

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
Meeting Adjourned: 7:59 pm

Second: Mike

All members vote in favor