

**Borough of Allenhurst
Planning Board Minutes
held at the Allenhurst Fire House
August 12, 2020 7:30 PM**

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. Shalam, Mr. Horowitz, Mr. Boyd, Mrs. Varley, Chairman Tomaino, , Mr. Schechner
Absent: Commissioner McLoughlin, Mr. Mauro, Mr. Scally

Also present, Erik Anderson, Esquire, Board Attorney; Kelly Barrett, Administrator/Secretary, Joseph McGrath, Zoning Officer and State Shorthand Reporting Services.

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

Chairman Tomaino and Board Members expressed their appreciation to Alison Gavin for her years of dedication and service to the Planning Board.

RESOLUTIONS:

Mr. Schechner made a Motion to approve Resolution 8-12-20-1 appointing Kelly Barrett Secretary to the Planning Board beginning August 1, 2020 and ending December 31, 2020; Seconded by Mr. Rogers. By voice vote Resolution 8-12-20-1 was unanimously approved.

MINUTES:

Chairman Tomaino asked for review and approval of the July 15, 2020 Meeting Minutes. Chairman Tomaino made a motion to approve the Minutes as submitted; Seconded by Mayor McLaughlin. By voice vote the July 15, 2020 Minutes were approved.

Chairman Tomaino asked for review and approval of the July 29, 2020 Meeting Minutes. Chairman Tomaino made a motion to approve the Minutes as submitted; Seconded by Mayor McLaughlin. By voice vote the July 29, 2020 Minutes were approved with Mr. Costello and Mr. Rogers abstaining from the vote.

Chairman Tomaino announced that each application will be allowed one hour to present their proposals this evening.

APPLICATIONS:

The application for property located at 120 Corlies Avenue will be carried to the October 21, 2020 Planning Board meeting without further notice being required.

Redevelopment 312-324 Hume Street (Power Station, LLC)

Mr. Anderson stated that the Board is in receipt of the following exhibits: B-1 Leon S. Avakian report dated 8/10/2020; B-2 Zoning Officer letter dated 5/6/2020; A-1 Application; A-2 Survey dated 1/12/18; A-3 Series of eight photographs; A-4 Notice.

Steven Gouin, Esquire representing the applicant stated that the application is to demolish the existing JCP&L warehouse building at the premises.

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Mr. Gouin introduced Laurance Flappel, a New Jersey licensed architect. Mr. Flappel was sworn in and the Board accepted his credentials. Mr. Flappel reviewed the historic ordinance and redevelopment plan. Mr. Flappel submitted a photoboard, which was marked A-5.

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

Mr. Gouin introduced Ted Budzynsky, a demolition contractor. Mr. Budzynsky was sworn in and the Board accepted his credentials. Mr. Budzynsky submitted a Soil Erosion Sediment Control Plan, which was marked A-6.

Mr. Budzynsky testified that there are no environmental hazards within the building. A silt fence, construction entrance, hay bales will be implemented to secure the site for erosion control measures prior to any demolition activity. Mr. Budzynsky described the demotion and remediation process in detail.

Board Members expressed concern with the condition of the site post demolition, possibility of contamination to underground streams and neighboring properties. Board Members suggested that the Board Engineer review the soil erosion sediment control plan and the remediation report.

Chairman Tomaino opened the testimony for public questions. Alex Adjmi residing at 101 Cedar Avenue, questioned the asbestos roof removal, the number of borings that were taken on the site and if there was a report generated. Mr. Budzynsky stated that the roof is not asbestos and a few dozen boring were taken and doesn't have any other information to supply on the borings. Mr. Adjmi asked what support system will be implement after soil removal. Mr. Budzynsky replied that it will be sloping and trench box or slide rail system. Mr. Adjmi also asked if the site will be dewatered, and Mr. Budzynsky stated that it would be.

Richard Chera asked about a completion bond on the demolition project. Mr. Budzynsky stated that no performance bond has been required. Mr. Chera asked if the building could remain while the soil remediation takes place. Mr. Budzynsky said that it was possible but not practical.

Thomas Glinn expressed concern about vibration impact on the surrounding homes. Mr. Budzynsky stated that not much vibration during demolition. Building will not be collapsed. It will be taken down in sections, and the applicant is willing to have outreach meetings with the neighbors.

There being no further public questions, Chairman Tomaino closed the public question portion.

Chairman Tomaino announced that the application will be carried to the October 21st Planning Board meeting without further notice being required.

45 Norwood Avenue continued from July 29th)

Mr. Rogers recused himself from hearing the application.

Mr. Anderson advised that the Board is in receipt of Mr. Costello's Certification, which was marked B-3.

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Jennifer S. Krimko, Esquire, representing the applicant addressed the Board. Ms. Krimko supplied the Board with a color rendered site plan, which was marked A-8.

Ms. Krimko recalled Francine Monaco. Ms. Monaco was sworn at the last hearing and remains under oath. Ms. Monaco described the proposed position of the new two-car garage with storage space and the pool. Due to the location of the house on the lot, it gives the applicant a minuscule rear yard in relation to the size of the lot. A variance for the pool is a better zoning alternative than a conforming pool, because it allows the garage to be kept in a more historic location. The applicant has tried to keep the proposal as historically accurate as possible.

Board Members questioned whether it would be a better proposal should the existing pool just be replaced with a new pool in the exact same location. Ms. Monaco stated that the proposal is more in keeping with the neo-classical nature of the house.

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

Ms. Krimko introduced David Boesch, a New Jersey licensed landscape architect. Mr. Boesch was sworn in and the Board accepted his credentials. Mr. Boesch testified that the house is setback 100.2 feet from Norwood Avenue, which is double the required front yard setback, and is setback 53 feet from Elberon Avenue, where 50 feet is required. Mr. Boesch described the existing property and surrounding properties. Mr. Boesch stated that under RSIS there are six required parking spaces and the proposal accommodates eight parking spaces.

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.

Board Members expressed concern with the proposed placement of the garage and the variance request for the pool.

A brief recess is taken.

Ms. Krimko stated that the applicant is willing to make a slight amendment to the plan. The applicant is willing to reduce the garage doors to nine feet. The location of the garage is the best location for this site. The applicant feels that the positioning of pool is a better zoning alternative because of the hardship of the lot. There is no substantial detriment to the public good. The grant of the variance will have no negative impact to the neighbors and the character of the neighborhood, or the Master Plan and zone plan.

Ms. Krimko requested the Board take two separate votes. One for the Certificate of Appropriateness with the 9-foot garage doors. And the second with regard to the variance based on the abundant evidence that the statutory criteria has been met.

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Chairman Tomaino asked the pleasure of the Board. Mr. Horowitz made a motion to grant the Certificate of Appropriateness; Seconded by Mrs. Shalam.

Roll call vote:

Ayes: Mr. Costello, Mayor McLaughlin, Chairman Tomaino, Mr. Horowitz, Mrs. Shalam, Mrs. Varley, Mr. Boyd, Mr. Schechner

Nays: None

Chairman Tomaino made a motion to approve variance setback for the pool; Seconded by Mrs. Shalam.

Roll call vote:

Ayes: Mr. Costello, Mayor McLaughlin, Chairman Tomaino, Mr. Horowitz, Mrs. Shalam, Mrs. Varley, Mr. Boyd, Mr. Schechner

Nays: None

Discussion:

Revisions to the Borough's ordinances.

There being no further Board business, Motion was made and seconded to adjourn at approximately 9:50 pm.

Next scheduled regular meeting of the Planning Board will be on Wednesday, August 19, 2020 at 7:30 p.m.

Respectfully submitted,
Michele A. MacPherson