Minutes of the Asbury Park Planning Board
Regular Public Hearing of
May 6, 2019
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, Rick Lambert, Michael Manzella, Jennifer Souder
Members Absent: Chairperson Barbara Krzak, Councilwoman Yvonne Clayton, Trudy Syphax, Alexis Taylor
Staff: Jack Serpico, Esq., Jason Fichter, (InSite), Doug Clelland (Insite), Michael Sullivan (CCH), Michele MacPhearson (State Shorthand), Irina Gasparyan (Interim Secretary)

Meeting begins at 7:00 pm

A. Resolution Appointing Irina Gasparyan as Interim Board Secretary
   Motion: J. Souder Second: M. Manzella
   Eligible members in favor: Mayor J. Moor, J. Henry, R. Lambert, J. Souder, M. Manzella, Abstain: None

B. Minutes: Approval of Minutes of regular meeting of April 8, 2019
   Motion: Mayor J. Moor Second: M. Manzella
   Discussion: None
   Eligible members in favor: Mayor J. Moor, J. Henry, R. Lambert, J. Souder, M. Manzella, Abstain: None

C. Resolutions:
   1. Memorializing Amendment to the City of Asbury Park Master Plan to adopt a Circulation Element for Walking & Biking
      Motion: Mayor Moor Second: J. Henry
      In favor: Mayor J. Moor, J. Henry, R. Lambert, J. Souder, M. Manzella
      Abstain: M. Manzella
   2. Memorializing Appointment of Conflict Board Planner
      Motion: M. Manzella Second: J. Henry
      In favor: Mayor J. Moor, J. Henry, R. Lambert, J. Souder, M. Manzella
      Abstain: None
   3. Memorializing Appointment of Conflict Board Engineer
      Motion: M. Manzella Second: J. Henry
      In favor: Mayor J. Moor, J. Henry, R. Lambert, J. Souder, M. Manzella
      Abstain: None

D. Applications:
   1. Asbury Partners, LLC
      216 Cookman Avenue, block 3802 lot 1 and block 4004 lots 2 & 3, WRA Zone
      Summer Experience Project
      Site Plan Amendment for Tandem Cycle indoor cycling studio - a year-round fitness and wellness use.

      Board Professionals sworn in.
Jennifer porter, Esq. for applicant
Modifications to site plan in terms of change of use from information center to indoor cycling studio, signage in relation to Tandem Cycle and landscape modifications.

1st witness- MaryClare Pennotti- founder of tandem cycle- sworn in
Description of Indoor cycling studio, community outreach, day to day operations
No public Q’s; no cross-examination of witness.
2nd witness- Thomas Bauer- landscape architect-sworn in
Exhibit A-1: Landscape Plan
Exhibit A-2 Tandem Cycle sign detail
Exhibit A-3 Front elevation graphic
Serpico- read pg. 2 of resolution 2019-104 subsection 2 Re: council condition of tree types
Exhibit B-1: resolution as exhibit to application
No Qs from professionals
Sullivan: Mr. Bauer addressed all Q’s in planner’s report regarding signs
Serpico: open to public for comment/Qs
3rd witness -Robert Curley, Engineer for applicant- sworn in
Item #2 of Insite report- no new construction on site
Item#3- sand leaving site; no
Item#5 parking sufficiency
Item #6- barrier
Item #7- sufficient lighting
Open to Qs from public
Porter: call Pennotti back to answer Qs to define pop-up use by Henry
No further Qs

Manzella move to public comment Second: Henry
Public comment: Baumgartner- sworn in. Comment regarding sand in storm drains; lighting study should be condition of approval.

Motion to close: Moor Second: Manzella
All in favor

Manzella: agree with condition to provide barrier to sand
Henry: light shield needed?
Sullivan: Lighting already designed, can’t create condition
Sauder: Barrier for sand, material
Jason: Sod is fine
Sauder: want more native plants
Manzella: suggest make condition that ETSC to approve trees
Henry: agree, black pines should be sufficient, but should run by ETSC
Porter: read condition of resolution that states ETSC or Planner, and planner has agreed pines are acceptable
Manzella: rescind condition of ETSC
Manzella motion to approve application
Serpico: Term of 3 years; usual WRA conditions; installation of sod as barrier 18” wide.
Motion to approve with those conditions: Lambert Second: Moor
All in favor
Application Approved

Motion for recess: Manzella Second: 7:55pm
V. Chairman call to order 7:58pm
Roll Call

2. 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.
Motion to carry to May 13, 2019 meeting without further notice: Henry Second: Manzella
All in favor
Opposed: none

E. **Discussions:** none

F. **Executive Session:** none

Motion to adjourn: Lambert Second: Mike All members vote in favor
Meeting Adjourned: 7:59 pm