

**Borough of Allenhurst
Planning Board Minutes
November 8, 2023**

The regularly scheduled meeting was called to order at 7:30 pm with a salute to the flag.

The roll was called with the following members being present: Mr. Costello, Mayor McLaughlin, Mr. Rogers, Mrs. Adjmi, Mr. Schechner, Mr. Ryan, Mrs. Varley, Chairman Tomaino, Commissioner McLoughlin, Ms. Bolan
Absent: Mr. Horowitz

Also present, Erik Anderson, Esquire, Board Attorney; Kelly Barrett, Administrator/Secretary, Matthew Mariano representing Leon S. Avakian and State Shorthand Reporting Service.

The requirements of the Open Public Meetings Act were stated as being met.

MINUTES:

The Minutes from the October 18, 2023 Minutes were reviewed and discussed. Commissioner McLoughlin made a motion to approve the Minutes as submitted; Seconded by Mr. Ryan. By voice vote the October 18, 2023 Minutes were approved with Chairman Tomaino, Mrs. Varley and Mrs. Adjmi abstaining from the vote.

MEMORIALIZATION:

Resolution 11-8-2023 (1) for property located at 318 Corlies Avenue was reviewed. Mr. Schechner made a motion to approve the Resolution as submitted; Seconded by Mr. Ryan.

Roll call vote:

Ayes: Mr. Schechner, Mr. Costello, Commissioner McLoughlin, Mayor McLaughlin, Mr. Rogers, Ms. Bolan, Mr. Ryan

Nays: None

Abstain: Chairman Tomaino, Mrs. Varley, Mrs. Adjmi

Chairman Tomaino announced the application of Sasson for property located at 214-216 Cedar Avenue will not be heard this evening and is rescheduled to the January 17, 2024 Planning Board Meeting at 7:30 pm with notice being provided.

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APPLICATIONS:

2 Allen Avenue (2 Allen, LLC) Continued from 8/16/23

Mr. Rodgers and Mrs. Adjmi recused themselves from hearing the application.

Mr. Anderson advised the Board is in receipt of the following exhibits: A-11 Revised Architectural drawings through 10/4/2023; A-12 Revised Plot Plan through 9/8/2023; B-3 Leon S. Avakian technical review dated 10/16/2023

Robert Pierce, Esquire from the Mark Aikins law firm representing the applicant placed his appearance on the record. Mr. Pierce recalled Robert W. Adler, project architect. Mr. Adler was sworn at the last hearing and remains under Oath.

Mr. Adler submitted a comparison of neighborhood homes, which was marked as A-13. Mr. Adler explained the existing and historic conditions of the subject property and surrounding homes. Mr. Adler stated that the proposal does not overpower the neighborhood and is appropriate for a beachfront home.

The proposal is seeking a building height and lot coverage variance for the new home. The building height is proposed at 38 feet, where 35 feet is permitted. Mr. Adler described the interior floor plans, revised exterior architectural details and revised garage and garage basement plans. The third-floor deck has been removed and is now interior space.

Mr. Adler also described the grading and revised driveway design.

Mr. Adler reviewed the Leon S. Avakian report.

Mark Aikins, Esquire relieved Mr. Pierce for the remainder of the presentation.

Board Members expressed concern with the massing of the structure and justification for the variances being sought.

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Chairman Tomaino opened the testimony for public questions and/or comments. Richard Fernicola residing at 7 Spier Avenue inquired about the history of the existing home. Chairman Tomaino advised significant testimony supporting the demolition of the home was supplied at the previous hearing of this application. There being no further public questions and/or comments the public portion was closed.

After deliberations, Chairman Tomaino asked the pleasure of the Board. Mrs. Varley made a motion to approve the application as presented but without the outer basement stairs; Seconded by Chairman Tomaino.

Roll call vote:

Ayes: Mr. Costello, Mr. Ryan, Ms. Bolan, Mayor McLaughlin, Chairman Tomaino, Mr. Schechner, Mrs. Varley

Nays: Commissioner McLoughlin

Recused: Mrs. Adjmi, Mr. Rodgers

Chairman Tomaino made a motion for the Board to go into Executive Session; Seconded by Mr. Rodgers. By voice vote Executive Session is taken.

There being no further business before the Board, Motion was made and seconded to adjourn at approximately 8:50 pm.

Next scheduled regularly scheduled meeting of the Planning Board will be December 6, 2023 at 7:30 p.m.

Respectfully submitted,
Michele A. MacPherson