

Minutes of the Asbury Park Planning Board
Regular Meeting
February 24, 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, Jim Henry, Michael Manzella, Alexis Taylor, Jennifer Souder, Trudy Syphax, Rick Lambert

Members Absent: Chairperson Barbara Krzak

Members Recused: Councilwoman Yvonne Clayton

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

Meeting begins at 7:00 pm

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- A. Salute to the Flag**
 - B. Roll Call**

C. Minutes:

1. Approval of Minutes of January 13, 2020 Annual Reorganization special meeting
2. Approval of Minutes of January 27, 2020 regular meeting
3. Approval of Minutes of February 3, 2020 regular meeting

D. Applications:

1. **Asbury Partners, LLC (Carried from February 3, 2020)**
1500 Ocean Ave., Block 4502 Lot 1.23, WRA Zone

To announce next meeting date, time and location only.

Jennifer Smith: Carry to Mar. 30, 2020 6pm

All witnesses have been alerted to come back.

Serpico: board members draft email to board sec addressing concerns for each witness & general area would like to address so witnesses can be prepared.

For record, Jim Henry not part in disc

Moor: not limited, can ask any other questions

Lambert: 15 minutes for closing statements

Motion to carry to Special Meeting of March 30, 2020 without further notice: Manzella Second: Moor

All in favor

None opposed

Abstained: Henry

Application CARRIED

2. **Asbury Memorial Parkway LLC (Carried from January 13, 2020)**
900-901 Mattison Avenue, block 603 lots 3-9 and block 607 lot 8, SAR Area

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

Yvonne Clayton is recused from this application

Kevin Kennedy, attorney for applicant

Kennedy: Made revisions based upon comments, had meeting w/ design committee to Bring Walter Hopkin back

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

Exhibit A3: Revised plans dated

Hopkin: described changes in site plan, streetscape, landscaping based upon changes discussed. Report increase of 6 parking spaces by changing curb cut. Do not incl loading area & trash pickup area. Revised parking circulation plan.

Fuller H Brooks, Sworn in

Brooks: they spec mentioned the railroad crossing area and mentioned

Henry: Q concerning amenity for dog park runoff going into sewer.

Hopkin: we did check on that; dog bags provided, written into lease as well, and cameras in the area

Henry: concern is that storm sewer goes directly into Wesley Lake. Figure some way of

Kennedy: will have a management co monitor that area correct?

Hopkin: will monitor by camera

Brooks: we knew this was an issue, contacted 9 diff companies. None ran into runoff issue, they didn't have answer. If boards position that this is still an issue, we will remove from application & tenants will have to take animals to street

Manzella: put that as condition to review that before resolution compliance

Fichter: yes that is part of review

Serpico: dimensions on A-5 are not shown on side streets (grass & planting strips)

Manzella: another item in InSite letter is lighting

Kennedy: have someone tonight

Serpico: w/ regard to Insite report, anything that he's asking, you will comply with?

Open to Public Q's

Kathy Chamas: not moving trash area? Its 15' to my front door

Hopkin: that's an architect Q sorry I don't have an answer for you.

Ernest Mignoli: how will Wesley lake be improved by roof?

Hopkin: Feces would be picked up on roof vs. possibly not picked up on street. There is a procedure where

Brooks: we want to remove dog park from the application. We can't answer any of the questions.

Moor: I think you're making an error

Taylor: I do too, the feces will go into the lake.

Kerry Butch, 500 Deal Lake dr.: rather than use Astroturf can you use actual grass?

Werner Baumgartner: who did you meet with to make changes & design? Was public invited?

Kennedy: no need to notice, there was no quorum.

Baumgartner: raised planting bed along street edge- some of areas parking areas?

Hopkin: only along Memorial there are beds.

Baumgartner: did you consider moving crossing or offset crossing, mid-block

Hopkin: understand process, we asked county of

Souder: said issues in planning letter, could we talk about them a little? Planter, drain, etc.

Hopkin: were ok w all comments. Just one- "**Silva cell**" -don't believe used here & quite expensive. Were totally open to landscaping.

Kennedy: I think the point was that we would

Souder: concerned w suitable plants to help w/ drainage of raised beds

Souder: think if applicant is willing to work w/ board on plantings

Taylor: think direction of board is we would like higher plantings, but keep safety of pedestrian walkways

Hopkin: clarify planters are 3-4"

Werner Baumgartner: would u consider curbside plantings along memorial be at least 1' high?

Hopkin: we would be open

Lambert: I think its board's position as well

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

Paul Gibeault, Liberty Lighting Group, lighting consultant and architect for applicant, sworn in

Gibeault: described lighting plan & details. Located where light spills occur. Cobra heads removed, coordination between street lighting & cobra heads. Boards preference for color temp at 3500 K, we will make sure the rest is also 3500 K

Henry: have any of fixtures changed? Directed down?

Gibeault: no spillage

Miller: clarify light grazing on bldg. is pointing up or down?

Gibeault: down

Lambert: wouldn't louvre allow light to escape out

Gibeault: light would pass thru more

Manzella: what height are fixtures on bldg.? would u be able to see?

Gibeault: they're shielded enough.

Henry: Poles on Mem are similar in design to ones on springwood? What about temp?

Gibeault: yes, similar, believe these cooler than one on springwood

Manzella: prefer don't go higher than 3000 K

Q's from public

Werner Baumgartner: what are small round lights on plan. Can we get # of all light fixtures? Why fixtures not same as springwood ave plan? Do you have any beam divergence diagrams? Do you know what color temp spec. in redevelopment plan?

