

Minutes of the Asbury Park Planning Board
Annual Board Reorganization
Special Meeting
January 13, 2020
Council Chamber
7:00pm

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 the matters listed below.

Pledge of Allegiance
Roll Call

Members in Attendance: Mayor John Moor, Councilwoman Yvonne Clayton, Chairperson Barbara Krzak, Jim Henry, Michael Manzella, Alexis Taylor, Jennifer Souder, Trudy Syphax, Rick Lambert

Members Absent: none

Members Recused: none

Staff: Jack Serpico, Esq. (Board Attorney), Jason Fichter, (InSite), Donna Miller (CCH), Michele MacPhearson (State Shorthand), Irina Gasparyan (Board Secretary)

Meeting begins at 7:00 pm

A. Annual Board Reorganization:

1. Temporary Appointment pending permanent appointment by the Planning Board
Get motion to approve the following temporary Pro Tem for Reorg purposes

Temporary Chairperson- Barbara Krzak

Temporary Board Attorney- Jack Serpico

Temporary Board Secretary- Irina Gasparyan

Motion: Manzella Second: Lambert All in favor

2. Nominations and appointment for 2020 offices:

Chairperson: Barbara Krzak

Nomination for Barbara Krzak as Chairperson: Clayton Second: Taylor All vote in favor

Vice-Chairperson: Rick Lambert

Nomination for Rick Lambert as Vice Chair: Krzak Second: Moor All vote in favor

Board Secretary: Irina Gasparyan

Nomination for Irina Gasparyan as secretary: Krzak Second: Lambert All vote in favor

Board Recording Secretary/Stenographer: State Shorthand Reporting Service, Inc.

Nomination for State Shorthand Reporting Service as Board Recording Secretary/Stenographer:
Manzella Second: Moor All vote in favor

Board Attorney: Jack Serpico

Nomination for Jack Serpico as Board Attorney: Krzak Second: Clayton All vote in favor

Conflict Attorney: agreed none will be appointed. Mr. Serpico will find appropriate replacement when necessary.

Board Planner: Clark Caton Hintz

Nomination for Clark Caton Hintz as Board Planner: Krzak Second: Lambert All vote in favor

Conflict Planner: Insite Engineering

Nomination for Insite Engineering as Conflict Planner: Manzella Second: Clayton

All vote in favor

Board Engineer: Insite Engineering

Nomination for Insite Engineering as Board Engineer: Manzella Second: Lambert

All vote in favor

Conflict Engineer: T&M

Nomination for T&M as Conflict Engineer: Manzella Second: Krzak

All vote in favor

3. Committees:

Design Review Committee: Krzak, Taylor, Lambert, Henry.

Alternate: Souder

Motion: Manzella Second: Clayton All others vote in favor

By-Law Policy Committee: Clayton, Manzella, Henry.

Alternate member: Souder.

Motion: Manzella Second: Clayton All others vote in favor

Master Plan Committee: Krzak, Clayton, Lambert, Souder.

Motion: Manzella Second: Moor All others vote in favor

4. 2020 Planning Board official newspaper: Asbury Park Press & The Coaster

Motion: Lambert Second: Moor All members vote in favor

5. Adoption of 2020 Planning Board meeting schedule

Motion: Moor Second: Souder All members vote in favor

B. Minutes:

1. Approval of Minutes of December 9, 2019 regular meeting

Motion to approve minutes: Manzella Second: Souder

Abstain: Syphax, Lambert, Clayton, Henry

All in favor

C. Resolutions:

1. 1601 Asbury Avenue, Jersey Shore Community Center
Motion to approve with corrections: Manzella **Second: Souder**
Abstain: Moor, Taylor
All eligible members vote in favor

D. Old Business:

1. **Regional Development Group LLC**
213-215 First Avenue, block 3901 lot 11, WPRA Zone

Amendment to stormwater system

Kevin Kennedy, attorney for applicant

Fuller H. "Trip" Brooks, Principal applicant, sworn in

Board Professionals sworn in

Opening statements by Kennedy; looking for minor clarification of stormwater system

Brooks: Came to our attention after application that system in place in waterfront. We had designed entire stormwater system and made aware that we didn't have to after application was approved.

Fichter: They designed system w/ water quality & such. Turns out CAFRA permit doesn't require further improvements. So they submitted revised report. In effect, quantity is taken care of. Match post & pre-development

Souder: does mean can't make additional improvement?

Fichter: no not that can't, will say they revised- replaced pipe in street & should have capacity to flow downstream to Wesley lake

Manzella: Recall issues w/ detention is this referring to them?

Fichter: think your comments were for. Were those still same? In front yards board looking for some depressions for runoff & make it look nice

Brooks: Haven't made any changes to that. If it wasn't in the plans that were submitted then it wasn't changed.

Fichter: we'll figure that out.

