

**Borough of Allenhurst  
Planning Board Minutes  
December 6, 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, Mr. Schechner, Mr. Ryan, Mrs. Varley, Chairman Tomaino, Commissioner McLoughlin, Ms. Bolan  
Absent: Mrs. Adjmi, 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 November 8, 2023 Minutes were reviewed and discussed. Commissioner McLoughlin made a motion to approve the Minutes as submitted; Seconded by Mr. Schechner. By voice vote the November 8, 2023 Minutes were approved as submitted.

**MEMORIALIZATION:**

Resolution 12-6-2023 (1) for property located at 2 Allen Avenue was reviewed. Mrs. Varley made a motion to approve the Resolution as submitted; Seconded by Chairman Tomaino.

Roll call vote:

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

Nays: None

Recused: Mr. Rogers

Chairman Tomaino announced the applications will be allowed 45 minutes to present their proposals before the Board.

**APPLICATIONS:**

**231 Allen Avenue (Matalon) continued from 4/26/23 & 6/21/23**

**Mrs. Varley recused herself from hearing the application.**

Mr. Anderson advised the Board is in receipt of the following exhibits: A-17 Historic Review dated 11/20/2023; A-18 Revised Plot Plan dated 8/30/2023; A-19 Revised Architectural Plans 11/13/2023; B-5 Certification of Commissioner McLoughlin; B-6 Engineering Review

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Jennifer Krimko, Esquire from the Ansell, Grimm and Aaron law firm representing the applicant placed her appearance on the record. Ms. Krimko stated at the last hearing in June there were some outstanding issues the Board wished addressed. Ms. Krimko stipulated the garage will not contain living space and no soffit lighting on the porch is proposed.

Ms. Krimko submitted the following exhibits: A-20 Colored Site Rendering; A-21 1930 Sanborn Map; A-22 Photograph of veneer system.

Ms. Krimko introduced Jason Fichter, a New Jersey licensed engineer and planner. Mr. Fichter was sworn at the 4/26/23 hearing and remains under oath.

Mr. Fichter testified to the revisions made to the plans showing landscape beds, the three-foot wide ribbon driveway, increase the four-foot-wide walkway, with small landings and borders, increased steppingstone and grass patio with a firepit; extension of the rear pool fence. The positive and negative criteria still support the approval of this application with the requested relief.

Chairman Tomaino opened the testimony for public questions. There being none, the public question portion was closed.

Ms. Krimko introduced Steve Cartlidge, a New Jersey licensed architect was sworn in, and the Board accepted his credentials.

Mr. Cartlidge testified to the revisions made to the architectural details of the proposal. The front porch will have a blue stone walking surface detailed as a traditional brick pier and wood porch with a wood fascia and lattice between the piers. Mr. Cartlidge described the revisions to the interior floor plans and the exterior materials and architectural details.

Chairman Tomaino opened the testimony for public questions. There being none, the public question portion was closed.

Ms. Krimko introduced Barton Ross, a New Jersey licensed architect. Mr. Ross was sworn in, and the Board accepted his credentials. Mr. Ross supplied a summary of the history of the property and home as contained in A-17. Mr. Ross described the historic features of several properties in the Borough.

Chairman Tomaino opened the testimony for public questions. There being none, the public question portion was closed.

Chairman Tomaino opened the application for public comments. There being none, the public comment portion was closed.

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After deliberation, Chairman Tomaino asked the pleasure of the Board. Commissioner McLoughlin made a motion to grant the Certificate of Appropriateness and the variance relief requested as per the revised plans; Seconded by Mayor McLaughlin.

Roll call vote:

Ayes: Mr. Schechner, Mr. Ryan, Chairman Tomaino, Mr. Costello, Mayor  
McLaughlin, Commissioner McLoughlin

Recused: Mrs. Varley

Mrs. Varley resumes her seat on the dais.

