNA M. CAMPAGNA - CLERK/ADMIN

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21 REPORTED BY: DANIELLE GOLBA, CCR

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Original Transcript

1           MAYOR McLAUGHLIN: This is a long process  
2 and we are just at the very beginning of it.  
3 We have the buyers here of the property. What  
4 we are going to do is they are going to share  
5 some of their ideas for the property, what  
6 they'd like to do. With that, I will introduce  
7 Don Pepe. Don is the attorney handling this.

8           MR. PEPE: Good evening. Donna tells me  
9 this is a larger than usual crowd. We are very  
10 happy you all came out. We are excited about  
11 this project. We hope you get excited about  
12 it, as well, as we move forward.

13           The name of the applicant is Power Station  
14 In Allenhurst, LLC. I guess they decided to  
15 save their creativity for the application.  
16 Where we are right now, we have a couple of  
17 contingencies we have to hear from, JCP&L, one  
18 of them is a subdivision -- what's next  
19 included, we will be closing on the property  
20 and we will be looking to move forward with the  
21 approval process.

22           What we're here tonight to show you is  
23 where we are in our thinking right now. And as  
24 the mayor mentioned, this is a -- process. We  
25 are here to get feedback from you. We are

1 interested in incorporating your thoughts and  
2 ideas. Some of them will be great, some of  
3 them will be mediocre and we will sift through  
4 them.

5 My clients are local guys. I am, in fact,  
6 from Ocean Township. So I didn't come from out  
7 of town to come down here and try to make some  
8 money off of this township.

9 Mike Abboud, he's a developer over at Fort  
10 Monmouth. He is one of the redevelopers. He  
11 has a long history in these types of projects.  
12 The picture I've got up here, somebody  
13 mentioned earlier boy, what did you do with the  
14 old lake? This is an office building in Fort  
15 Monmouth that Mike had successfully  
16 redeveloped. He was, in fact, one of the first  
17 guys out there that actually took a chance and  
18 did something and made it work.

19 John Bierwirth, he's also a successful  
20 developer. He's probably best known for the  
21 Lake House project over in Asbury Park. And  
22 much like Mike, John was right out there in the  
23 foreground in Asbury Park --

24 So our purpose here this evening is an  
25 informal presentation. There's not going to be

1 any votes tonight. Nobody is going to be any  
2 making any decisions. This is us sharing with  
3 you where we are at this point, and again,  
4 getting, you know, whatever feedback we can.  
5 There's going to be another hearing or two, or  
6 possibly three before the City Counsel to get  
7 redevelopment plan amendments in place and the  
8 like. We're going to be before the Planning  
9 Board. We're before the Planning Board next  
10 week for the subdivision. So we're looking at  
11 four, five, maybe six different opportunities  
12 that you'll have to come out and share your  
13 feedback. So if you don't get to get  
14 everything out tonight and you go home and have  
15 one of those, "oh, I should have" moments, you  
16 will have more than ample opportunities to  
17 address it.

18 So with that, the biggest advocates of  
19 this project are the developers that have put  
20 their heart and soul into it. So Mike, why  
21 don't you tell them what we are thinking now?

22 MR. ABBOUD: Thanks Don. I appreciate the  
23 opportunity to meet with you guys. So, as Don  
24 mentioned, I was one of the first developers on  
25 Fort Monmouth. I purchased this building here.

1 It was built in 1927. It's a former  
2 headquarter building. And adaptive reuse is  
3 the term they use for commercial properties and  
4 it's very dear to my heart. I love to take old  
5 things, make them new and, you know, find the  
6 appropriate use. So we are at 80 percent  
7 occupancy in the building today over there. We  
8 are, again, the first ones over there. When we  
9 originally moved onto the Fort, the grass was  
10 literally that high. There were more deer than  
11 people. And over the past three years of being  
12 there now we're starting to see the first  
13 residents move in and it's really, really  
14 exciting times. We are going to be announcing  
15 some additional developments there. That's a  
16 little bit about me.

17 John, as some of you may know, John is the  
18 founder of Lake House Music Academy. John is a  
19 visionary. He saw an opportunity there. He  
20 lives in Interlaken, right around the back of  
21 Deal Lake there. And he's, you know, really,  
22 really excited to find the appropriate use and  
23 develop the property there.

24 So what I'd like to do is quickly show  
25 you, and you guys are all familiar with what's

1 there. The buildings have been abandoned for  
2 ten plus years. They're in really bad shape on  
3 the interior. And the building directly across  
4 the street from us here is what we refer to as  
5 the east side lot. And that building is, what  
6 we'd like to do is demolish that building and  
7 what we are looking to do is build townhomes  
8 there. What I'd like to do is give you an  
9 idea, I'm sure a lot of you folks have not been  
10 inside the buildings, especially the ones  
11 across the street probably in a number of  
12 years. The buildings are not heated. They are  
13 not in great condition. And the ceiling  
14 heights and parts of the -- we're breaking the  
15 buildings up into three. The old office  
16 building, which has the art deco feel, which is  
17 four stories. And other two buildings were  
18 kind of additions, the barns so on and so  
19 forth, and were used for various uses over the  
20 years. This is an interior shot of one of the  
21 better looking floors. These are the garage  
22 doors that you see from Main Street. The roof  
23 is starting to collapse inside over there, and  
24 it's really starting to become, you know, a  
25 situation where you've got to rehab these

1 buildings in a couple years otherwise they will  
2 start crumbling upon themselves just by nature  
3 taking over.

4 Again, just some more interior pictures to  
5 give a concept of what's going on. Without  
6 heat, there is a lot of broken windows on some  
7 of the buildings. If you drive from Interlaken  
8 and you look back, at the train tracks you'll  
9 see a lot of broken windows. Animals have  
10 gotten in there. Some vandals were in there.  
11 There was some graffiti done on the roof. We  
12 reached out and locked up the building a little  
13 further and the police department kind of  
14 helped us secure that building. Just some more  
15 interior shots here of what's going on. Here's  
16 just a picture I just like to show of what  
17 we've done with Russell Hall. As you can see,  
18 this is a picture we think from circa 1950  
19 based on the vehicles there, and we've really  
20 done, we're really proud of what we've done.  
21 So when we took the building over from the  
22 Army, the interior was kind of in shambles.  
23 You know, it was Army. They had very low  
24 budget fixes. They put sheet rock over brass,  
25 beautiful brass ceilings. They put pipes

1 through plastered ceilings. They had these  
2 really great light fixtures. We restored all  
3 of that and brought that back to the original  
4 1927 headquarter kind of feeling. If anybody  
5 is in the area you're welcome to stop by  
6 Russell Hall and take a look. I encourage you  
7 to do that.