Henry: what's date on CAFRA permit

Fichter: its old but still valid

Henry: is it? Because there has been issue w/ that

Fichter: yes still valid

Taylor: by upsizing pipe at road, just efficiently bringing more water to Wesley lake?

Fichter: or look at it as stopping more water from entering lake

Taylor: if reducing water to lake then ok but if it floods during storm then not good

Fichter: spoke to Mr. Curley who obtained CAFRA permit, and also outlet structure. I think there are pipes in streets that are too small.

Moor: based on experience, tidal flow does flood streets. Outflow pipe is small compared to other lakes

Fichter: elevation is 9, never got up to that, so something is blocking. To go back to Q is there a danger of upsizing, no there is no danger of flooding due to that.

Moor: how do we know that master developer is going to do the street improvements?

Taylor: Aren't they repaving streets anyway?

Brooks: it's in redeveloper agreement & bonding & payment

Moor: saying up to city to enforce the redevelopment agreement?

Serpico: yes, compliance w/ redeveloper agreement is city

Taylor: water quality standard controls?

Fichter: CAFRA doesn't require

Taylor: can we require them? Not expensive.

Fichter: I think it's fair to require simple inexpensive ones

Brooks: Have no problem w/ that

Fichter: research I did (applies to any application) CAFRA permit states water quality not required but water quantity is required

Brooks: important that other developers know that

Moor: you were first

No public comments

Motion to approve revised stormwater system amendments: Manzella Second: Henry All eligible members vote in favor

Motion for addition of inlet filter: Manzella Second: Henry All eligible members vote in favor

E. Applications:

1. Asbury Memorial Parkway LLC (carried from November 18, 2019) 900-901 Mattison Avenue, block 603 lots 3-9 and block 607 lot 8, LI Zone

Major Site plan for ground floor retail and 125 residential units across two buildings with ground level parking.

Serpico: reviewed new notices, we have jurisdiction

Motion for 3 minute public comment period: Manzella Second: Lambert All in Favor

Kevin Kennedy, attorney for applicant

Kennedy: Made some revisions based on comments and public questions. Recall at last meeting engineer didn't testify. Have traffic engineer here but no longer need variance as parking has been revised.

Fuller H. "Trip" Brooks, applicant & developer, sworn in

Board Professionals sworn in

Kennedy: Describe changes made

Brooks: Made adjustments to parking so no longer need parking variance. More renderings based on questions that were presented at last meeting. Brought lighting engineer as that was also a question. Green wall is gone. Also sheet here we talk about all the screening, fencing & materials.

Walter Hopkin, licensed professional engineer and planner for applicant, sworn in

Exhibit B1: Certification by Rick Lambert

Kennedy: give engineering analysis

Exhibit A-2: Revised parking layout

Hopkin: Described area. Commercial area reduced after meeting w county. Parking from 155 to 153 spaces, now in compliance due to lower counts. Moved portion of property on west line as well as elevator due to public comments. Engineer made comments to increase pipes. On northern portion 125 units, 25 affordable. Total of 6186 sq ft commercial. Underground water detention system in each property. All utilities underground. Board planner has some comments that we will comply with, just is more hardscape than landscape.

Krzak: can we tell how many on street spaces were going to lose due to curb cuts? Hard to tell

Hopkin: can get that for you.

Krzak: not use where they are today, if any as there are no stripings. Are we losing any? Are any of these spaces for compact vehicles?

Miller: first spaces facing memorial

Hopkin: right by Mattison access for 2nd bldg. Bangs ave access is the one we relocated. Loading area along bangs, like to coordinate for loading/uber. Refuse area- mgmt. co will move receptacles out for pick up.

Krzak: so that not curb cut?

Hopkin: yes it will be.

Fichter: not expecting vehicles, just access for receptacles, correct

Krzak: why need a separate loading area, can't just use the same curb cut for both loading & trash?

Hopkin: will make that change.

Manzella: if not for commercial loading don't see need for loading zone

Miller: during meeting recommended that loading zone be included. I think we had envisioned closer to lobby areas.

Krzak: so we just need some clarification about that

Hopkin: 18880 sq ft commercial one unit. Amenity deck. On both Mattison & bangs ave there were comments to provide sight triangles, we will provide that to them. Same scenario w

Manzella: I assume thinking that one is close enough to existing driveway area.

Krzak: that's why I would think it doesn't even have to be a curb cut.

Manzella: with reduction what is parking requirement?

Hopkin: for 901, 3 afford units (same) 1 bedrooms, 3x 2bd affordable, 29 1-bdrm down from 32, 39 2 bd down from 42.

Miller: on our report there is a breakdown of all bedrooms.

Krzak: donna see from report of jan 9 there are 54 spaces for 900 and req for 901 56

Miller: overall parking for commercial spaces is allowed to be shared, so have net of what's required.

