

CITY OF ASBURY PARK
REGULAR MEETING OF THE PLANNING BOARD
Monday, July 17, 2023
In-Person 7:00 PM

MEETING AGENDA

Announcement by the chairperson meeting is in compliance with the Open Public Meetings Act, Chapter 231, Public Law 1975. Adequate notice of this meeting has been provided to the Coaster and Asbury Park Press. All notices are on file with the Board Secretary. Official action may be taken on the matters listed below.

- A. Call to Order**
- B. Open Public Meetings Statement**
- C. Salute to the Flag**
- D. Roll Call**

E. Applications

1. **PB-2023-03 (continued from 6/26/23)**
Shared Equities, Co., Monroe Avenue Realty, LLC
1012 Asbury Avenue, Block 501, Lots 1 and 2
Preliminary and Final Major Site Plan approval to develop the property to erect a 4-story mixed-use building with additional penthouse level for a total of 101 residential apartment units (of which a minimum of 40% will be affordable housing), ground-floor retail space and an interior parking garage with 101 parking spaces. Property is located in the 1012 Asbury Avenue Redevelopment Area.
2. **PB-2022-10 (Resolution Amendment)**
Toll Brothers Asbury Park Urban Renewal LLC
407 Lake Ave, Block 3103, Lot 1
Resolution amendment to approved site plan for a 62-unit townhouse development with parking. Condition number 31 of the Resolution adopted by the Planning Board on 12/12/22, which requires curb extensions at the driveways on Heck Street & Grand Avenue as well as on the corner of Lake and Grand Avenues, is in conflict with the 2018 Infrastructure Plan entered into between the Asbury Park governing body and iStar, the Master Redeveloper for the Waterfront Redevelopment Area. A Resolution amendment is necessary to eliminate the curb extensions.
3. **PB-2023-02 (continued from 5/15/23)**
Somerset Asbury Park Renewal LLC
115 Fourth Ave, 1209 Ocean Ave, 150 Fifth Ave
Block 4105, Lots 1, 3 & 4
Preliminary and Final Major Subdivision
Preliminary and Final Major Site Plan
“C” Variance and Design Waivers
Applicant seeking preliminary and final major site plan and subdivision approval for the consolidation of Lots 1, 4 and a portion of Lot 3 into a single lot

with the remainder of Lot 3 and Lot 2 being consolidated into a separate lot upon which the Wonder Bar is located. Seeking certain relief from the Waterfront Redevelopment Plan to develop a mixed-use development that is anticipated to include 155 residential condominium units, approximately 9,390 SF of commercial floor area along with various amenities, common areas, lighting, landscaping and similar improvements and 270 parking spaces, located in an internal parking structure. Property is currently a parking lot, otherwise vacant. A “C” variance as part of the subdivision for minimum lot size is required.

Formal action may be taken for all applications

Adjournment

ACCESS TO DIGITAL PLANS AND APPLICATION MATERIALS

The application, maps, plans and related supporting materials are available for public inspection in the Planning office during normal business hours and on the Planning Board website: www.cityofasburypark.com/planningboard Alternatively, you may contact the Board Secretary at 732-502-5724 or marie.rodriques@cityofasburypark.com for assistance.

Submitted by: Marie Rodrigues, Secretary to the Planning Board