8 So what are our plans and what do we hope  
9 to accomplish here? What we're looking to do  
10 is on the west side building there -- and  
11 again, I am going to refer to the tall office  
12 building as the west side and the property  
13 across the street from us is the east side. So  
14 in the tall office building we're looking to do  
15 a mixed use building where we're looking on the  
16 ground floor to do some retail space. We're  
17 looking to bring in a high end restaurant  
18 operator. We're hoping to secure a liquor  
19 license as part of the process as we move  
20 forward, and we're looking to get about three  
21 to four small shops, you know, between 1000 and  
22 1500 square feet each. On top, what we're  
23 planning for is one and two-bedroom apartments.  
24 We're still not sure if we are going to go with  
25 apartments or condominiums. We still have not



1 made up our minds on that. What we wanted to  
2 do is take advantage of the train station and,  
3 you know, really fill a demand for this type of  
4 property that's missing. If you go onto  
5 apartments.com or do any research in the area,  
6 there really are zero apartments available  
7 within a three to 5-mile radius. And our goal  
8 is to kind of fill that demand, allow people to  
9 kind of live, work and play in the same towns  
10 that they do it all in. I do that in Oceanport  
11 and it's changed my life. I live about a  
12 mile-and-a-half from my office. I work there.  
13 My kids go to school. So it's great. You  
14 know, I wake up in the morning, I work late,  
15 I'll come home for dinner, take kids to karate  
16 and end up back in the office maybe 9:00 after  
17 everybody's in bed. So that's kind of the same  
18 kind of situation we're looking to create here  
19 where it's a live, work, play community. And  
20 we think that what we are proposing is  
21 appropriate for the use of Allenhurst, you  
22 know, as a transitional use. As you come into  
23 town, get rid of the eyesore of these buildings  
24 which have been here for quite a while. Make  
25 it a safe environment for folks, and really,

1 really help create that sense of community is  
2 our goal.

3 So again, what we're looking to do in this  
4 building is rehab the existing building. You  
5 know, we're still working with the artist to  
6 kind of figure out what the facade looks like.  
7 We're going to be building a new building on  
8 the northern side of the property. We are  
9 going to be building a two-story concrete  
10 parking deck. We're hoping to get two spots  
11 per unit on the interior of the building, and a  
12 smalling parking lot that we have outside. The  
13 feature that I love most is this courtyard in  
14 the middle. And the concept there is it will  
15 be used for farmers markets, you know, the  
16 vendors within the retail there. It's a real  
17 nice gathering place for the community and for  
18 people to kind of, again, that live, work, play  
19 concept we are trying to accomplish.

20 MR. PEPE: And you all know that's just a  
21 parking lot right now.

22 MR. ABOUD: You see we still want to kind  
23 of keep that look over here of what we feel  
24 people want, an open area type space where they  
25 can operate their businesses, whatever they

1 might be. There is a huge demand for that.  
2 And if you can provide that, you end up getting  
3 a really great dynamic between the residents,  
4 and the retail and the businesses below and  
5 around Allenhurst, as well.

6 This design that we're looking at, it's a  
7 design that we came up with that we feel is  
8 going to stand the test of time. All too often  
9 you see these buildings. They look great when  
10 they go up, and three years later they're a  
11 contemporary kind of mess. So, you know, we're  
12 trying to create something where everybody is  
13 going to be proud of this for generations to  
14 come and make sure it's not going to be an  
15 eyesore. You don't want to end up with your  
16 eighties floral patterns, and I apologize if  
17 anybody has that going on, but once again it  
18 will last through the generations. And  
19 certainly brick, limestone, and iron has proven  
20 to be an appropriate design.

21 Again, you know, just to give you guys a  
22 little more feel here. We are still playing  
23 around with the courtyard, but the concept is  
24 we want it to be very open and conducive of  
25 people coming and walking and gathering,

1 creating a really nice vibe to the property.

2 So this is a site plan from above. As you  
3 can see what we've also done is, if you look at  
4 the lower picture here, we want to create a  
5 situation where there's interior windows,  
6 create nice area units. We're not looking to  
7 maximize, but we certainly try to go above and  
8 beyond. We're trying to keep a good balance  
9 between use and density and an artistic feel  
10 for what we are trying to have here.

11 MR. PEPE: The courtyard is internal to  
12 the building, so we can line it with windows to  
13 serve the units. The current structure is just  
14 a square and wouldn't facilitate that. So  
15 that's one of reasons we are taking that out.

16 MR. ABOUD: The other thing I'd like to  
17 point out, because the artist didn't do a good  
18 job on this one, but we are looking to create  
19 roof space, as well. So the units, the upper  
20 units will either have private terraces on the  
21 roof. They'll have an ocean view, a view of  
22 the lake, great sunsets off the lake. We're  
23 also considering some public space up there  
24 like a restaurant or cafe where you might have  
25 a catering venue or the ability to kind of, you

1 know, dine or something like that from the  
2 ground floor vendors.

3 MR. PEPE: We're still accumulating bids  
4 and the like, but I think that we're also  
5 looking at taking down the water tower, which I  
6 don't know that anybody particularly loves.

7 MR. ABOUD: It's certainly part of the  
8 process of, you know, something that we've  
9 talked about as part of it. While I have it  
10 here, just to give everyone a sense of where we  
11 are and what this is. So we're keeping the  
12 existing foot line, footprint of the existing  
13 buildings is our goal. And the adjacent  
14 parking lot between the current building and  
15 the substation is going to remain, and that's  
16 going to be outdoor parking.

17 So moving across the street, this is part  
18 of the project that we've really spent a lot of  
19 time driving around town, our architects are  
20 local. They're based out of Asbury Park. Mode  
21 Architects. Our engineer is a local, small  
22 firm. He's based out of Ocean, perhaps. And  
23 again, you know, we understand the community.  
24 We, John, I think you remember the Beach Club.  
25 John has been -- how long have you been there?

1 MR. BIEBERSWORTH: I have been in  
2 Interlaken for 15 years. I lived in Allenhurst  
3 before that for five years, and before that  
4 Loch Arbour for, I have been here since --

5 DEPUTY MAYOR McLAUGHLIN: Really spreading  
6 those wings.

7 MR. PEPE: I think they've got all of  
8 those names on the fire trucks.

9 MR. ABBODD: So what we're looking to  
10 accomplish is a townhome community on the  
11 property across the street. And what we've  
12 done is something that we feel is really  
13 unique. Unlike other townhome developers that  
14 come in and want to create a cookie cutter  
15 environment, we wanted to create a situation  
16 where it felt as if it were part of the town  
17 and has been there for years. So if you look  
18 at this rendering, you can see we have picked  
19 up certain architectural details from around  
20 town. Wrought iron, the landscaping, the  
21 awnings and gazebos, and certainly the porches.  
22 Speaking with members of the town, you know, we  
23 felt we wanted to hear what was there. We are  
24 certainly within what we feel is the historic  
25 type of guidance of the town, and we think we

1 have gone above and beyond with the designs you  
2 see here.

3 So again, very, very architecturally  
4 pleasing, and we think it's going to create a  
5 nice, nice feel as you walk into town to have  
6 the kind of mixed use building on one side and  
7 then the townhomes on the other side. And  
8 really, our goal was to make sure that the vibe  
9 between both lots worked well.