Krzak: ok, thank you. Want to go over planners report?

Hopkin: 901 – we are 6' away, plan would like to be 0', but county wants us to do that. 900- ordinance requires max 15

Miller: that space has gotten tighter, brought bldg. closer.

Daniel Condatore, professional architect, sworn in

Condatore: four stories extend all the way out. Until get to where the stairway is, then it steps down,

Hopkin: bldg. itself is set back 20'

Krzak: 1st bldg. (covered parking) is 0.8' from houses

Krzak: what would those homes on both sides see?

Hopkin: rest of setback variances for southern portion: req 0, we show 2'. There are portions of bldg. that are 0'. Other portions of bldg. that 2.7' is to edge of parking area, we are 14' to bldg. above.

Miller: showing 13'3"

Hopkin: think several points of the report that have to do w landscape, think we will send to Donna office to work on what they want to do.

Souder: someone else going to speak about the landscape plan not on amenity deck?

Hopkin: can speak to that, but Donnass office has differing views on landscaping.

Moor: board decision not planner, with planer input

Hopkin: show landscape on screens- what we'd like to do is convert some landscape areas to hardscapes.

Miller: what spoke about during mtg was agreed that very light touch to accommodate people presence, very diff from what you see here with shrubs. Little area w seats looks like its cordoned off, like idea of seating, but not cordoned off.

Souder: like idea of having space & seating, but memorial doesn't have a lot of green so id like to see that remain.

Miller: maybe combo of potted things so moveable

Moor: don't want to see bunch of seating

Manzella: my opinion in front of commercial unit on north lot, maybe some of green spaces pushed back to bldg.

Hopkin: keep in mind memorial is county jurisdiction and we will try, but county has to approve.

Miller: so planters may be more flexible.

Krzak: so does that mean we have little say in what happens there?

Serpico: all my resolutions have clause that they will come back to board.

Kennedy: we hear what you're saying

Manzella: sidewalk on bangs ave side is there reason for zig zag?

Miller: maybe needed for guy lines?

Krzak: would like to encourage another crosswalk there

Miller: not allowed to put crosswalk there because of railroad.

Manzella: there's a junction box there so I think that's why. Need new traffic signal

Moor: city is going to have to contact them, they're going to say pay for it, around 200k, so not going to happen.

Manzella: not a requirement of the applicant, but would suggest that next time applicant meets w/ county, they include city.

Krzak: great idea

Souder: so how are we going to lead this landscaping discussion today? I'm fine w/ turf areas removed, not having cordoned off areas good, but not sure only having planters is way to do it. Would rather have a say in what we want there.

Serpico: logic says develop plan how you would like it, then present to county, & see what happens.
Fichter: so if u painted that picture of what u wanted, and agree w/ jack- be specific what u want, then during resolution compliance
Kennedy: will pursue that in good faith, say this is what board wants, and if there's an issue
Taylor: like idea of activated storefronts. Suggest benches or seating inside your private property.
Manzella: suggest remove green spaces & could recoop some of it
Souder: north- agree w Alexis have benches, would want beds
Krzak: so fair to say between 2 commercial units, then on 3rd to s of 2nd unit, longer space so prefer to have more plantings.
Souder: all sod removed, can do seating & plantings.
Henry: what is measure of sidewalk?
Serpico: do you go through all of this, go to county, & maybe changes, or do u have board. Prelim site plan approval, take to county? Or proceed to very end? My opinion have to see what you're voting on.
Krzak: I think that's fair
Brooks: only concern is how long its going to take to get before county. If we're directed to go to county, its really difficult to get, 2.5-3 months to get the county. I would like to get the resolution compliance
Kennedy: if would like to meet w/ any of the committees we can do that as well. Did you have any other items, from engineers report to go over?
Brooks: if could say something, we could tie all that together with the county.
Krzak: anything on Insite report would like to address?
Hopkin: on planning side, we can comply with everything in letter.
Fichter: if you're saying can comply with everything in letter, were good with that.
Hopkin: yes and we met before and went over everything.
Krzak: open to public Q's regarding testimony given

Werner Baumgartner, 5th ave: regarding zone related to setbacks- is this property different than residential being redeveloped?
Hopkin: it's springwood ave redevelopment zone
Werner: so what calling westbound, would u agree that actually side yard?
Hopkin: no.
Lambert: (showing on plans) this is rear yard
Miller: setback is the city's but has further obstacle to what can be developed because of county.
Werner: have what were testified to as enclosed areas?
Hopkin: no. not enclosed.
Werner: garbage locations- can point to where they are? Requires curb cut? Any areas around those streets that have hydrants or areas w prohibited parking?
Brooks: 2 yrd cans to be rolled out.
Hopkin: yes but I don't think any prohibited parking along those areas.
Krzak: chair has asked whether # of curb cuts could be reduced so I will have an answer after break.
Werner: parking lot across street, overflow parking?
Hopkin: no, that's been removed.
Werner: do you know how many add'l people will this attract to the area?
Hopkin: don't have that answer.
Werner: sidewalks- generally area left over from street. How much space is there from curb to property line?
Hopkin: 10'
Manzella: plan lists 5' walkway on Mattison side & 6' on bangs side.
Hopkin: county has also requested add'l dedication. Believe its 5'
Werner: what is that? Core of this is what does the public get out of this? Trying to see how much public space is dedicated.
Hopkin: currently have 10', then another 5' beyond that
Serpico: so distance between is 15'
Kathy Chamas: lot 2, that's where my property is. See moved entrance to garage