Gibeault: those are all small lights above egress doors. Approx. 20 lights over egress. The fixtures are nearly identical. Don't have them in this presentation. We will conform to whatever the Redevelopment plan specifies. Would work w/ professionals

Ernest Mignoli: is there lighting on roof?

Gibeault: very low level landscape lighting. Not be visible from street. Roof amenity deck perimeter will cast shadow & shield light from spillage

Fichter: ground level lighting account for light from all 3 sources? Will get nothing from amenity deck?

Streetlights?

Lambert: said streetlights similar in design, why not use same?

Gibeault: there are 2 manufacturers, we just picked this one.

Syphax: if have lights already working, wouldn't u get same lights?

Gibeault: all lights would be same, they're essentially the same

Daniel Condatore, professional architect, sworn in

Condatore: wouldn't say made changes to arch building, we combined them & gave additional views.

Provided updated screening around transformer w/ evergreens. There was a concern w/ trash area just want to clarify this is an enclosed indoor space, you will not be able to smell or see trash except when taken out to pickup area.

Decorative louver screening from 929 Mattison ave. Arch of bldg. itself remains same.

Souder: talk about green narrative- individual Meters is per unit? Is there bldg. management **system** for meters? Operable windows in units? Natural venting in garage- is that operable windows?

Condatore: yes, separate meters. Will look into **building management system**.

Taylor: aerial view from east- colored walls are over blank walls?

Condatore: yes

Henry: any thought given to solar panels

Condatore: didn't look into it, considerable cost for owner

Q's from public

Kathy Chamas: both trash & transformer are sitting 15' from front door. Why can't it be moved a little? Why can't it move to other side of garage?

Condatore: from arch point we did best we could and where would work best for building. We can look into whether it can be moved.

Tracy Roberts, Sewall Ave: Q of putting solar panels up, is that something to consider?

Condatore: cant answer that now. No ability to speak to that

Ernest Mignoli: trash room vented to roof?

Walter Hopkin, as planner for applicant

Hopkin: Went over variances requested. Q of side vs. rear yard area setback. Described design waivers requested. 10' buffer strip req where commercial abuts residential. My opinion that all waivers & variances outweigh the detriments. Developer was sensitive to area. Positives: rehabs area, improves streetscapes, etc.. Negatives: no neg

Souder: saying reason couldn't reduce size to decrease rear yard, instead of going up, trying to maximize it?

Hop: correct

Steven Chamas, 930 Bangs: front yard is on Bangs? What is abutting to my property line?

Hop: that's 4.9' that's side yard. What is required?

Miller: most municipalities call any street facing line a front yard. Req. 6', this is 4.9'

Ernest Mignoli: what is canopy above garage made of? Where is air from garage going?

Hop: steel & concrete canopy. Louvers move air.

Werner Baum: Are there any encroachments in public ROW? What about county ROW or trade off?

Hop: no encroachments & there is a dedication requested by county. The applicant has agreed to dedicate (transfer)part of his property to county.

Steven Chamas: canopy that's going to collect rainwater not going to impact my property?

Hop: no there is a retention system

Kennedy: call Brooks back to testify

Brooks: wanted to address a couple of things. Street lighting- we will change to same type of fixture. Also want to talk about the affordable housing element- we are providing 20% affordable housing. There was question about solar- it's a very large amenity space. We'll have to look into that w/ the meters and the roof. Next thing is we really wanted to do a good job, it's the first thing that you will see when come to town.

Ernest Mignoli: are you pulling off dog park on roof?

Brooks: reason why dog park is there is feedback from potential tenants.

Lambert: public

Tracy Roberts: What is your interest in having local workforce?

Brooks: always had it in all projects.

Public Q's closed

Motion to open Public Comments: Manzella Second: Taylor All in favor

Motion for 3 minutes on clock for public comments: Manzella Second: Taylor All in favor

Rita Marano, 8th avenue- give consideration to neighbors, bldg. is too big

Kathy Chamas, Bangs ave- affecting my property, trash is a problem

Tracy Rogers, Sewall Ave- give consideration to neighbor, for project, especially

Werner Baumgartner, city historian- lighting, art walls & lighting

Yvonne Clayton, 908 Cookman- lighting, crosswalks

Ernest Mignoli, 400 deal lake dr- project too large, impact community negative, environmental problems

Motion to close Public Comments: Moor Second: Lambert All in favor

Kennedy: Closing statements

Lambert: issue of trash & side see that there is a trash room adj to lobby- not trying to slow development.

Brooks: been in stages, will work with professionals to try to relocate it.

Moor: will work w professionals to move bike racks & benches

Brooks: work w/ county

Serpico: acceptable to board?

Conditions- standard conditions, springwood ave conditions, Insite letter, private trash collection, applicant meet w/ board planner to work out plantings, row encroachments- there are none. Plan revisions- add dimensions on A5 of grass along street. Lighting- cobra heads a. Keep color tempt to 3000 K or lower. Meet

w/ staff to possibly move trash room farther away. Meet w/ staff county to move bike racks & benches.
Solar- opportunity for solar will be investigated. Applicant will investigate & submit letter.
Manzella: final striping of parking spaces reviewed

Motion to approve Preliminary and final site plan w/ design waivers & variances: Manzella Second: Syphax
All vote in favor
None opposed
APPLICATION APPROVED

Motion to adjourn: Manzella Second: Taylor All in favor
Meeting Adjourned: 10:03pm