10 This is a footprint of the, of the units  
11 that we're talking about. And we're looking at  
12 eight kind of units that we are going to be  
13 building, blown-up into smaller townhome  
14 pieces. We're going to actually, when we look  
15 at the town, when we look at the existing site,  
16 we are going to increase the distance between  
17 the buildings and lot lines now. So we have  
18 the back portion of the lot, we are going to  
19 create an additional buffer. So there's some  
20 homes on the other side over there that have  
21 zero lot lines. We're going to create a bigger  
22 distance between the property line and the edge  
23 of our buildings, and again, create some  
24 buffers there to do it.

25 As you can see here, we are going to be

1 doing four units, four parking spaces per unit.  
2 We are going to have two full car garages, and  
3 these are going to be very high end luxury  
4 units from the inside. We are going to have an  
5 option to put elevators inside so it's going to  
6 be a great use for lots of different  
7 demographics. Our hope is that we have members  
8 of the current town looking to kind of move in,  
9 create that continued sense of community and  
10 because of the way we're designing it, I think  
11 we're going to appeal to a lot of different  
12 demographics to kind of come in there. Older,  
13 younger folks, especially. Professionals that  
14 are still commuting to the city that are  
15 looking to downsize but want to stay within  
16 Allenhurst or close to Allenhurst.

17 What you see here is the units that are on  
18 the interior of the lot. We are going to  
19 create a courtyard is our goal there. Again,  
20 creating the sense of community so you don't  
21 feel like you're in an urban-type, you know,  
22 setting and, you know, encouraging that  
23 neighbor interaction. Another picture of the  
24 courtyard here. Again, if you look at the  
25 architectural detail, our goal is to stick to



1 this as much as possible. You know, the  
2 details on the railings, this is expensive to  
3 build. These are not going to be cheap units  
4 to build, and certainly, you know, we think  
5 that this is going to be very, very appealing  
6 for the town, especially as you walk into the  
7 town.

8 This is a unit from the -- this is a view  
9 from Main Street. So this is one unit that  
10 consists of several townhomes in there. But as  
11 you can see, our goal was to make it feel like  
12 one large house similar to some of the homes  
13 here in Allenhurst. And again, this is a great  
14 rendering because it picks up all of the  
15 details that we feel make Allenhurst extremely  
16 unique. The stone, the brick, the porches, the  
17 wrought iron. And again, when you look at  
18 that, that's something I'd be proud to build.  
19 Something we'd be very proud to put our name  
20 on.

21 Don, do you want to add anything else?

22 MR. PEPE: Mike, you got all of it. And  
23 the eight units were designed so they don't  
24 overpower the site. They do appear from a  
25 distance to be single-family homes. We have

1        gone to great lengths to make the parking work  
2        because we know how important that is to the  
3        people in the town, especially during the  
4        summer months. Mike mentioned how high end the  
5        townhome units are going to be. I think it's  
6        important that, you know, we're anticipating  
7        the apartments are going to be equally as high  
8        end, probably to the tune of 50 to 75 percent  
9        higher in rents than the surrounding towns  
10       because that's what's appropriate here. And we  
11       are going to spare really no expense in making  
12       it a luxurious apartment building.

13                MAYOR McLAUGHLIN: Thank you very much.  
14        Before we take questions from the audience, I  
15        want to go through a couple of things with  
16        everybody so you understand the process and how  
17        it works.

18                In 2008, starting 2007, 2008, the JCP&L  
19        property went up for sale. We, the town,  
20        declared it a redevelopment zone and we came up  
21        with a committee and there were several public  
22        meetings. It took probably about a year to  
23        come up with a redevelopment plan which is  
24        published on the town website. Anybody can  
25        look it up. So that was finalized I want to

1 say around 2008, 2009.

2 So the deviations from that plan, okay,  
3 sounds like there's going to be some deviations  
4 from the plan about to come before the Board of  
5 Commissioners in a series of meetings where  
6 there's more specifics, and it actually, you  
7 have to go line by line. This is what your  
8 redevelopment zone is requiring. This is what  
9 we're asking for a change in. So whatever  
10 changes that the developers are looking for,  
11 they'll come to us in a line by line item and  
12 say, this is what we need to change in the  
13 redevelopment plan. We're tasked with opining  
14 it, coming up with if we like it, is it  
15 justified to make that change or not. And  
16 again, these are all public meetings that will  
17 happen. We will invite and certainly telegraph  
18 when these meetings will take place if you want  
19 to come ask questions and make comments at  
20 those meetings. My point is, this is a  
21 process. It is not something that happens  
22 overnight where we flip a switch and the three  
23 of us make a decision. Even after we do that,  
24 okay, we have to go to the Planning Board and  
25 say hey, a developer is looking at this and

1       they want six things changed. We agreed on  
2       four to change and here's why we think they  
3       shouldn't change it. At that point the  
4       Planning Board has to review those things and  
5       they will go through, there will be a series of  
6       meetings where they go through and see if it's  
7       justifiable. And only then, after all those  
8       meetings happen, they can say yes or no or they  
9       will come back and might make recommendations  
10      to us and say, hey, in our investigation we  
11      found this and in talking with the developers  
12      we agreed upon this compromise.

13           So I am trying to give you a flavor for  
14      how this works. It's not something that,  
15      again, I can't emphasize this enough, I have  
16      had people call that are upset thinking it is  
17      going to be happening next week, it's done.  
18      This is a long process, there's a lot of public  
19      concern and I think this is a very good first  
20      step in part of the transparency where  
21      everybody sees what's going on throughout the  
22      process.

23           So what I'd like to do is, you know, some  
24      people might -- and we are not going to make  
25      everybody happy, but ask, raise your hand,

1 please identify yourself and your address. Let  
2 me know who you are because we are recording  
3 the meeting for people who couldn't make it  
4 tonight. We want to put this on the website so  
5 they can hear it. So we are not going to be  
6 able to, obviously it's going to be audio,  
7 we're not going to be able to record the face.  
8 So it's important that you identify yourself.

9 I ask if you have questions afterwards,  
10 you think of something, you have a concern, you  
11 can email us. Email any one of us your  
12 question, concern or point you want to make.  
13 We are happy to take it into consideration.  
14 Terry said don't email him.

15 DEPUTY MAYOR McLAUGHLIN: Don is the best  
16 email.

17 MAYOR McLAUGHLIN: And we will go through  
18 them. So having said all that, I will open it  
19 up. Raise your hand and please identify  
20 yourself.

21 MR. McIver: Hi. My name is Russ McKiver.  
22 I actually literally live a stones throw away.  
23 Okay.

24 MAYOR McLAUGHLIN: What's your address,  
25 Russ?

1           MR. McIver: 305 Hume Street. So welcome  
2 to my neighborhood. So, my concern is,  
3 actually let me start with a little background.  
4 The late 19th century, the second electric  
5 trolley line was built with the Coast City's  
6 electric company. It grew. That became the  
7 hub of it. That was the center of it.

8           Now, my concerns with that are number one,  
9 historic. And number two, environmental.  
10 Okay. So, as far as the historic is concerned,  
11 are you gentlemen planning on getting any state  
12 or federal funding to help with this project?