**215 Elberon Avenue (Beyda)**

Mr. Anderson advised the Board is in receipt of the following exhibits: A-1 Application; A-2 InSite Memorandum dated 8/22/2023; A-3 Photograph of the property; A-4 Survey dated 9/01/2022; A-5 Plot Plan dated 7/25/2023; A-6 Architectural Plans dated 8/9/2023; A-7 Notice; B-1 Leon S. Avakian Technical Review dated 10/31/2023

Jennifer Krimko, Esquire from the Ansell, Grimm and Aaron law firm representing the applicant placed her appearance on the record. Ms. Krimko submitted the following exhibits: A-8 Aerial; A-9 Close-up view of the plot plan; A-10 Two-page exhibit depicting similar structures in the Borough; A-11 Landscape Plan

Ms. Krimko stipulated the driveway does not meet the garage and is a pre-existing condition and pre-dates the Borough Ordinance.

Ms. Krimko introduced Jason Fichter, a New Jersey licensed Engineer and Planner. Mr. Fichter was sworn in, and the Board accepted his credentials.

Mr. Fichter described the existing conditions at the property and testified the proposal is to construct a gazebo and walkway from the pool area to the driveway, remove a portion of the patio, install a small fire pit and extended patio, widen the existing driveway providing an additional parking space, and install landscaping. Variance relief is required for the height and area of the gazebo. All existing structures will remain as they exist. A stormwater management plan is not required. All the stormwater runoff will be conveyed to the street. A drywell will be provided as per the technical review.

The property has existing nonconformities that will not change under this proposal. A variance being requested for the widening of a portion of the driveway 19.94 feet in the front yard to accommodate the additional on-site parking space.

Board Members questioned the location of the widening of the driveway.

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Ms. Krimko stipulated the application will be amended to eliminate the variance request for the widening of the driveway in the front yard and will provide an additional parking space to comply with RSIS.

The proposal is seeking a variance for the proposed 13.08-foot-high gazebo and a building area of 446.22 square feet. The proposal provides adequate light, air, and open space, also provides usable outdoor space and a more desirable visual environment. The gazebo will be heavily screened and not visible from the street. Approval of the application will not cause a substantial detriment to the public and not substantial impairment to the intent and purpose of the zone plan. The benefits of this application substantially outweigh any detriments.

Chairman Tomaino opened the testimony for public questions. There being none, the public question portion was closed.

Ms. Krimko introduced Steve Cartlidge, a New Jersey licensed architect. Mr. Cartlidge was sworn in, and the Board accepted his credentials. Mr. Cartlidge described the architectural details and materials of the proposed gazebo and stated will match the existing home.

Chairman Tomaino opened the testimony for public questions. There being none, the public question portion was closed.

Chairman Tomaino opened the application for public comments. There being none, the public comment portion was closed.

After deliberations, Chairman Tomaino asked the pleasure of the Board. Commissioner McLoughlin made a motion to grant the Certificate of Appropriateness and grant the variance as amended; Seconded by Mayor McLaughlin.

Roll call vote:

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

Nays: Mr. Rogers

**45 Norwood Avenue (Ash)**

Mr. Anderson advised the Board is in receipt of the following exhibits: A-1 Application; A-2 Photograph of the property; A-3 Elevations; A-4 Notice; B-1 Leon S. Avakian Technical Review dated 10/2/2023

Jennifer S. Krimko, Esquire, from the Ansell, Grimm and Aaron law firm representing the applicant addressed the Board. Ms. Krimko submitted the following exhibit: A-5 Architectural Plans

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Ms. Krimko introduced Thomas Hickey, a New Jersey licensed architect. Mr. Hickey was sworn in, and the Board accepted his credentials. Mr. Hickey described the existing architectural details of the home and supplied testimony for the rationale of adding two windows on the second floor to mimic the windows on the south side of the house.

Chairman Tomaino opened the application for public questions and/or comments. There being none, the public portion was closed.

After deliberation, Chairman Tomaino asked the pleasure of the Board. Chairman Tomaino made a motion to grant the Certificate of Appropriateness; Seconded by Commissioner McLoughlin.

Roll call vote:

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

Nays: None

**Discussion:**

Mr. Anderson updated the Board on the status of the Redevelopment Plan consistency review.

There being no further business before the Board, Motion was made and seconded to adjourn at approximately 9:45 pm.

Next scheduled regularly scheduled meeting of the Planning Board will be January 17, 2024 at 7:30 p.m.

Respectfully submitted,  
Michele A. MacPherson