Hopkin: egress only from the building.

Chamas: still trying to figure out if sitting in front of my house, that trash truck will be in front of my house?

Hopkin: that doorway is approx. 30' from your house.

Chamas: what is landscaped down there? I don't see anything between there and my building?

Hopkin: there is a line of shrubs there, arborvitae 4-5'

Chamas: what is brown squares there?

Krzak: transformer

Ernest Mignoli: what's the footprint?

Brooks: 77,000 sq ft

Mignoli: how much of space will be available to public?

Hopkin: whatever is commercial is avail.

Mignoli: considered impact of this on area?

Hopkin: frankly the intensity of this is lower than what's permitted. City has rezoned this area.

Motion to close public questions: Moor Second: Manzella All in favor

Kennedy: call Daniel Condatore back

Condatore: described changes showing renditions.

Brooks: talk about notations at the bottom to help orient themselves.

Condatore: Activation at corner of bangs/memorial- activate this corner. No elevator there but can take stairs. Got rid of some of glazing on side wall & incorporate mural, will work with city to develop.

Kennedy: that art wall not only good feature but req by the redev plan correct?

Condatore: yes. Elevation along bangs. Bldg. is set back at least 5' from prop line. Screen wall for gas meters.

Garage screening. Further closeup of secondary entrance to garage area. Primary parking is closer to

memorial, so activity is dramatically reduced. Next slide is view from neighbors house on bangs. Also

removed exit & light that was facing their house, moved that to bangs. One of comments about storefront

glazing, will work with board planner on this. Removed ivy wall & added aluminum batting to add interest.

along Mattison ave next to homes, have some planting screening. Behind 901 from yard, have parking lot,

then bldg. set back a ways from that. Along Mattison, add more glass to front, Feature art wall for 900

building. South side of 900, can see parking canopy then screening for garage. Birdeye view from rear of

bldg..

Henry: any electric charging stations? Going back to slides, seems to be discrepancy between slides & plans. Sidewalks seem larger.

Condatore: maybe perspective but they are accurate. We take their cad file & extract it

Souder: appreciate changes that were made. Addition of transparent material is nice. Articulation and attn to detail really helps activate.

Taylor: Residential units windows operable?

Condatore: yes.

Krzak: I feel like I didn't see these. These were not provided to us. Don't think we saw the views from entrances. Don't recall seeing rear yard view. Driveway is residential?

Syphax: said something about glass don't want to encourage people going in?

Condatore: the amenity deck is for residents, don't want to encourage flow.

Syphax: what is completion time once started?

Brooks: 16 months from start.

Open to public Q's

Kathy Chamas: Does it make sense to put trash in middle of bldg. now that there's already opening there? What is setback from property line to me?

Condatore: 1 story bldg. about 15' from your house.

Chamas: there's going to be a slab from my living space. The transformer- don't want to have to look at that, & also noise from that.

Condatore: we'll update the arborvitae to go out to the sidewalk. Will be a little bit of retaining wall that will wrap around also.

Werner Baumgartner: commercial storefronts- what type of door is proposed? And next one? Are these leased spaces? What prevents tenant from changing these facades?

Condatore: single entry commercial doors. Leased. They can't make changes.

Kennedy: that would be in the lease agreement. If something that requires approval zoning officer wouldn't sign off on it.

Yvonne Clayton: I haven't seen west elevation on Cookman. What is rear of the bldg. going to look like?

Krzak: ask that next time we see these, please add that view.

Close public Qs

Krzak: where loading zones are or are not, where curb cuts are, where they're going to be, rendering of streetscapes, etc.

Serpico: want applicant to meet w DRC & CCH?

Fichter: streetscape plan & rendering. West elevations.

Krzak: like to see renderings just like this & labeled. What presented to county

Lambert: also north building additional views

Brooks: one professional that didn't get to come up, so lighting will also present

Motion to carry to February 24, 2020 without further notice: Henry Second: Manzella

All in favor

None opposed

APPLICATION CARRIED to February 24, 2020

Motion to adjourn: Henry Second: Manzella All in favor

Meeting Adjourned: 10:02pm