13          MR. PEPE: No. We are really not  
14 anticipating any kind of grants.

15          MR. McIver: It's all private funding?

16          MR. PEPE: And borrowing.

17          MR. McIver: But that doesn't count.

18          Number one, I would like to make sure, and I  
19 know we have discussed this, that there is some  
20 sensitivity to the historic aspect of across  
21 the street, and there is some type of survey to  
22 make sure there are no artifacts below. And  
23 that brings into the environmental. The  
24 machine shop was on Elberon Avenue, okay. I'm  
25 not an environmentalist, but I'm sure there's a

1 lot of things under ground that are not  
2 healthy. So once these are up, you're going to  
3 have, you know, for me, a historical concern  
4 that the artifacts below, you know, if they're  
5 not checked out first are gone forever. And  
6 number two, there might be an environmental  
7 concern where people may find that they're  
8 going to get sick. So I don't want to be as  
9 concise as possible to give other people a  
10 chance to speak.

11 MAYOR McLAUGHLIN: This might answer some  
12 other peoples' questions about contamination on  
13 the property. That is between the buyer and  
14 the state. The state regulates the cleanup.  
15 They will, whatever level that you have,  
16 there's different levels of cleanup you have to  
17 do. There's going to be residential. There is  
18 a level that the state requires, they come in  
19 and do it. It's not the town, it's the state  
20 and the buyer or the owner of the property. So  
21 yes, if there is anything there, they would be  
22 required to clean it up to whatever level so  
23 they can have people live there. And that is  
24 something the state regulates and they're very,  
25 very tough about it. So as far as that concern

1 goes, the state, they work with the state. The  
2 state regulates that. They monitor it very  
3 closely.

4 As far as artifacts, unfortunately we  
5 don't own the property. They are purchasing  
6 the property with the artifacts in there. We  
7 don't own the artifacts. Although talking to  
8 Don, if they find a trolley buried there I  
9 don't think they are going to want it. I think  
10 they'll donate that. I love history too, but I  
11 want to emphasize we don't own the property.

12 MR. McIVER: That property was in the  
13 possession of a company that essentially was in  
14 the public trust for a hundred --

15 MAYOR McLAUGHLIN: I am not arguing with  
16 that. I don't know if that's a fact. JCP&L  
17 bought it from Atlantic Trolley, so I don't  
18 know about that.

19 MR. PEPE: Given the condition of the  
20 property, which is paved over, a traditional  
21 architectural survey, something that Peter  
22 Primavera -- we call it the Peter Primavera  
23 full employment act, because when you look for  
24 a wetlands permit you have to engage him. He  
25 is the only guy in town to do an architectural



1 study in looking for antiques. It's more  
2 appropriate for bare ground because, you know,  
3 he can go around and look. And these guys  
4 documented a bottle cap from 1927 -- you know  
5 this is all paved over. We are not going to  
6 have that there. But I think Mike sharing with  
7 you his history and his fondness for restoring  
8 Fort Monmouth should go a long way to  
9 demonstrate to you that when we're digging, if  
10 we find trolley tracks out there, we are not  
11 going to scrap them. You know, we're students  
12 of history, as well. We're not going to do  
13 that. If we find things, aside from the odd  
14 trunk full of gold doubloons, we will probably  
15 be looking to give them to the municipality or  
16 display them on-site, you know, as something  
17 that people can see and share.

18 MAYOR McLAUGHLIN: You give us the empty  
19 checks.

20 MS. GLYNN: Dena Glynn, 312 Elberon  
21 Avenue.

22 SPEAKER: Can you speak up? Those of us  
23 in the back can't hear you.

24 MS. GLYNN: Sure. When you say you are  
25 interested in doing eight units in the parking

1 lot, is that eight residents? What are eight  
2 units? How many residents live in one unit?

3 MR. PEPE: Well, the total is 35 townhomes  
4 in eight buildings.

5 MAYOR McLAUGHLIN: Yes, sir, in the back.

6 MR. SABBAGH: Joseph Sabbagh, 101 Corlies  
7 Avenue. First of all, I think the town should  
8 be very encouraged with this development. I  
9 think it's going to be a great new entity and  
10 asset to the town. It's going to add tax  
11 revenues and help stabilize taxes, as well.

12 MR. PEPE: You earned that five.

13 MR. SABBAGH: I want to have an idea of  
14 the units; how many square feet? Are condo  
15 units proposed, rentals, how many one-bedrooms  
16 or two-bedrooms, and the approximate square  
17 footage of those? What you might you expect in  
18 rents if you're going to retain ownership?  
19 It's just to get an example as to what you  
20 might be selling these at per square foot,  
21 approximately.

22 MR. ABOUD: Sure. On the townhomes --

23 MR. PEPE: I'm going to caveat this. This  
24 is based on our proformas to date. These could  
25 be subject to change, more than likely change

1 higher.

2 MR. ABBOUD: From a physical perspective,  
3 townhomes we are looking at 2300 to 2800 square  
4 feet. I think we have units up to 3000 square  
5 feet even. Three-bedrooms, and potentially two  
6 large bedrooms on the top floor and like a  
7 bedroom on the first floor. There will be a  
8 couple of different floor plans that we will  
9 put out there. So again, really nice, open air  
10 units. Floor plans on the first, on the main  
11 living floor will be open with at least 10-foot  
12 ceilings probably on each floor. Again,  
13 two-car garage on the ground floor as you come  
14 in with optional elevators. Every unit in my  
15 plan is to put kind of a dummy closet where you  
16 can convert that to an elevator, either  
17 immediately on move-in or potentially in the  
18 future. My parents live in Tinton Falls and  
19 they have an elevator, and as they are getting  
20 up there in years and a couple knee  
21 replacements later, it certainly helped out  
22 quite a bit having that. So again, about 2300  
23 to 3000 square foot on the townhomes.  
24 Three-bedroom units. The price, the selling  
25 price will be in excess of a million dollars.

1 We are not sure where that's going to be at,  
2 but certainly in excess of one million dollars,  
3 starting out there. And depending on the  
4 units, the premiums, lot premiums, we are not  
5 sure where those prices will end up.

6 Across the street in the apartments we're  
7 looking at, I think the final count was  
8 something like 45 one-bedroom and the balance  
9 would be two-bedroom, and there might be one or  
10 two studios. Just depending on the final  
11 footprint. There is a lot that goes into the  
12 code on how the units are laid out. We want to  
13 make sure that the units are higher end. We  
14 really don't know where the rents are going to  
15 be, you know, as far as the rent goes. We are  
16 kind of like all over the place on that so I  
17 really can't commit to a number. But we're  
18 certainly going to be on the higher end of the  
19 market. We also want to make sure that we have  
20 good tenants in there. So my experience is you  
21 want to have the right price so you can get the  
22 right tenants in there. And what we're also  
23 going to do is make sure there's one-year lease  
24 terms in there, as well. We've already agreed  
25 to that. So you're not going to have, you

1 know, college or summer rentals or things like  
2 that. There will be a one-year minimum lease  
3 term.

