

Planning Board Minutes of
March 11, 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, Trudy Syphax, Rick Lambert, Councilwoman Yvonne Clayton, Alexis Taylor, Trudy Syphax, Jennifer Souder

Members Absent: Mayor John Moor

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

Meeting begins at 7:00 pm

A. Minutes: Approval of Minutes of February 25, 2019

Motion: Mike Second: Trudy

In favor: Alexis, Yvonne, Barbara, Michael, Trudy, Rick, Jennifer

Abstain: Jim

B. Applications:

1 545 Lake Urban Renewal, LLC

545 Lake Avenue, block 3105 lot 4, CBD Zone

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

Andrew Karas, Esq for applicant

The temporary parking for the residents of 550 Cookman will be located at 607 Mattison

Applicant wants to amend resolution requiring a letter from the City Attorney stating that the parking site doesn't violate any parking agreement. City Council refused to allow the City Attorney or City Redevelopment Attorney to provide the letter. The Interim Parking Agreement from 2011/2012, has long since expired. Would like to redact that condition of approval.

Exhibit A-1 – Letter to Jack Serpico dated February 22, 2019

There was an Amendment to the CBD, Ordinance #2730 that makes it permissible for a parking lot structure in the CBD. The 607 lot is identified as a lot to be acquired. There is no existing agreement with the City that affects the parking for this project

Michael Sullivan sworn in

Jack – did research and the Interim Parking Agreement ended and was not renewed

Board Questions – none Professional Questions – none Public Questions – none

Close public- motion – Jim Second- Mike

Motion to approve the removal of the condition- Mike Second- Jim

In favor- Mike, Jim, Barbara, Yvonne, Rick, Alexis, Jennifer, Trudy

Opposed - none

Approved

**2 ABG Liquor Holdings LLC, ABG Establishment LLC, (carried from December 10, 2018)
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

Andrew Karas, Esq for applicant

Jennifer Lambert, Owner

This application was carried from December 10. The Board approved the Igloos and the Christmas Market.

Exhibit A-1 – Special Events

Propose additional uses for the site. Will stay within the requirements of the noise regulations

Want to keep the tent on the lower deck rather than taking it up and down

The rooftop yoga has about 125 people attend. No hard rock music on the roof, more acoustic music, the live music will be time restricted

Occasionally have a rooftop movie on the lower deck on the wall that is office space next door

There is no charge for the events

Mike – they are perpetual uses that are flexible enough for the business but protect us

Barbara – need time limits and must adhere to the noise concerns

Alexis – Fire Marshall – subject to fire code and safety of temporary structures, protect against temporary structure becoming permanent. How long is the temporary structure?

Sullivan – they would need to come back to the Board if change from temporary to permanent

May 1 – October 1 for the tent

Lambert – a tent over the stage would be great

Board questions – none public questions – none

Motion to open public comments- Mike Second – Yvonne

Public Comments – Ernest Mignoli

Close public – Yvonne second – Rick

Motion to approve: Mike second – Rick

In favor - Mike, Rick, Yvonne, Jennifer, Trudy, Alexis, Barbara

Application Approved

3 Linus Holding Corporation (Pearlbud Realty, LLC) (carried from 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.

Andrew Karas, Esq for the applicant

Jose Carballo, Architect – (discussed the meeting with the Design Review Subcommittee)

Exhibit AA-7 – Revised Plans dated 2/28/19

(discussed the revisions to the plan per Board recommendations)

Uniform façade, removed the brick in the rear and extended the wood paneling.

Height variance – want to keep the original façade on the first floor. There is a high parapet wall

Addition has to be higher to present a real backdrop for the original façade

Karas – keep original elements on original building, requesting a height variance for 4 feet 4 inches.

Allowed 44 feet and will have 49 feet 4 inches

Rick – west façade – will the windows be the same?

Carballo – same window, lightened up, window frames in white not black

Barbara – how will the deficient parking be handled?

Karas – will be paying into the fund

Barbara – want to review the parking – how much providing and the gap

Jenn – did the window size change

Carballo – they are smaller

Sullivan – do you have the rendered elevations of the building?

Carballo – (discussed the elevations)

Exhibit – A-3 Elevations

Sullivan – the structural elements don't line up with the top,

Carballo – it is the layout of the apartments – no reason to line up. Looking at the rhythm of the windows

Sullivan – concerned with the scale of the cladding, like more of a subtle matrix like the Fifth Ave Pavilion

Color palate needs to link to the bottom. Pick element from the bottom, cladding should be warmer

Public Questions – Ernest Magoli

Public Comments – none

Barbara – parking – how many spaces today, what is required and where will it be?

