

Minutes of the Asbury Park Planning Board  
**February 3, 2020**  
Council Chamber  
7:00pm

Announcement by the Chairperson 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, Michael Manzella, Alexis Taylor, Jennifer Souder, Rick Lambert & Chairperson Barbara Krzak

Members Absent: Trudy Syphax

Members Recused: Jim Henry

Staff: Jeffrey Beekman, Esq. (Conflict Attorney); Jason Fichter, (InSite); Donna Miller (CCH); Michele MacPhearson (State Shorthand); Irina Gasparyan (Board Secretary)

Meeting begins at 7:01 pm

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**A. Applications:**

**1. Asbury Partners, LLC (Carried from January 27, 2020)  
1500 Ocean Ave., Block 4502 Lot 1.23, WRA Zone**

Preliminary and Final Site Plan Approval for construction of a 6461 square foot Beach Club Pavilion

Motion for 3 minute timer on comments: Manzella Second: Lambert All in favor

Matter of record- Mr. Jeffrey Beekman, Esq. is filling in for Mr. Serpico this eve  
Mr. Lieberman – will permit to do closing statement?

Krzak: this is it. Hope to finish all comments tonight. Next meeting- open for deliberation. Board will discuss among themselves, open to public. No questions or comments at that time. If done w/ deliberations that day, will come up with decision. Also, will ask the board if there are any witnesses that they would like to hear the next time, will let attorneys know that they will be asked to come back.

Motion to open to public comment: Manzella Second: Lambert All in favor

(Each member of the public below was sworn in as they came up to the microphone):

Madeline Monaco, Ocean ave, sworn in  
Kerry Butch & Kristina Eliopoulos (Butch spoke)  
Arlene Levitson , Ocean ave  
Steven Levinson, Ocean Ave  
Ellen Michaelson, 1501 ocean ave  
Dave Michaelson, 1501 ocean ave

Jennifer Phillips-Smith, attorney for applicant: Objection for the record- seems odd to me that attorney would get up to make public comment. Not comfortable to speak as a witness; its unethical. Attorneys can't be public sworn in. Propose that we both have 3 minutes prior to deliberations to make closing comments.

Krzak: so proposing each have 3 minutes prior to deliberations, is that acceptable?

Beekman: Generally, applicant has time to make closing comments

Krzak: depending on how things go today, if finish in time today, will allow to make comments. If not, then next time.

Smith: I would ask it be before deliberations.

(Public comments continued)

Maureen Nevin, Deal lake court  
Felicia Simmons Sewall Ave  
Katherine Healy 8<sup>th</sup> ave  
William Macklin, Asbury towers  
Joyce Grant, Asbury Towers

Maryann Volante-Castardi,  
Dwayne Small,  
Ralph Mitchelli 1501 ocean  
Werner Baumgartner, city historian  
Rev. Allison Estes, 910 5<sup>th</sup> ave  
Linda Brophey, 7<sup>th</sup> ave  
Katherine Murphey, 510 deal lake dr  
Theresa Jones 2010 Dr  
Beth Stucky, deal lake dr  
Tracy Rogers, Sewall ave  
Rosalie McNeal, 1603 Corlies  
Rita Marano, 4<sup>th</sup> Ave  
Dave Zigler, 4<sup>th</sup> Ave  
Ernest Mignoli, Deal lake dr  
Cindy Marsales , 902  
Krzak: Anyone else? Is that it?

Motion to close Public Comment: Manzella                      Second: Lambert                      All in favor

Krzak: thank you all for coming. It's good to see so many people come out & be interested in what's being built, because its usually empty at these meetings. Asking Planning Board to review notes, to get that information to me by 3/9/20 to make sure that witnesses are available. Goal is to make sure there's enough time to bring back witnesses.

Smith: would it be possible to have list of witnesses by 2/24?

Krzak: yes

Motion to carry to February 24, 2020 without further notice for sole purpose of announcing date and location:  
Taylor                      Second: Manzella                      All in favor

Motion to adjourn: Lambert                      Second: Manzella                      All in favor  
Meeting Adjourned: 8:44pm