4 MR. PEPE: I think we haven't identified  
5 the market completely, but I think we have  
6 always had in the back of our mind that these  
7 would be suitable units, both the apartments  
8 and the townhomes, for people to stay in the  
9 area but step back from the large property.  
10 They no longer want the maintenance burden, you  
11 know, the tax burden, the upkeep. So as you  
12 enter retirement, you don't generally want as  
13 big a place. Up to now, there's no place where  
14 you can go in town and stay there and, you  
15 know, still have your needs met. So we're  
16 thinking a large portion of our market is going  
17 to be young people who can't afford to buy  
18 their own, you know, house in Allenhurst but  
19 want to stay local; or seniors who are looking  
20 to retire and don't want to leave town.

21 MS. GLYNN: Excuse me. If you can just  
22 tell me, you said that it's going to be a  
23 higher end rent if you're going to do  
24 apartments and you don't have an idea of what  
25 that's going to be. But what is considered to

1 be a high-end rent in this area?

2 MR. PEPE: I think the high rent in the  
3 Asbury Avenue, and as Mike said, there aren't  
4 any rentals in town. You know, 1800 to 2200 is  
5 probably an average rent, and I think we are  
6 going to be 50 percent higher than that when  
7 all is said and done. But listen, you never  
8 know. If it doesn't rent, it has to come down.  
9 We'd love to charge \$5,000 an apartment, but,  
10 you know, also, as Mike said, you chase people  
11 away that you really want in there. We want  
12 quality tenants.

13 DEPUTY MAYOR McLAUGHLIN: Mike, you said  
14 45 one-bedrooms and then you said the balance.  
15 What's that number?

16 MR. ABBOUD: So it's 69 total units is  
17 what we are looking at. And again, we are  
18 looking at a higher ratio of one-bedroom rather  
19 than two-bedroom.

20 MR. SABBAGH: Better to have more  
21 two-bedroom than one-bedroom.

22 MR. ABBOUD: We still haven't done an  
23 official study yet of what that is. And, you  
24 know, as the mayor said there is a process  
25 here. So we're careful about when we spend

1 money on research. We want to get to certain  
2 stages before we finalize the one to  
3 two-bedroom ratio.

4 MAYOR McLAUGHLIN: Can you maybe walk  
5 through the parking a little bit.

6 MR. ABBOUD: Sure.

7 MAYOR McLAUGHLIN: Where you are  
8 anticipating parking on both the west and east  
9 side?

10 MR. ABBOUD: Sure. On the east side,  
11 there's going to be a two-car driveway for each  
12 unit and a two-car garage. Additionally, it's  
13 really important to know there is six very  
14 large curb cuts on the east side property. We  
15 are going to reduce that to three and we are  
16 going to get rid of the curb cuts on Main  
17 Street. So if you recall the site, when you're  
18 driving down Main Street there's these two very  
19 big curb cuts, one that goes into the building  
20 and the big overhead door, and the other that  
21 goes into the parking lot. Those are going to  
22 go away. So it's going to have a more  
23 residential feel to it.

24 MR. PEPE: It will increase available  
25 on-street parking.

1 MR. ABBOUD: And on the east side there  
2 will be four spaces per unit, and on the west  
3 side we're looking to get two spaces per unit.

4 MAYOR McLAUGHLIN: And the parking for  
5 these units you're proposing is behind the  
6 unit, right?

7 MR. ABBOUD: Correct.

8 MAYOR McLAUGHLIN: Is there a common  
9 driveway that everybody goes up and teeters off  
10 to the units?

11 MR. ABBOUD: Yes, there is going to be  
12 kind of a U-drive the way it is designed now.  
13 So you will drive in and then you'll kind of go  
14 to the right for one unit and make a left and  
15 go around. And from the interior the front  
16 doors will kind of be facing each other. So  
17 it's going to be a really nice, kind of  
18 courtyard feel. Once you sit on your porch  
19 you're not going to see any cars.

20 MR. CUMISKEY: Rich Cumiskey, 3 Page  
21 Avenue. The east side building, is the  
22 footprint remaining the same? Do you have any  
23 plan for the use of the lake?

24 DEPUTY MAYOR McLAUGHLIN: The west side,  
25 you mean?



1 MR. CUMISKEY: West side.

2 MR. ABBOD: The west side, we're planning  
3 to keep the footprint the same and we are going  
4 to have views of the lake. We're going to have  
5 views, very nice views of Deal Lake. We are  
6 going to have nice views of the ocean, as well.  
7 You can actually see the water from the roof.

8 MR. CUMISKEY: So where the tennis court,  
9 basketball court, water tower, that's going to  
10 be --

11 MR. ABBOD: That's not part of the  
12 project.

13 MR. CUMISKEY: Who owns that?

14 MR. BOLAN: I do.

15 MR. PEPE: The town owns that.

16 DEPUTY MAYOR McLAUGHLIN: It's in the  
17 redevelopment plan if somebody was interested.  
18 But they are not interested.

19 MR. KRENKEL: Dave Krenkel, 107 Main  
20 Street. My wife and I own the building down at  
21 the end of town. First of all, I think it's a  
22 great idea what you guys are doing. The  
23 question with the restaurant, how would you  
24 accommodate parking? Because I was trying to  
25 figure out parking from the apartments and how

1 much restaurant seating you would have.

2 MR. ABBOUD: Sure. We are looking to do,  
3 we're not looking to do a large restaurant.  
4 We're looking to do a smaller, much smaller  
5 restaurant there. Again, on the east side, or,  
6 I'm sorry, on the west side we are eliminating  
7 two of the three curb cuts. So we are going to  
8 increase the on-street parking. And  
9 additionally during the peak hours of the  
10 restaurant we are going to consider a valet  
11 service. We have plenty of space on-site to  
12 accommodate a valet for a packed restaurant.

13 MR. PEPE: We have that surface parking so  
14 obviously the tenants would be underground or  
15 in the structure.

16 MR. O'BRIEN: My name is James O'Brien. I  
17 live right next door. I'm relatively new to  
18 Allenhurst. Transplanted from the city. I had  
19 owned previously two apartments that were in  
20 redevelopments, so I guess I am going to have a  
21 front row seat for this. I am just curious,  
22 considering all the hurdles, if you pass them,  
23 what kind of date are you looking at for the  
24 groundbreaking?

25 MR. PEPE: He has shovels in his trunk.

1       Been carrying them around for months.

2               You know, listen, we are probably looking  
3       to close on the property December-January, and,  
4       you know, God willing by spring be demoing this  
5       building across the street. And by the end of  
6       the spring have our full approvals to go  
7       forward and start construction.

8               MR. O'BRIEN: By next summer in full  
9       swing?

10              MR. PEPE: Yes. You know, we are  
11       struggling with your blackout ordinance too.

12              MR. O'BRIEN: What would happen with all  
13       the current municipal parking and the HVAC  
14       company?

15              MR. PEPE: We are throwing them out.

16              MR. O'BRIEN: They're gone.

17              MR. PEPE: They're on the street. No, we  
18       haven't discussed that yet. I'm sure there is  
19       accommodations that can be made for a short  
20       period. Because when we are doing demo we  
21       don't need the balance of the parking lot, for  
22       the most part.