Jason and Mike Sworn in Carter Sackman sworn in
Parking – Lot 3 has 8 spaces, lot 10 has 23 spaces
Required to have 63 spaces and will be providing 15 spaces
Sullivan – RSIS requires 71 spaces, unless have approval from Community Affairs
Karas – didn't get approval from Community Affairs
Barbara – it is 48 spaces short – it is an egregious difference. Only providing 15 spaces, there is no place for people to park, it is only a quarter of what is required.
Karas – CBD Plan states that can provide parking or pay into the fund and take the money to create parking
Right thing to – complying with the Statutory Requirements
Sackman – Parking is a problem, trying to address with the City. There are 500 lined metered spaces. In the last 6 years, created revenue from meters - \$4 -5 million. Should take the money from the meter revenue and create A parking deck. Took the New Market Tax Credit Dollars to Council. Look at revenues to solve problems
City has to be a willing partner.
Barbara – hoping applicant could provide more than 15 spaces
Karas – this is the reason for the parking fund
Trudy – is there a link to how many spaces you need to provide to pay into the parking fund?
Jack – no, that was eliminated in the discussion with the amendments to the CBD
Mike – want to discuss parking for 406 Emory, the Steinback building and for 601 Mattison
607 Mattison is obligated at 406 Emory.
Jack – need to check the resolution
Carter Sackman – 545 Lake parking goes to 607 Mattison, looking at a deck at 607. Hurts more financially not
To provide parking, if pay into the fund, the City doesn't provide parking. Would rather spend the money on Stackers or use other sites
Karas – 607 Lot – only property to provide parking
Barbara – Lot 3 today, where will they park?
Carter – Summerfield lot
Barbara- where are you going to put them? Would you consider providing 48 spaces in other lots
Carter – want to preserve rights
Barbara- Lot 10- does anyone who lives in the building park there?
Carter – no one parks there, its for the retail on the first floor and office on the second floor. No one is displaced during the construction
Mike – 406 Emory – need to look into that
601 parks at 607 Mattison and Steinback parks at 607 - we move forward, need to look into resolutions. need to look at 406 Emory site – the obligations and the Summerfield lot
Jack – Steinback parks at 607 Mattison, there should be a record that sets the specific amount
Public questions: Ernest Magnoli
Public comments motion to open : Mike Second: Jenn All in favor
Public Comments: Jennifer Lambert
Close Public: motion: Jim second: Mike all in favor

Conditions: usual CBD conditions, compliance with Jason's report, pay for 48 spaces into the fund, subject to Parking spaces conditions, ROW encroachments, HVAC setback, not visible and must be screened, driveway has Security and mirrors and sound, deed for lots, bike rack – one on Emory and two on Bangs, goose neck lights, Sewer fees paid, up and down wall sconces, soil boring for water depth, architect – use warm colors similar light Bonding of existing building to match cladding of new building, verification of lots 10 & 3
Sullivan - Cladding to be reduced,
Caraballo – not sure if they can make them smaller – can make shading as close as possible
Karas – can come up with size and color and go to the DRC
Limit to material and color Make condition as resolution compliance – the size and color of panels

April 8 – DRC

Preliminary and Final and C variance for height

Motion to approve: Alexis Second: Mike

In Favor: Alexis, Mike, Barbara, Jim, Jennifer, Yvonne, Trudy, Rick

4 C & C Cookman Development, LLC

722 & 724 Cookman Avenue, block 2405 lot 1, CBD Zone

Major Site Plan and variance to renovate an existing structure and construct an addition for ground floor retail use and a total of Nine residential units on the second and third floors.

Andrew Karas, Esq for the applicant – propose 4 story building

Tony D'angelo – Studio One Architects

Exhibit A-1 – Photos

Exhibit A-2 – Site Plan

Propose 49 feet 2 inches high, mixed use with retail on the first floor, 9 units on upper floors 2 – 4

Two – 2 bedrooms 1,187 square feet, 1 one bedroom 808 square feet, 3 bedrooms 1,225 sq feet

Exhibit A-2 – Sheet Z-1

Exhibit A-3 – sheet Z-2

Opening on the western façade, corner facing the park, want to highlight the commercial

Bike rack on Cookman by sidewalk, 2 exit stairs and elevator

Height at or below parapet wall

Exhibit A-4 – sheet Z3

Exhibit A-5 – Z-4

Exhibit A-6 – Sheet Z-5

Exhibit A-7 – Sheet Z-6

Jennifer- can the architect describe what green or sustainable elements have been incorporated into the project.

Robert Feinstein – Studio One Architects, Design Director – (described the building)

The building is a 1930's Downtown style with herringbone brick, the storefront is covered up

Want a lower scale and work at pedestrian level

Exhibit A-8 – Rendering Board 1

Exhibit A-9 – Rendering Board 2

Exhibit A-10 – Sample brick façade

Exhibit A-11 – rendering Board 3

Transitioning from Main Street to Cookman with the corner opening

(Planner and Engineering Reports reviewed)

Exhibit A-12 – CCH Report

Exhibit A-13 – InSite Report

There are two encroachments, needs ROW approval from Council.

Sullivan – should have a diagram for encroachments

Add window for natural light

Rick – redesign lobby area – want transparency on the street

EIFS – recommend to eliminate

Mike – commendable Architecture, even thought of the rear of the building

Upper two floors wrap around the corner. Loves it, fits in context of the area, like the overhang – phenomenal

Yvonne – like the design – should move the entrance that is facing the active driveway

Sullivan – could do a railing – like bollards there

Alexis – benefit to proximity to park, continue greenery- plantings – planter box

Sullivan – creates dynamic façade with planter box

Mike – only 3 feet for walking, too narrow for ADA

Exhibit A -14 – gray sample cladding

Exhibit A- 15 – gray sample cladding 2

Feinstein – have a lot of layers 3 foot 6 inch parapet, allowed to go up 20%

Jim – access to storage?

(discussed storage)

Trash storage is private Recycling – the storage is sufficient
Utility company does not want meters covered
Signage – not illuminated
Retail signage – placeholder for future tenants
Residential sign – illuminated – LED on façade
Planter in front of wall – require approval from Council for location in the Right of Way
Mike – bike storage area?
Feinstein – storage in the basement
Rick – Great addition to area, nice feeling
Karas – no parking on site, don't see that payment is not allowed, has always allowed payment into the fund
Sullivan – No obligation for Affordable Housing, Housing Plan adopted but Ordinance not passed
Public Questions: Ernest Mignoli
Motion to carry to April 22: Mike Second: Yvonne All in favor

C Resolutions:

Amendment to Master Plan for Affordable Housing Element – will not be adopted until the revised plan is submitted to the Board for review

D Discussions: none

E. Executive Session: none

Motion to adjourn: Barbara Second: Mike All members vote in favor
Meeting Adjourns: 9:50 pm