Minutes of the Asbury Park Planning Board
Regular Public Hearing of
May 13, 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, Councilwoman Yvonne Clayton, Chairperson Barbara Krzak, Jim Henry, Jennifer Souder, Michael Manzella, Alexis Taylor
Members Absent: Trudy Syphax, Rick Lambert
Staff: Jolanta Maziarz, Esq., Jason Fichter, (InSite), Doug Clelland (Insite), Donna Miller (CCH), Michele MacPherson (State Shorthand), Irina Gasparyan (Secretary)
Meeting begins at 7:00 pm

A. Minutes:
Approval of Minutes of regular meeting of May 6, 2019
Motion: J. Souder  Second: M. Manzella
Discussion: None
In favor: Mayor John Moor, Councilwoman Yvonne Clayton, Chairperson Barbara Krzak, Jim Henry, Michael Manzella, Jennifer Souder, Alexis Taylor
Abstain: Alexis Taylor, Barbara Krzak

B. Applications:
1. 406 Deal Lake, LLC
406 Deal Lake Drive, block 3704 lot 1, R3 Zone

   Site Plan Amendment to eliminate the proposed parking spaces encroaching in the City’s Right of Way.

   Andrew Karas, Esq. for applicant
   Overview: Multifamily residential 36 units. Previous approval for 7 parking spaces granted by board Dec 1, 2017. Client wants to eliminate one of parking spaces that extends into ROW. Asking to amend approval to remove parking space.

   Exhibit A-1: site plan by Savarese architects w/ revision date 3/8/19
   Henry: did application go to council? Plantings to remain the same?
   Karas: Did not go to council. Yes, plantings will remain unchanged.
   Krzak: Maziarz: clarify # spaces that encroach in row
   Karas: looks like another, but will make sure it does not go into row. 13 existing, 6 new + 10 garage.

   1st witness- Peter Siegel- sworn in
   Krzak: Board Q’s
   Taylor: Question of drainage from plan
   Manzella: Insite letter anything to address
   Krzak: Application already heard. To go back to application seems unfair. Asking now to amend #2. Does anyone disagree?
   Open to public Q’s: none

   Motion for Public Comment: Manzella  Second: Clayton

PB Minutes 5/13/19  1
Krzak: request motion to #2 removed, need for plantings, nothing else to encroach in row, work with city to make sure all plantings are done.

Motion to approve the amendment by removal of condition #2: Manzella     Second: Clayton
In Favor: Mayor John Moor, Councilwoman Yvonne Clayton, Chairperson Barbara Krzak, Jim Henry, Michael Manzella, Jennifer Souder, Alexis Taylor

Application **Approved**

Motion for short recess: Manzella     Second: Henry
7:20pm
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.
Andrew Karas, Esq. for applicant

Witness #1: Robert Curley-sworn in; credentials, lic prof eng/prof planner. Described plans in detail
Exhibit A-16 sheet 2/3 utility lighting plan describe
Exhibit A-12: Board planner report pg 3 of CCH- max bldg. height- req c2 variance
Karas: No utility- no work on inside. Reviewed Insite report with witness
Exhibit A-13: Insite report
Krzak: Board Q’s
Henry: Qs about #22 insite report, bollards in alleyway, location of. Planters on building.
Curley: Bollards are requirement of njng. Can move few inches. Refer to architect for planters. As testified previously, will go before council for anything in row
Krzak: Public Qs

Werner Baumgartner: more detail on lighting plan
Exhibit A-17 lighting detail of site plan
Miller- ask for clarification on lighting
Maziarz- to extent that architect plans differ, agree that you’ll have amended to be consistent
Warner: why necessary to light areas outside of property, measures against glare?
Krzak: Open to Public comment

Motion to approve public comment: Manzella     Second: Henry

Werner Baumgartner: lighting plan is terrible. Lighting fixtures are blinding lights.

Motion to close public comment: Manzella     Second: Henry

2nd witness: Robert Feinstein, architect- sworn in
Henry- Corten steel on façade, rust; condition of approval for maintenance of rust/steel
Feinstein: Corten designed to lock in rust
Henry: comments re: Z5 of architect plans exhibit A-6
Exhibit A-11: renderings
Miller: notes mention adding window to presidential façade. Maybe add lite to side of door
Miller: looked up light fixture detail- light temp. can be changed
Feinstein: agree to knock down temp. of lighting
Krzak: agree w/ temp. Knock down. Do lights shine on other bldg.?
Curley- yes they definitely will. Projects down 60 deg.
Manzella: Ground to 15’ up. Western lights seem to have less light throw
Krzak: fair to ask for same fixture in rear?
Conditions recommended: max light temp @ 3000
condition that same fixture on W facade, 9’ mounting height both sides, 3000 temp. Be put on S facade also at
9’ height
Krzak: front façade wall to have window?
Feinstein: can modify to make door & transom above glass
Souder: Corten steel- put in place maintenance.
Krzak: planners report- diff #s re parking- 13.5 & 17
Manzella: redevelopment plan has 1 standard & RSIS if diff. Technically supposed to follow RSIS, but for our
intent, follow per the redevelopment plan.

Krzak: Public Qs for architect

Warner: aware that this is historic district? Aware this is Redev. Area? Want to know why design standards are
being ignored.
Karas: Object. Any specific design standards or element. In full compliance w/ redev. plan

Motion open to public comment: Henry Second: Clayton

Werner Baumgartner- sworn in- I authored design standards, familiar with what they are. Design not in

Motion to close public comment: Mayor Moor Second: Clayton

Conditions:
Maintenance plan for bldg. & sidewalk to ensure rust will not leech
Lighting temp- exterior lighting fixture not to exceed 3000K, same fixtures, same 9’ mounting height, fixture “A”
Install glass for door & transom in residential portion
Krzak: Also parking fund for 13.5 spaces, height variance, no run off into sidewalk/stormwater
City council for ROW on front façade
Amend all plans to be current
Move bollards from property line to within 3’ from bldg.
Feinstein- clarify that bldg. dept/ utilities may require 3’ clearance
Mayor; word it “if possible”
Clayton- planters or something alongside W side for safety
Miller: bollards on side entire length of alley
Feinstein: Can we do a railing of some sort vs. bollards
Fichter: planter boxes just at corner
Feinstein: go with planters
Karas: ROW approval for planter in front of bldg
Krzak: street tree to be pruned. CCH report pg 8
Karas: That tree to be replaced
Manzella: Bike rack good
Maziarz: no satellite dishes on exterior of bldg.

Motion to approve with conditions: Clayton Second: Manzella

In favor: Mayor John Moor, Councilwoman Yvonne Clayton, Michael Manzella, Jennifer Souder, Alexis Taylor,
Chairperson Barbara Krzak

In Opposition: Jim Henry

Application Approved

C. Resolutions:

1. Memorializing Appointment of Conflict Board Planner
Motion: Henry Second: Clayton
In favor: Clayton, Moor, Henry, Manzella, Taylor, Krzak
Abstain: none
2. Memorializing Resolution for Summer Experience

Maziarz: Clarify exhibits & extension of approval
Henry: Typos 2nd line; #3 on pg 2

Motion: Manzella Second: Henry
In favor: Moor, Henry, Manzella, Souder
Abstain: none

D. Discussions: none

E. Executive Session: none

Motion to adjourn: Henry Second: Manzella All in favor

Meeting Adjourned: 8:51 pm