23              MR. O'BRIEN: Thank you.

24              MR. GLYNN: Tom Glynn, 312 Elberon Avenue  
25       in Allenhurst. Would you be able to discuss

1 with the overhead wires, what's the intent or  
2 thinking? I know for years they have been  
3 telling me they are going to move them under  
4 ground and I'm just curious.

5 MR. PEPE: That's one of the first things  
6 that struck me when I just walked out there  
7 earlier this evening before I came here. It's  
8 a shame. But you know, you can't do 20 feet of  
9 that and then leave above ground wires on poles  
10 the rest of the way. Unfortunately, that's  
11 well beyond the scope of anything that we can  
12 undertake so it's going to remain.

13 MS. DENNIS: Elaine Dennis, 315 Elberon  
14 Avenue. My question is, these eight houses are  
15 going to be individually purchased?

16 MR. PEPE: The townhomes will be fee  
17 owned. They will not be rented.

18 MS. DENNIS: Okay. So I buy the house in  
19 the middle and I own the property?

20 MR. PEPE: You know, generally, and we  
21 haven't nailed this down a hundred percent yet,  
22 but, and this is actually, I consider this a  
23 huge advantage. There will more than likely be  
24 an association in place of homeowners that we  
25 will create, that will be responsible for

1 maintaining the property, which you know is  
2 actually a good thing because we won't be  
3 taking up the garages with our lawn mowing  
4 equipment or snow blowing equipment. So the  
5 association will, for a fee, pay the property  
6 taxes, probably snowplow, shovel, cut the lawn,  
7 tend to the landscaping, and then the  
8 individual owners would contribute to the cost  
9 of that.

10 MS. DENNIS: My second question, between  
11 the individual houses, is there cinder -- what  
12 is there to prevent fire from going from one to  
13 the next?

14 MR. PEPE: Well, listen, there are a lot  
15 of things that go into fire code. Trust me,  
16 the Uniform Building Code, we will be complying  
17 with all of it. Generally it's a separation of  
18 60 feet. I don't know if that's what's here,  
19 but there are different, you know, different  
20 standards for the different types of building  
21 materials, whether you are building with steel  
22 or building with wood. We will comply with all  
23 of them. It will be built in accordance with  
24 the State of New Jersey codes with respect to  
25 fire prevention.

1 MS. DENNIS: Because the house --

2 MR. PEPE: And we're across the street  
3 from the fire house.

4 MS. DENNIS: The house across the street  
5 has cinderblocks between them.

6 MR. PEPE: I don't think that's going to  
7 be necessary here given the separation. But  
8 there will be fire breaks between each unit in  
9 every given building.

10 MAYOR McLAUGHLIN: They will have to  
11 comply with all the state codes for building  
12 and fire safety.

13 MR. CAPIK: Bill Capik. I live half a  
14 stones throw on this street. And to clarify  
15 for you gentlemen, there are rentals in this  
16 town. You are, this meeting is on renter's  
17 row. It's only myself and Mr. McKiver's family  
18 who are full-time owners. And there are  
19 approximately, well, next door are three  
20 apartments. Across the street are three, I can  
21 go down and there are probably a total of about  
22 18, 20 just here. Now when you build on the  
23 east side, I would imagine you're building will  
24 be facing, the ones that are here will be  
25 facing the fire house?

1 MR. ABBOUD: No. We are not going to face  
2 the fire house. So the units here, they will  
3 be facing interior. We're going to have units  
4 facing Main Street and facing the gas  
5 station -- we will be actually facing -- we are  
6 working on that layout so they don't face the  
7 gas station directly.

8 MR. CAPIK: Okay. Because one of the  
9 things is trying to park here is impossible.

10 MR. ABBOUD: Any and all of our parking  
11 will be off street for the residents.

12 MR. CAPIK: Well, until they have a party  
13 or until as many people, many homeowners in  
14 this town who live out-of-state, they have a  
15 tendency, they rent to college students from  
16 Monmouth and you can go down and they'll have  
17 five or six people living there. You're going  
18 to have a lot of people from out of town  
19 purchasing it as a summer home. So parking is  
20 always going to be, you know, an issue for  
21 those of us who live on this street. Normally  
22 any time there's a big meeting here, forget it.  
23 I know the tenants on this street, even around  
24 the corner.

25 MR. PEPE: We are doing our best for the

1 parking spaces per unit.

2 MR. CAPIK: Look, it sounds like, sounds  
3 like you've got a handle on a lot of it. One  
4 of the things, also with the parking if you're  
5 talking about restaurants and rooftop  
6 restaurants. Come on a Friday or Saturday  
7 night when McGillicuddy's is having a band  
8 everybody likes and they park two blocks away  
9 so that they can hide from the police.

10 The other thing is to address one of the  
11 issues that Russ brought up, and that is the  
12 environmental concern. The state has, I guess  
13 I live on an underground spring and there have  
14 been issues with environmental concerns. We  
15 have received, I'm sure the town has received,  
16 you know, the same things that all of us have  
17 with it. It being the type of building that  
18 was occupied, cooling a lot of the transformers  
19 that JCP&L used are cooled interior of their,  
20 transforms. The old extra ones are filled with  
21 PCPs, which, I'm sure you guys know what PCPs  
22 are. They're highly cancer causing. A lot of  
23 times why New Jersey is one of the largest  
24 Superfund sites in the country. Our concern is  
25 are you going to have underground parking on



1 either side? It sounded like you were.

2 MR. PEPE: That was a little bit of a  
3 misstatement on my part. It's structured  
4 parking. It's going to be above ground.

5 MR. CAPIK: Have you done any sort of  
6 testing at all?

7 MR. PEPE: Extensive. Not only have we  
8 done it, JCP&L has been undergoing an ongoing  
9 remediation for probably the better part of a  
10 decade. And we have studied it. Our largest  
11 line item is environmental cleanup. So we  
12 recognize that's a part of developing this  
13 site. We've studied it. We have tried to  
14 quantify it and get our arms around it the best  
15 we can. There will be unknowns. We will be  
16 obligated to address them as they arise.

17 MR. CAPIK: Will these townhomes, will  
18 they have basements or will it be a slab?

19 MR. ABBOUD: They will not have basements.

20 MR. CAPIK: They will not have basements.

21 MR. ABBOUD: They will not have basements.

22 MR. CAPIK: Basically they will be built  
23 on a slab.

24 MR. ABBOUD: Yes.

25 MR. CAPIK: Across the street, how many

1 apartments did you say, by any chance?

2 MR. ABBOUD: Sixty-nine.

3 MR. CAPIK: Sixty-nine, plus another  
4 thirty.

5 MR. ABBOUD: Five.

6 MR. PEPE: Five.

7 MR. CAPIK: Five. Are you going to  
8 demolish anything on the other side too? I  
9 thought I heard you say something about a  
10 parking garage.

11 MR. PEPE: Yes. The principal office  
12 building with the art deco facade.

13 MR. CAPIK: Right.

14 MR. ABBOUD: That building is staying.

15 MR. CAPIK: Okay.

16 MR. PEPE: We are removing to the right of  
17 that and reconstructing it.

18 MR. CAPIK: Right. Right, thank you.

19 MR. PEPE: We are keeping the foundation.

20 MR. SABBAGH: You have to calculate the  
21 peak level at full occupancy. All the rentals  
22 are filled during the summer months. During  
23 peak occupancy you might have additionally in  
24 the neighborhood of 300 more people and 150  
25 more cars.

