

Planning Board Minutes of
January 7, 2019

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

Pledge of Allegiance
Roll Call

Members in Attendance: Barbara Krzak, Michael Manzella, Jim Henry, Mayor John Moor, Trudy Syphax, Rick Lambert, Alexis Taylor

Members Absent: Councilwoman Yvonne Clayton,

Staff: Jack Serpico, Esq., Jason Fichter, (InSite), Michael Sullivan (CCH), Michele MacPhearson, (State Shorthand)
Barbara Van Wagner, Secy.

Meeting begins at 7:00 pm

A. Annual Board Reorganization:

1. Temporary Appointment pending permanent appointment by the Planning Board

Motion to appoint the following: Alexis Second: John All vote in favor
Temporary Chairperson: Barbara Krzak
Temporary Board Secretary: Barbara Van Wagner
Temporary Board Stenographer: State Shorthand
Temporary Board Attorney: Jack Serpico
Temporary Board Planner: Clarke Caton Hintz
Temporary Board Engineer: InSite Engineering

2. Nominations and vote for 2019 offices:

Board Chairperson: Barbara Krzak Motion: Mike Second: John All vote in favor
Board Vice-Chairperson: Rick Lambert Motion: Mike Second: John All vote in favor

3. Committees:

Design Review Committee: Rick, Barbara, Jim, Alternate: Alexis
Site Plan & Subdivision Committee: Mike, Rick, Trudy
By-Law Policy Committee: Yvonne, Mike, Alexis Alternate: Jim
Master Plan Committee: Barbara, Rick, Yvonne Alternate: Alexis

- 4 2019 Planning Board official newspaper: Asbury Park Press and The Coaster
Motion: John Second: Mike All vote in favor

- 5 2019 Planning Board Meeting Schedule
Add November 25 and December 2
Motion: John Second: Rick

B. Minutes: Approval of Minutes of December 10, 2018

Motion: Mike Second: Jim
In favor: Mike, Jim, Barbara, Trudy, John
Abstain: Alexis, Rick

C. Applications/Board Review:

1. **545 Lake Urban Renewal, LLC** **(carried to February 25, 2019)**
545 Lake Avenue, block 3105 lot 4, CBD Zone

Amend Condition in Resolution of Approved Site Plan, and any variances or waivers.

Motion to carry to February 25, 2019 without further notice: Jim Second: Rick All vote in favor

2. **GECC, FLP** **(carried to February 11, 2019)**
910 Fourth Avenue, block 302 lot 5, B2 Zone

Site Plan amendment to replace interior parking garage with conference room.

Parking variance for 15 parking spaces and request for waiver of parking study

Motion to carry to February 11, 2019 without further notice: Mike Second: Rick All vote in favor

3. **Linus Holding Corporation (Pearlbud Realty, LLC)** **(carried to January 28, 2019)**
527 Bangs Avenue, block 3101, lots 9 & 10

Preliminary and Final Site Plan for mixed use project with 42 residential units, commercial on the first floor and on site parking.

Motion to carry to January 28, 2019 without further notice: Rick Second: Jim All vote in favor

- 4 **ABG Liquor Holdings LLC, ABG Establishment LLC,** **(carried March 11, 2019)**
Asbury Festhalle & Biergarten, 527 Lake Avenue, block 3105 lot 5, CBD Zone

Amended Site Plan to use the following accessory service and retail uses: Spring Market, Farmers Market, Roof Top Yoga, Haunter Roof Top, Bier runs and races, Roof top movies, seasonal carnivals with boardwalk games and music festivals in addition to general restaurant, retail and service uses

Motion to carry to March 11, 2019 without further notice: Mike Second: Jim All vote in favor

5. **Referral from Mayor and Council – Resolution #2018-396 - for Review of an Amendment to the Central Business Redevelopment Plan**
Formal action may be taken

Barbara-will listen to the presentation today and come back on February 11 to vote and offer comments

Michele Alonso, Director and Planning and Redevelopment

Exhibit C-1 Resolution

Exhibit C-2 Ordinance

Amendment to the CBD to permit a hotel and regulate the roof top deck and regulate the noises, increase in height, allow penthouses with living space and also to clean up the parking language. Can give the option for a lieu in payment or get a variance for parking. Will comply with the City Work Force Plan. A hotel can ask for an increase in height.

Michele – hotels are permitted uses, propose a roof top deck with eating and drinking and will have to comply with the sound mitigation requirements and stay below the decibels to prevent noise in the CBD.

Barbara – is it any area in the CBD – are we talking a broad discussion or a particular location

Michele- this ordinance is not a broad amendment to the CBD, it is only for the Savoy

Jim- any amplified music must comply with the sound mitigation? It does allow it to go beyond the property line

Need to clarify the range.

Jack- board decide whether it is consistent with the Master Plan and spirit of the CBD and give recommendations.

