

Minutes of the Asbury Park Planning Board Regular VIRUTAL Meeting
February 7, 2022
7:00pm

Announcement by the Chairperson that the virtual meeting is being held in accordance with the with the “Open Public Meetings Act,” Chapter 231, Public Law 1975, amended 2020, which explicitly permits a public body to conduct meetings electronically during a state of emergency. Adequate notice of this meeting has been provided to the Coaster and Asbury Park Press. All notices are on file with the Board Secretary.

Members in Attendance: Mayor John Moor, Councilwoman Yvonne Clayton, Michael Manzella, Alexis Taylor, Eric Galipo, Jennifer Souder, Jim Henry, Rick Lambert, Barbara Krzak, Daniel Sciannameo (alt) & Juanita Barnes (alt)

Members Absent: None

Members Recused: None

Staff: Jack Serpico (Board Attorney); Donna Miller (Board Planner); Irina Gasparyan (Board Secretary)

Meeting begins at 7:00 pm

A. Salute to the Flag

B. Roll Call

C. Minutes:

1. Minutes of January 24, 2022 Regular Virtual Meeting & Reorganization

Motion by: Seconded by: All members vote in favor

D. Resolutions:

1. **316 Main Avenue, LLC**, 316 Main Street, Block 2508, Lot 1

Edits: strike Taylor from voting members, confirm Galipo

Abstain: Taylor, Souder

Motion by: Clayton Seconded by: Lambert All eligible members vote in favor

2. **Linus Holding Corp. LLC**, 700 Bangs Avenue, Block 2508, Lot 2

Abstain: Moor, Clayton, Manzella

Motion by: Krzak Seconded by: Henry All eligible members vote in favor

3. **Board Staff Appointment Resolutions:**

1. **Resolution Appointing 2022 Board Attorney**
2. **Resolution Appointing 2022 Board Conflict Attorney**
3. **Resolution Appointing 2022 Board Secretary**
4. **Resolution Appointing 2022 Board Planner**
5. **Resolution Appointing 2022 Board Conflict Planner**
6. **Resolution Appointing 2022 Board Engineer**
7. **Resolution Appointing 2022 Board Conflict Engineer**
8. **Resolution Appointing 2022 Board Official Recording Service**

**Motion to approve all staff appointment resolutions collectively: Henry Seconded by: Krzak
All members vote in favor**

E. Applications:

1. **PB-2021-17 (Request to be carried)**

900-904 Springwood Avenue, Block: 705 Lots: 1-4, Springwood Avenue Redevelopment Area

Preliminary and Final Major Site Plan Demolition & Construction of 4-story mixed-use building with 92 residential, 4,075 SF of Retail Space & 7,798 SF of Office Space.

Motion to carry application to 3/21/22 with further notice: Henry

Seconded by: Manzella

All members vote in favor

Exhibit B-1: Letter from Mr. Kennedy requesting to be carried & to waive all time constraints

APPLICATION CARRIED

F. Discussion:

1. PB 2022-01

Council Referral of Redevelopment Plan for 1201 Memorial Drive (cont.)- to discuss report to be sent to Council

Donna Miller, Board Planner, sworn in

Krzak: my suggestion is to make a recommendation to planning dept or council that they take a look at this area to see that these individual plans not come up.

Miller: underlying zoning should be looked at, possible overlay zone for this area. There are other studies that are being looked at such as accessory dwelling units.

Krzak: so I think we do recommend to look at these other studies. #2 setbacks were addressed in report- align with area setbacks. #5 Density-

Henry: proposal is 9x higher than properties to west

Galipo: many of sfr are legal multi-families. # of non-conformities should be subject

Krzak: #6/7- commercial ground floor

Miller: Alonso presented that commercial is permitted but that developer hadn't proposed. Memorial doesn't need additional commercial; this will funnel people to existing commercial centers.

Krzak: I am hearing that even though plan states commercial is allowed, you want it to be required.

Sciannameo: think good to ask for percentage of frontage. Really want to say how much frontage on memorial drive.

Manzella: I was thinking they could make it very shallow

Krzak: so saying require minimum of 20% of retail or commercial of frontage on memorial

Lambert: supportive businesses for the residents

Krzak: remember its just a consideration, they could agree or say no. if we make it too restrictive it will turn whole thing off. Are we ok with all these suggestions along with the request to look @ this zone (in separate document).

Galipo: another subject of stormwater

Miller: the draft addresses and stormwater regs at time of application will cover it

Serpico: will take the letter drafted, clean up the sustainability clause & other items, 2nd letter from planning board to request there be a study. Simply state in point #4- board recommends council require 20% of ground floor frontage along memorial drive be commercial use.

Galipo: adding to supplemental doc the 20% commercial requirement

Motion to make recommendations with comments discussed to Council: Lambert

Seconded by: Galipo

Recused: Moor & Clayton

All other members vote in favor

Plan Recommended to Council with report & comments

G. Adjournment

Motion to adjourn by: Lambert **Seconded by:** Henry

All in favor

Meeting Adjourned: 8:45 pm