

REARDON | ANDERSON

A LIMITED LIABILITY COMPANY

COUNSELORS AT LAW

55 GILBERT STREET NORTH | SUITE 2204 | TINTON FALLS NJ 07701

TEL 732.758.8070 FAX 732.758.8071

WWW.REARDONANDERSON.COM

THOMAS M. REARDON III

ADMITTED IN NJ AND NY
CERTIFIED BY THE SUPREME COURT OF
NEW JERSEY AS A CIVIL TRIAL ATTORNEY

ERIK ANDERSON

ADMITTED IN NJ, FL, AND D.C.
CERTIFIED BY THE SUPREME COURT OF
NEW JERSEY AS A CIVIL TRIAL ATTORNEY

THOMAS W. CARTER

ADMITTED IN NJ

52 DUANE STREET | 7TH FLOOR

NEW YORK NY 10007

TEL 646.465.9516

FAX 212.732.6323

March 18, 2021

Donna M. Campagna, RMC
Administrator/Municipal Clerk
Borough of Allenhurst
125 Corlies Avenue
Allenhurst, New Jersey 07711

Dear Administrator Campagna:

Per your request of today, please accept this letter.

The Planning Board ("Board") had an opportunity to review Ordinance #2021-04 at the March 17, 2021 Board meeting. The Board found the Ordinance as drafted acceptable and recommend its passage.

The Board does request that Borough professionals undertake an examination/provide suggestions with regard to limiting living space to a limited number of stories/floors within a dwelling. Of particular concern for the Board is illegal bedrooms in basements. In their opinion, this creates a potential safety issue.

The Board suggests that Borough professionals consider expanding the definition of living space and habitable space. Additionally, it was requested that the professionals consider an ordinance limiting all living space to be required to be above grade. Under this regulatory framework, in the event a homeowner sought to construct living space below grade, Board approval would be required.

Thank you for your attention to this matter.

Respectfully submitted,

/s/ Erik Anderson

ERIK ANDERSON
On Behalf of the Planning Board

EA:bgm

cc: Christopher J. McLoughlin, Deputy Mayor
Terence Bolan, Commissioner
David Laughlin, Esq, Borough Attorney
Matthew Jessup, Esq., Redevelopment Attorney
Donna Campagna, Clerk/Administrator
Kelly Baret, Planning Board Secretary
Planning Board Members