Alexis – want to discuss the height issue

Michele- request is for hotel for a specific site, change regulations for this site, same as brewery and distillery
Height – current structure is more than 45 feet high. Only mechanical penthouse can exceed the height. Desire is for penthouse to have living space with limits – same as B1 with setback, maximum coverage 20% for entire area and a setback of 10 feet.

Barbara- in previous application, we set it back 20 feet for the penthouse

Jim – recommend more specific what is permitted in the penthouse

Michele – parking – Board has discretion whether applicant will provide on-site parking, off-site parking or contribute to the fund

Jack – will need criteria to make the determination

Jim – this option has caused conflict, so the option that gives the developer the option needs to be removed

Barbara – parking- the language needs to be clarified

Michele – hotels are required to have 2.5 spaces

Rick – how did you come up with 2.5 spaces

Michele – Mike did calculation – 100 room hotel, 250 seat restaurant/performance venue, 64 seat cocktail area, 76 seat rooftop, 60 seats in casual restaurant. Performance for seated, if no seats, capacity could be higher
Sullivan-did you look at any other ratio?

Michele – looked at urban hotel

Sullivan- was a shared parking component added? Based on average Saturday parking generation, how many parking spaces is required?

Michele-250 for downtown hotel with three restaurants and an assembly area with a capacity of 250 seats.
Developer has the option to request a variance. Use the existing building, the Board approved parking for the hotel.

Barbara – the Board approved parking for that site (710 Mattison Avenue), not the hotel

Michele – look at hotel in a downtown, it will bring many more cars

Rick – what about transit into the City, walkable – it is conflicting to me

Michele – learned with the Asbury Hotel- more cars than anticipated. Need to anticipate downtown cars coming into it

Jim- if we know they can't provide parking on site, why is it there?

Michele – we can strike the language

Alexis – off site valet?

Jack – Board can send recommendations to Council and they can accept or accept partial or accept none

Michele – the Biergarten – do you want to change any language?

Barbara – any special events in the right-of-way, continues to go to Council for approval

Alexis – not to supercede Special Events procedures

Jack – need to review special events

Alexis- instead of site specific, need language to cover definition of accessory uses. Board needs to do an interpretation of accessory uses, don't want to struggle to interpret

Jack – it would run smoother if it was clearer so the applicant knows specifically what they can and can't do, don't want vagueness.

Alexis – need a definition, so don't need to refer to case law

Barbara – happy to help with the language

Michele- workforce strategy, amendment to height map to allow for the height of the hotel

Jim- how do the changes affect the state and national registry of historic places?

Michele – the building will stay as it is, a few stories will be added to the building

Jim- this district is on the historic registry

Alexis – definition of cyberhotel?

Michele – this was done in the past amendment regarding a server

Public Questions: Motion to open: Rick Second: Mike All in favor

Tracy Rogers- parking questions

Michele – don't zone parking by the season, events are not seasonal, don't have flexibility to change parking per season

Barbara – The Planning Director worked with the Transportation Director
Mike – Seasonality doesn't apply to downtown

Public Questions:

Pat Schavino – parking fund?

Felicia Smith

Andrew Karas – sound mitigation issues

Chris Viola

Close public: Jim Second: Rick All in favor

Michele – the parking fund exists, purpose is to use for the parking deck project

Public Comments:

Andrew Karas- 10 foot setback for the penthouses is sufficient. That is what the Planning Board approved on Other projects. The Planning Board needs criteria, whether paying into the fund for parking. Parking for the hotel Can be at 711 Mattison. If need to provide 150 spaces for the hotel, then there will be no spaces for the public. One space per room is sufficient. 250-350 jobs will be provided, the project has to be feasible. If you require 2.5 spaces per room, this project will not be built

Public Comments:

Tracy Rogers

Anthony D'Amore

Donald Cresitello

Christian Hubert

Felicia Smith

Motion to close public: Barbara Second: Mike All in favor

Mike – changing the parking from 2.5 to 1, does it dedicate it to this site?

Michele – details can be worked out in the Developers Agreement

Jack – if this is put in the Ordinance, then applicant needs to provide it or request a variance, it is says 2.5 spaces per room, then that is the standard for that site

Barbara – would like to thank the public and thank the experts for their input. We will continue this to February 11

Motion to carry to February 11, 2019: Rick Second: Barbara All in favor

Carried to February 11, 2019

D. **Resolutions:** 725 Mattison Avenue Motion: Mike Second: Barbara

E. **Discussions:**

Barbara – Affordable Housing will be heard on January 28

We will have an Executive Session at the next meeting to discuss before the meeting then make the choices for the professionals for Attorney, Conflict Attorney, Engineer, Conflict Engineer, Planner and Conflict Planner. I will have a spreadsheet sent

Mike – Master Plan – finishing comments, then send to Planning Board for a public hearing.

F. **Executive Session:** none

Motion to adjourn: Mike Second: Rick All members vote in favor

Meeting Adjourns: 8:30 pm