1 MR. PEPE: You've got a lot of visitors in  
2 Allenhurst. Again, I think we're envisioning  
3 this as, again, being a step back transition  
4 home after retirement where we're probably  
5 looking at, you know, a two-car household. I  
6 think that's typical in this area. So we have  
7 four spaces, you can have two guests without  
8 interfering with anything in the municipality  
9 at all. Now the apartment building, I think  
10 I'm seeing this more and more and particularly  
11 given the proximity to the train station. I  
12 think you'd be surprised about how few cars end  
13 up in there because younger people now, they  
14 don't want anything to do with cars. They've  
15 got Uber. They whip out their phone and  
16 they're off. Instead of spending \$900.00 a  
17 month on insurance and a car payment and  
18 upkeep, you can go anywhere you want to go.

19 MR. SABBAGH: So basically it's a young  
20 professional community as well as very few  
21 children accessing the school system.

22 MR. PEPE: I don't see this as a, you  
23 know, I mean, I see it as a neighborhood. I  
24 just don't see it as a young child  
25 neighborhood.

1 MR. ABOUD: There's a lot of tech  
2 happening in Monmouth County, especially with  
3 Bell Works being as successful as it was. And  
4 Asbury Park, you're starting to see a lot of  
5 businesses opening up there. There is a lot of  
6 young professionals there. I have several  
7 employees that are younger than 30 years old.  
8 I beg them to buy that second car sometimes  
9 because, you know, it's an inconvenience. They  
10 struggle, but they don't want it. Alright,  
11 they prefer to say, hey, I'm going to go hitch  
12 a ride, we are going to go have dinner and you  
13 Uber home. You see a lot of folks now walking  
14 to the train station in Asbury. I have been in  
15 Monmouth County for many years now. That  
16 pattern is starting to increase. I'm noticing  
17 it. People are walking to the train. So  
18 again, I think we are going to see a lot of  
19 young professionals and people that are towards  
20 the real beginning of their career or the end  
21 of their careers where kids are off to college.

22 MR. GLYNN: Tom Glynn, 312 Elberon. Is  
23 the redevelopment zone, is it considered part  
24 of the historic ordinance or is it covered?

25 MAYOR McLAUGHLIN: It's subject to it,

1       yes. So people ask questions, how can you  
2       build a new structure that's going to be  
3       historic? The historic preservation ordinance  
4       in town, what it requires you to do is have  
5       certain elements of other homes that are  
6       historic homes. It's new construction, but  
7       you'd have to have a porch, particular soffit  
8       windows, I call them the fakes in the front or  
9       something that simulates a gutter. So you have  
10      to kind of replicate some pieces of that in the  
11      new structure.

12           MR. GLYNN: Just to follow-up on the  
13      overhead wires, real quick. Are you going to  
14      be digging up the property? It might be a good  
15      idea to reach out to Jersey Central, because if  
16      you're digging it up, they may want to put the  
17      wires under there.

18           MR. ABBOUD: We touched on the topic.  
19      They just installed those poles, as you know,  
20      probably not too long ago. So it's going to be  
21      a negotiation. For us it make sense, but as  
22      Don said, you know, from their perspective it's  
23      tough for them to say hey, we are going to lose  
24      a hundred or 200 feet of overhead wire when the  
25      rest of town is still overhead. I think, you

1 know, we are certainly approaching them because  
2 it helps us not having those poles in front of  
3 the building.

4 MAYOR McLAUGHLIN: Is that on the side,  
5 Tom?

6 MS. GLYNN: All around.

7 MAYOR McLAUGHLIN: Most of the utility  
8 lines in Allenhurst run behind the homes.

9 MR. O'BRIEN: Could you or would you be  
10 open to operating solar?

11 MR. ABBOD: The roof design, because of  
12 the historic nature of the east side, solar is  
13 not conducive of it because of the residential  
14 on the townhomes. On the west side, if we do  
15 the roof deck, you don't have enough square  
16 footage for the solar. And as the buildings  
17 get taller, that benefit of solar diminishes.  
18 So you need to have a certain amount of square  
19 footage. I'm not a solar expert, but my  
20 limited understanding it's that. Certainly if  
21 we could do it, we would because it saves  
22 electricity. We'd probably use it for the  
23 common area electric. We'd love to do it.

24 MR. PEPE: Bearing in mind we haven't made  
25 an ultimate decision, but the path is towards

1       owning these units forever, these families, and  
2       passing it on to their children and  
3       grandchildren. But efficiencies are important.  
4       We are going to be looking at high efficiency  
5       equipment. High efficiency appliances. High  
6       efficiency heating and cooling systems. It  
7       only plays out to the benefit of the owner.

8               MAYOR McLAUGHLIN: Every time you ask a  
9       question, you have to just please reidentify  
10      yourself.

11             MS. GLYNN: Tina Glynn, 312 Elberon  
12      Avenue. On the east side, are the units going  
13      to face Elberon or are they going to face the  
14      inside of the property and then they'll be  
15      facing Main Street?

16             MR. PEPE: I mean, first off, well yes,  
17      there's going to be differences. Again,  
18      they're not going, the units that are going to  
19      be adjacent to the fire house are not going to  
20      be facing the fire house. They are going to be  
21      facing in. But by and large the objective is  
22      to have units facing out. But I call to your  
23      attention, if you look at the renderings, the  
24      rear of these units is really just as  
25      attractive. We have paid as much detail to

1 that as the front of the units because we want  
2 to create that welcoming space in between the  
3 units. We are hoping that the owners will  
4 gather out there and have barbecues and the  
5 like. But the rear of the units is really near  
6 as attractive as the front. But overwhelmingly  
7 we are trying to have them face out.

8 MS. GLYNN: You mean face in?

9 MR. PEPE: No, face out to the streets.

10 DEPUTY MAYOR McLAUGHLIN: The ones that  
11 are on the perimeter you want facing out and  
12 the ones on the interior facing in.

13 MAYOR McLAUGHLIN: Where you are it will  
14 face out.

15 DEPUTY MAYOR McLAUGHLIN: Main Street will  
16 be facing out, then the ones on the interior  
17 will all be facing inwards with the backs  
18 facing the backs of the ones facing out. The  
19 interior ones will have sort of that courtyard  
20 feel and the outside ones on the perimeter will  
21 face these streets, Elberon and Main.

22 MAYOR McLAUGHLIN: Elberon will be stepped  
23 back from Main Street a bit so the units are  
24 looking at the garage. They will be facing it  
25 the way your face is facing it.



1 MR. PEPE: The porch will be on the same  
2 side, just as is on the side of your house.

3 MR. CAPIK: Bill Capik, 307 Main Street.  
4 You guys are off the hook. How are an  
5 additional hundred units anywhere from one  
6 bedroom to possibly three, four going to impact  
7 the infrastructure of the town as far as sewer;  
8 as far as Mike being paid a lot of overtime,  
9 the fire department? We just came to an  
10 agreement with the school board to send more  
11 kids, and while you're not expecting young  
12 kids, you never know.

