

# 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 17, 2021

Mayor David J. McLaughlin  
Borough of Allenhurst  
125 Corlies Avenue  
Allenhurst, New Jersey 07711

Dear Mayor McLaughlin:

Please be advised that the Planning Board (“Board”) had an opportunity to review the proposed Redevelopment Plan (“Plan”). Pursuant to applicable state law, the Board was invited to review the proposed Plan documents and make comments. Please accept the following as the Board’s comments with regard to the proposed amendments to the Plan

1. Consider requiring the addition of electric charging stations to be included in the Plan;
2. Have the developer undertake offsite improvements to be determined by the Borough;
3. Reduce the dimensions of the first floor of the townhomes to ensure that it is not conducive for occupants to construct a bedroom on that level;
4. Confirm that the developer is responsible for all utility hookups;
5. Ensure that all rooftop equipment on the both the east side and the west side of the project are not visible from the street;
6. Clarify the meaning of “coordinated signage” within the Plan;
7. Prohibit backlit and/or neon signs;
8. Provide a definition a what constitutes a “Juliet balcony”;

9. Establish the criteria for the minimum size of any porches to ensure that they are functional and fit in with the aesthetics of Allenhurst;

10. Require that for bulk standard purposes, dimensions are measured from the demising walls;

11. Examine whether it is feasible to have the front yard setbacks of the proposed townhouses abutting Elberon Avenue “match” the front yard setbacks for the homes currently on Elberon Avenue;

12. Have the developer commit to a color scheme which is consistent with the aesthetics of Allenhurst; and

13. If a rooftop bar is allowed and/or permitted, ensure that the developer is required to comply with noise ordinance requirements of Allenhurst.

With regard to the Borough of Allenhurst’s Master Plan, the Board finds that the proposed Amendments to the Plan are consistent with the following: (1) assuring the appropriate availability for affordable housing, (2) advancing the historic preservation of the Borough, (3) attracting new businesses to the Borough, and (4) implementing and/or revising the 2007 Redevelopment Plan.

On behalf of the Board, thank you for your consideration and review of these comments.

Respectfully submitted,



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 Barrett, Planning Board Secretary  
Planning Board Members