

**BOROUGH OF ALLENTOWN**  
**PLANNING BOARD**

**8 North Main Street / PO Box 487 / Allentown, NJ 08501**

**MARCH 2, 2026 MINUTES**

**PRESENT:** Allison Arnone, Mayor Thomas Fritts, Jennifer Elder Brady, Councilman Dan Payson, Joseph Fidler, Lynne Meara, Jamie Ford, Jeffrey McLaughlin, George Fallat, and Bernardo Giuliana

**ABSENT:** Ron Kuzma, Vincent Tavernite and Thomas Monahan

**ALSO PRESENT:** Board Secretary April Claudio, Board Attorney Michele Donato, Board Engineer Cameron Corini, Board Planner Andy Thomas

**OPEN PUBLIC MEETINGS ACT STATEMENT:** Pursuant to the Sunshine Law, adequate notice in accordance with the Open Public Meeting Act was provided to this meeting's date, time, place and agenda was mailed to the news media, posted on the Borough bulletin board, mailed to those requesting personal notice, and filed with the Municipal Clerk.

Public Comments: None

Ms. Elder Brady offered a motion to approve the January 28, 2026 minutes, which was seconded by Mr. Fidler and approved by the following vote:

**AYES:** Arnone, Fritts, Elder Brady, Payson, Fidler, Meara, Ford, McLaughlin and Fallat

Ms. Donato explained the resolution for the application of 11 Church St. LLC has been remanded back to the Board to address the conditions of approval. Appearing for 11 Church St. LLC was attorney Steve Gouin, engineer James Bash and owner Jerry LoPresti. Mr. Gouin addressed the Roberts Engineering letter dated February 25, 2026.

Mr. LoPresti stated he would like to follow the local ordinance as to the hours of operation. The hours would be Sunday-Thursday, closing at midnight and Friday and Saturday, closing at 1 am. He agreed to limit the number of special permits to be open to 2 am to 50 permits. Ms. Elder Brady asked how many events they typically have. Mr. LoPresti stated about five a week. Mayor Fritts explained the Borough staff will keep a log of the permits to track them.

Mr. LoPresti agreed to take out the recycling in the morning and stop taking recycling out between 9-10pm. Mr. Giuliana was concerned about storing the recycling overnight. Mr. LoPresti stated he would figure it out and make it work.

Mr. Gouin discussed the issue of using the Church lot for additional parking. The Board granted the variance whether or not the Church agrees to allow the use of their property. Mayor Fritts suggested they use the salon parking lot after hours as an option. Mr. Gouin stated it is becoming difficult to get a signed agreement with the Church because they do not want to lose their 501c3 status.

Mayor Fritts stated parking is a bigger issue for the Borough and believes there should be more shared parking. Ms. Meara suggested using valet parking. Ultimately the Board agreed to remove the condition regarding the use of the Church parking lot.

**BOROUGH OF ALLENTOWN**  
**PLANNING BOARD**

**8 North Main Street / PO Box 487 / Allentown, NJ 08501**

**MARCH 2, 2026 MINUTES**

Mr. Gouin stated the lighting and fencing will be added to the plans as requested. The recorded deed restriction was provided but it will need to be revised given the conditions of the resolution are being changed.

Mr. McLaughlin offered a motion to approve the amended conditions of approval, which was seconded by Mr. Payson and approved by the following vote:

AYES: Arnone, Fritts, Elder Brady, Payson, Fidler, Meara, Ford, McLaughlin and Fallat

Mr. Gouin will file for a dismissal with the court.

Affordable Housing: Mr. Thomas presented the amended Housing and Fair Share Plan. He explained the plan was adopted in August of last year as part of the fourth round obligation however Fair Share challenged all of the plans which led to this new plan. One the Board adopts the plan it will go to the Mayor and Council for approval and then to the Program. The Borough will then be protected for 10 years. The Borough's present need is zero units. The prospective need is 28 units which was reduced to 7 units, leaving the rest as the Borough's unmet need. There were two group homes, the Town Mews property and an overlay zone used to get to these numbers.

Ms. Arnone asked why more units from the Town Mews property cannot be counted. Mr. Thomas stated it was built before 1980 and it's not deed restricted.

Public: None

Mr. Fallat offered a motion to approve the resolution adopting the amended Housing Element and Fair Share Plan, which was seconded by Mr. McLaughlin and approved by the following vote:

AYES: Arnone, Fritts, Elder Brady, Payson, Fidler, Meara, Ford, McLaughlin and Fallat

The Board reviewed Ordinances 05-2026 and 06-2026. Mr. Thomas recommended the Board endorse the ordinances as being consistent with the master plan. Ordinance 05 is new affordable housing regulations recommended by NJ DCA. Ordinance 06 is creating an overlay zone. The Board authorized Ms. Donato send a letter to the Mayor and Council stating both ordinances are consistent with the master plan. Ms. Elder Brady offered that motion, which was seconded by Mr. Ford and approved unanimously.

Ms. Arnone a motion to adjourn the meeting, which was seconded by Mr. McLaughlin and approved unanimously.

Respectively submitted,

April Claudio, Board Secretary