13 MAYOR McLAUGHLIN: That's a great  
14 question.

15 MR. CAPIK: The greatest thing is the  
16 infrastructure. This town is a hundred and how  
17 old?

18 MAYOR McLAUGHLIN: That's all part of the  
19 process. We have to look at the impact. They  
20 did do a preliminary sewer study to see how  
21 that works and they can accommodate it. They  
22 don't foresee a problem. Again, our engineer  
23 would have to look at it and they would be  
24 responsible if it does have to be upgraded.  
25 But your other questions are very valid

1 questions, and that's why you pay us the big  
2 bucks.

3 MR. CAPIK: Why is Terry smirking?

4 MR. BOLAN: I'm thinking of limiting the  
5 number of times they can flush per day.

6 MR. PEPE: Flush tax; is that a new one?  
7 No, we will be responsible for any improvements  
8 to the municipality's infrastructure that will  
9 be triggered by our development. I mean, I  
10 think that's the case in virtually all  
11 developments, and we anticipate that will be  
12 the case here. We have done some preliminary  
13 studies, as the mayor mentioned. It doesn't  
14 look like any drastic upgrades will be needed,  
15 but that hasn't been evaluated by the  
16 municipality, but by us. Perhaps it's wishful  
17 thinking, but it will be our responsibility.  
18 But don't forget, there's going to be a lot  
19 of tax money generated. It's not a one-way  
20 street. It's not just services. These will be  
21 community members who will be giving back, as  
22 well.

23 MAYOR McLAUGHLIN: Anybody else have any  
24 questions?

25 MR. KRENKEL: Dave Krenkel, 107 Main.

1 What's the distance between the back of the  
2 main building on the west side and the lake?

3 MR. ABBOUD: Again, we're not adjacent to  
4 the lake. There is a train track between us  
5 and then there's a town-owned property after  
6 the train.

7 MR. KRENKEL: Oh that's the town owned  
8 property. I'm sorry. I apologize.

9 MR. ROGERS: Chris Rogers, 312 Spear. You  
10 said you have a line item for cleanup. How  
11 much is that line item?

12 MR. PEPE: What are we budgeting for  
13 environmental right now?

14 MR. ABBOUD: Seven-fifty, 800.

15 MR. PEPE: Yeah. Just under a million  
16 dollars.

17 MR. ROGERS: So if that gets depleted, you  
18 pack up and leave?

19 MR. PEPE: If that gets depleted, first of  
20 all --

21 MR. ROGERS: You guys going to be bonded?

22 MR. PEPE: It's not a guess. Okay. You  
23 do have to post a remediation source with the  
24 State of New Jersey DEP. So if you don't  
25 complete the cleanup, there is a source that

1 the DEP can look to, to make sure it gets done.

2 MR. ROGERS: Does the town have recourse  
3 against you if you don't?

4 MR. PEPE: Not with respect to the  
5 environmental cleanup. The township will have  
6 bonds in place with respect to other  
7 improvements, but not the environmental  
8 cleanup. You know, it's not a guess. Okay, we  
9 have spent a lot of money on engineers and gone  
10 out and poked a lot of holes, and so did JCP&L.  
11 And we think we know to a fairly good degree of  
12 certainty what's out there. We have priced it  
13 out. It's not a mystery as to how this thing  
14 gets taken care of. You dig it up, truck it  
15 away and dump it.

16 MR. ROGERS: Is that one of the reasons  
17 why you are not doing basements?

18 MR. ABOUD: No. No, it's not. We are  
19 not doing basements because of the layout and  
20 the water table, as well.

21 MR. PEPE: That's not to suggest that  
22 we're not going to be digging that. We are  
23 going to be taking a lot of soil off. It has  
24 to. But most of it is historic fill. It's not  
25 crazy bad, but it's still what they call

1 historic fill.

2 MR. TILTON: Chris Tilton, 307 Main  
3 Street. Air conditioning for the 65 units on  
4 the other side, will they each have their own  
5 unit? Will it be one? Will utilities be  
6 included in the unit or if they are not, if  
7 you're going to be utilizing the roof on the  
8 west side, where is the compressor going to be;  
9 on the track side?

10 MR. ABBODD: There's actually several  
11 roofs, so there's a roof deck and there used to  
12 be an old auditorium there many years ago. And  
13 so they have a higher roof deck on the old  
14 office space. So that higher roof will  
15 probably be where some mechanicals are located,  
16 and around that will be the kind of terraces  
17 and the decks. And then there's certainly,  
18 behind on the train tracks, I think we own  
19 20 feet behind the building there and a lot of  
20 mechanicals, we'd like to put as many  
21 mechanicals on the ground floor as possible.  
22 And then there will be other roof areas that  
23 I'm sure the architects will find some good  
24 spaces for it.

25 MAYOR McLAUGHLIN: Anybody else? Alright.

1 Again, as I said before, this has just started.  
2 We're at point one. So we'll keep everybody  
3 posted the next meeting we have. I suspect it  
4 will be with you folks coming back with line  
5 items and looking for relief on redevelopment  
6 or changes in redevelopment. And again, we  
7 will post on the website. We'll put it on  
8 signs. We will do email blasts to keep  
9 everybody informed. With your permission,  
10 could you give us some copies of these?

11 MR. PEPE: Donna already asked. We will  
12 email her the slides in the morning.

13 MAYOR McLAUGHLIN: That will be terrific.

14 MR. SABBAGH: One last question. What do  
15 you estimate tax revenues generated over the  
16 course of a year; over a million dollars?

17 MR. PEPE: I think well, well over a  
18 million dollars.

19 MR. SABBAGH: One to two, you think?

20 MR. PEPE: You know, I don't know that  
21 we'd know that.

22 MAYOR McLAUGHLIN: It's a tough number to  
23 come up with right now. Your ratables would go  
24 down, it really depends on how many units they  
25 put in. With a significant number, there's no

1 way to foresee that.

2 MR. PEPE: And listen, what I say and what  
3 your tax assessor says will probably be two  
4 different numbers.

5 MR. SABBAGH: Per square foot it will be  
6 the highest gross tax revenue in history.

7 MR. PEPE: Oh, I wouldn't doubt that it  
8 will be largest tax rateable in town.

9 MAYOR McLAUGHLIN: It will generate a heck  
10 of a lot more revenue reduction. And look,  
11 whatever goes there will greatly reduce the tax  
12 revenue over what they are paying now. That's  
13 a guarantee.

14 DEPUTY MAYOR McLAUGHLIN: Thank you,  
15 everybody.

16  
17 (Whereupon the proceedings were  
18 concluded.)  
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C E R T I F I C A T E

I, Danielle Golba, a Certified Court Reporter and Notary Public of the State of New Jersey, certify that the foregoing is a true and accurate transcript of the proceedings to the best of my ability.



DANIELLE GOLBA, C.C.R.  
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DATED: October 22, 2018