

Minutes of the Asbury Park Planning Board Regular Meeting

**April 5, 2021**

Virtual Zoom Meeting

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. In addition, a notice regarding this virtual meeting and instructions were published in the Asbury Park Press and the City of Asbury Park website. A copy of that notice is on file with the Board Secretary. The notices and the conduct of this meeting are in accordance with the guidelines for virtual meetings issued by the New Jersey Department of Community Affairs. Official action may be taken on the matters listed below.

Members in Attendance: Mayor John Moor, Councilwoman Yvonne Clayton, Jim Henry, Michael Manzella, Alexis Taylor, Jennifer Souder, Eric Galipo, Rick Lambert & Barbara Krzak

Members Absent: Trudy Syphax

Members Recused:

Staff: Jack Serpico (Board Attorney); Michael Sullivan (Board Planner), Jason Fichter (Board Engineer) & 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. Minutes of 3/15/21 Regular Meeting

Motion to approve minutes: Henry Second: Clayton

All in favor None opposed Minutes Memorialized

2. Minutes of 11/16/20 Regular Meeting

Motion to approve minutes: Clayton Second: Manzella

All in favor None opposed Abstain: Henry Minutes Memorialized

**C. Resolutions:**

1. 2021 Planning Board Planner

Motion to approve resolution: Manzella 2<sup>nd</sup>: Souder All in favor None opposed

Resolution memorialized

2. 2021 Planning Board Conflict Planner

Motion to approve resolution: Manzella 2<sup>nd</sup>: Clayton All in favor None opposed

Resolution memorialized

**D. Applications:**

**1. 202 Seventh Ave, LLC (Carried from 2/8/21 with new notice)  
202-204 Seventh Avenue, Block 4201 Lots 3-4, WPRA Zone**

Preliminary and Final Major Site Plan Approval for construction of a 5 story, 14-unit condominium building with roof deck and 23 parking spaces.

Kevin Kennedy, Esq. for applicant  
Patrick Fasano, member of applicant LLC, sworn in  
Richard Arzberger, Licensed Architect for applicant, sworn in  
Walter Hopkin, Professional Engineer for applicant, sworn in

Fasano: refuse collection managed by the same person use for all other properties. Described procedure  
Open to public questions

Ernest Mignoli, 710 7<sup>th</sup> St, S. Florida  
Close Public Q's

Arzberger:

Exhibit A-1: Arch plans dated 2/27/20

Exhibit A-2: rendering from 7<sup>th</sup> ave

Galipo: please include sq. footage of each terrace on every plan

Open to public Q's

Close Public Q's

Krzak: I personally have issue w the hvac on the side

Fichter: sound consideration, likely ok but want to make sure that's addressed. Biggest issue will be aesthetics

Arzberger: we do have fencing that will conceal those units, if want additional shielding around the condensers, we can add that

Sullivan: just to make clear, there is an exception being requested for those.

Arzberger: not feasible to move the condensers to rear

Krzak: my concern is sound & impact to people who have balconies

Sullivan: if concern is acoustical, there is a screen w sound dampening that could be used. We can verify if provided w spec sheet what the sound level is

Arzberger: we can provide that

Galipo: can make sure units are labeled correctly, there are 2 A's & 2 Bs

Henry: provide access to refuse from stairs?

Arzberger: that was deliberately omitted to allow for parking spaces. Stair 2 was solely meant to be emergency exit

Galipo: would you be willing to measure the net to gross efficiency for this building?

Taylor: Still not satisfied w answer to hvac, did u consider moving the condensers to the rear where created bumpout?

Arzberger: its under balconies of the units back there

Krzak: if were requesting that they be moved

Serpico: want to make sure that we only cover issues that were addressed during direct examination. Not reopening anything discussed the first time. Changes discussed: wire cabling on rails, wheel stops, warning light system on plans to be supplied to board engineer, hvac locations

Open to public Q's

Ernest Mignoli, S. Florida

Motion to carry application to May 17, 2021 without further notice: Manzella

2<sup>nd</sup>: Galipo

All in favor none opposed

Kennedy: On behalf of applicant, I consent to extend time frames.

#### D. Executive Session

Resolution to enter into executive session to Discuss Legal Matters under Attorney-Client Privilege

Motion to approve resolution: Manzella 2<sup>nd</sup>: Krzak All in favor None opposed

E. Roll call

F. Adjournment

Motion to adjourn: Souder      Second: Manzella    All in favor

Meeting Adjourned: 10:00 pm