

**Borough of Allenhurst  
Planning Board Special Meeting Minutes  
January 24, 2024**

The special 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. Rogers, Mrs. Adjmi, Mr. Ryan, Mr. Schechner, Chairman Tomaino, Ms. Bolan  
Absent: Mayor McLaughlin, Mr. Horowitz, Mrs. Varley, Commissioner McLoughlin

Also present, Erik Anderson, Esquire, Board Attorney; David Laughlin, Borough 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.

Mr. Laughlin explained the procedure and requirements of the proceedings.

Mr. Anderson reviewed the Affordable Housing Ordinance #2024-03 for the Board's consideration.

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

Mr. Schechner made a Motion to deem Ordinance #2024-03 consistent with the Borough of Allenhurst Master Plan; Seconded by Mr. Rogers.

Roll call vote:

Ayes: Chairman Tomaino, Ms. Bolan, Mr. Schechner, Mrs. Adjmi, Mr. Ryan, Mr. Rogers

Nays: None

Mr. Anderson submitted Resolution #01-24-2024- (1) for the Board's consideration. Mr. Ryan made a motion to approve the Resolution as submitted; Seconded by Mrs. Adjmi.

Roll call vote:

Ayes: Chairman Tomaino, Ms. Bolan, Mr. Schechner, Mrs. Adjmi, Mr. Ryan, Mr. Rogers

Nays: None

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Mr. Anderson reviewed the Affordable Housing Fees Ordinance #2024-02 for the Board's consideration.

Chairman Tomaino opened the matter for public questions and/or comments. Kamal Bahr residing at 400 Main Street asked for clarification of fee applicability and what triggers it. There being no further public questions and/or comments, the public portion was closed.

Mr. Rogers made a Motion to deem Ordinance #2024-02 consistent with the Borough of Allenhurst Master Plan; Seconded by Mrs. Adjmi.

Roll call vote:

Ayes: Chairman Tomaino, Ms. Bolan, Mr. Schechner, Mrs. Adjmi, Mr. Ryan, Mr. Rogers

Nays: None

Mr. Anderson submitted Resolution #01-24-2024 (2) for the Board's consideration. Ms. Bolan made a Motion to approve the Resolution as submitted; Seconded by Mr. Schechner.

Roll call vote:

Ayes: Chairman Tomaino, Ms. Bolan, Mr. Schechner, Mrs. Adjmi, Mr. Ryan, Mr. Rogers

Nays: None

Mr. Anderson reviewed Main Street Overlay Zone Ordinance #2024-04 for the Board's consideration. Board Members asked for clarification on the parking requirements.

Chairman Tomaino opened the matter for public questions and/or comments. Arthur Neiss, Esquire representing the Allenhurst Taxpayers Association inquired whether a study was conducted on the number of properties this ordinance would apply to. Mr. Laughlin informed him that the lots and blocks numbers were listed in the ordinance. Kamal Bahr residing at 400 Main Street asked for clarification on the entire overlay zone. Mr. Laughlin advised that the Overlay Zone covers every commercial property in Allenhurst excluding the properties owned by PowerStation and the Lake Drive affordable housing properties.

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There being no further public questions and/or comments, the public portion was closed.

Mr. Schechner made a motion to deem Ordinance #2024-04 consistent with the Borough of Allenhurst Master Plan; Seconded by Mr. Rogers.

Roll call vote:

Ayes: Chairman Tomaino, Ms. Bolan, Mr. Rogers, Mr. Schechner, Mrs. Adjmi,  
Mr. Ryan

Nays: None

Mr. Anderson submitted Resolution #01-24-2024 (3) for the Board's consideration. Chairman Tomaino made a Motion to approve the Resolution as submitted; Seconded by Ms. Bolan.

Roll call vote:

Ayes: Mrs. Adjmi, Mr. Rogers, Chairman Tomaino, Mr. Schechner, Mr. Ryan, Ms.  
Bolan

Nays: None

Mr. Anderson and Mr. Laughlin reviewed the Amendments to the Main Street Redevelopment Plan for consistency with the Borough of Allenhurst Master Plan and the Settlement Agreement for the Board's consideration. Board Members asked for clarification regarding public space, the pilot program and common areas.

Chairman Tomaino opened the matter for public questions and/or comments. Thomas Glenn residing at 312 Elberon Avenue asked about utility service. Mr. Mariano advised that wherever possible and appropriate all utilities shall be located underground. Arthur Neiss, Esquire representing the Allenhurst Taxpayers Association (ATA) advised that an Appeal has been filed on their behalf. The Settlement being discussed is not final and non-appealable. The ATA has no objection to the affordable housing component. A comparison of this Amended Redevelopment Plan with the previous one reviewed in November of 2023 has not been made available for public review. Mr. Anderson advised no such document has been generated. Mr. Neiss further inquired about other comparisons he and his clients feel appropriate.

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Mr. Anderson and Mr. Laughlin stated there is litigation pending and he is welcomed to place all questions on the record and reminded these proceedings are consistency review with the Master Plan.

Mr. Neiss commented on the Settlement Agreement, the Amended Main Street Redevelopment Plan, the procedures being followed, the requirements therein and his legal opinion and the ATA's objections to the same.

There being no further public questions and/or comments, the public portion was closed.

Chairman Tomaino made a Motion to deem the Amended Main Street Redevelopment Plan consistent with the Borough of Allenhurst Master Plan; Seconded by Mr. Ryan.

Roll call vote:

Ayes: Mrs. Adjmi, Mr. Rogers, Chairman Tomaino, Mr. Schechner, Mr. Ryan,  
Ms. Bolan

Nays: None

Mr. Anderson submitted Resolution #01-24-2024 (4) for the Board's consideration. Mrs. Adjmi made a Motion to approve the Resolution as modified; Seconded by Mr. Schechner.

Roll call vote:

Ayes: Chairman Tomaino, Mr. Schechner, Mr. Ryan, Ms. Bolan, Mr. Rogers,  
Mrs. Adjmi

Nays: None

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

Next regularly scheduled meeting of the Planning Board will be February 21, 2024 at 7:30 p.m.

Respectfully submitted,  
Michele A. MacPherson