Minutes of the Asbury Park Planning Board
Special Public Hearing of
May 29, 2019
Council Chamber
6:00pm

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, Trudy Syphax, Alexis Taylor, Michael Manzella, Jennifer Souder, Chairperson Barbara Krzak
Members Absent: Rick Lambert
Members Recused: Jim Henry
Staff: Jack Serpico, Esq., Jason Fichter, (InSite), Michael Sullivan (CCH), Michele MacPhearson (State Shorthand), Irina Gasparyan (Board Secretary)
Meeting begins at 6:03 pm

A. Applications:

1. Asbury Partners, LLC
   216 Cookman Avenue, block 3802 lot 1 and block 4004 lots 2 & 3, WRA Zone
   Summer Experience Project
   Alexis Taylor arrived 6:08pm
   Jim Henry recused

   Motion for short recess:  Manzella    Second: Souder     All in favor

   Jennifer Phillips Smith, Esq. for applicant. Overview of application, introduced witnesses
   Stuart J. Lieberman, Esq. for SAW group, presented letter re: notices
   Serpico: statute speaks for itself. Notices sent correctly; service proper
   Lieberman: Ask for continuance to larger venue so everyone can attend
   Serpico: Fire official confirms. For the record, there are no people outside

   Board Professionals sworn in.

   Exhibit O-1: SAW attorney letter Stuart Lieberman
   Exhibit A-1 applicants attorney response letter (Porter-Smith)
   Gary Handel, architect for applicant Qualifications, described each page of arch plans submitted as part of the application
   Waterfront prime renewal area
   Exhibit A-2 Context plan
   Exhibit A-3 Ground floor plan A1
   Exhibit A-4 Ground floor coverage A1A
   Exhibit A-5 roof deck plan A2
   Smith: No mech equip outside
   Exhibit A-6 Roof deck coverage (A2A)
   Exhibit A7 West elevation A3
   Exhibit A8 North Elevation A4
   Exhibit A9 South elevation A5
   Exhibit A10 East elevation A6
   Exhibit A11 Fence detail A7
   Handel: Solid fence, reaches 6.5’ plus open picket tops 1’
Shutters open in, no glass
Exhibit A12 Ocean ave rendering A8
Exhibit A13 Boardwalk rendering A9
Exhibit A14 Interior rendering looking south A10
Exhibit A15 View looking east A11
Exhibit A16 Interior rendering looking North A12
Exhibit B1 CCH report dated 5/21/19

Style of building- not Mediterranean. Clean, modern design. Describe types of materials used in design
Smith: Waterfront redevelopment plan design guidelines

Exhibit B2: Engineers report Insite pg 3. Q about mechanicals outside of the bulkhead. Pg 8 Q about operations?
Hours will comply with city ordinances.
# of employees, # of vehicles, parking, Site maintenance,
Pg4 #15- demonstrate aesthetically pleasing elements
#21- Room for 1 week of recycle. Pg6 #32b Q about fencing #37- ada access #40
Open to board Qs:
Manzella: Flood proofing V-zone
Handel: deck level 1’ above, breakwater, pile supported,
Smith: supplicant submitting plans to DEP
Manzella: utility screening
Exhibit A-3 ground floor plan- screening w landscape mats
Moor: Insite report #8- how high are screens around mech on roof?
Handel: 6’ tall. 33’ above ground
Souder: arch guidelines. Why not more openings to allow views. From street view to have access to ocean view
Manzella: shutters- what do you see when open
Handel: designed for ventilation & pattern
Taylor: A-11 what is elevation of lowest horizontal member? Should have gaps in fenig for wind
Sullivan: what
Clayton: on ocean ave side 2 walls w/ vines? Ada access
Handel: integrated into landscape. Slight slope so doesn’t req handrails
Taylor: parking not req. but should look into
Manzella: is there a bar?
Handel: currently
Taylor: signage
Smith: no signage proposed at all.
Moor: InSite #10- hours of operation hasn’t been decided, what are months of op?
Handel: weather dep, mem day- labor day
Krzak: what are hours of operation?
Open to Qs from professional?
Sullivan: any speaker system
Handel: in compliance w music control act & dep regulations.
Krzak: events, music, liquor.
Krzak: signage
Smith: intent to keep it clean, reduce
Sullivan: public access is important. Address is important. And identification of the business and what it is
Lieberman: represent organization, environmental organization
Serpico: for sake of, but limit testimony to relevence. Let council cross-examine
Lieberman: How many customers? Did u design for capacity?
Handel: 17 Individual cabanas, number of deck chairs, subject to change.
Smith: capacity?
Lieberman: fire code capacity
Handel: physical capacity of fire code is 400
Lieberman: design what capacity usage
Lieberman: How many cars will facility generate?
Smith: under redevelopment plan parking not required. Mr. Handel not qualified in traffic
Lieberman: sound system comply with?
Smith: ap doesn’t have noise ordinance approved by DEP
Lieberman: A12- what would wall look like if it complied with guidelines?
Teresa Jones, resident of Neptune-knowledge of ABC lic requirements. Anyone familiar with charts that calculate occupancy?
Joseph Copely- access to boardwalk? No direct access to beach? Patrons need beach badge? Any future plans?
Jack Bredin, Heck ave ocean grove- when prof prepares plan do u review all rules and regs. Parking-does the city have special std to approve project without parking.
Sullivan: no state standards for commercial develop
Handel: yes, work with lots of professionals
Dave Zigler not part of saw: what is height of ramps- where are ramps? 2nd floor height? What do shutters open up to?
Handel: sloping walkway on ocean ave. height of roof deck is 14’6” above boardwalk elevation
Smith: A12-what is height
Handel: 33’ from ocean ave. top of wall 22’
Werner Baumgartner: not saw: as arch do u design around surroundings? Wall in front single or double layer?
Insects traverse thru wall. Articulation-brick & stucco? What is pattern? A13- boardwalk plan- fence. Do u consider boardwalk façade to be articulated?
Handel: designed to be clean, simple, elegant, appropriate to beach vernacular. Several layers. 2 layers of wood attached together. Some insects may go thru. No brick, there is stucco & solid fence up to 6.5’, open 1’ above that.
Werner: site plan- building envelope. In arch plan, any consideration to open boardwalk side to public interaction?
Steve Davis ocean ave, not saw: Boardwalk view A13- is it conceptual. elevation A10-
Smith: Exhibit A12
Handel: top of green wall is 20’ from elevation of ocean ave.
Felicia Simmons, Sewall ave. Yes Saw: what does enclosed space look like? Roof deck look like. On 2nd floor, is there closure? What other purposes is it designed for? No covered eating area inside? How many seat? What is the tarp on 2nd floor?
Handel: Exhibit A4- cabanas are approx. 12’ deep. Deck btw pool & wall- 16’. Cabana walls are permanent walls, doors open. Never discussed covering over pool. No enclosed eating area, but covered, can set 20-30
Tracy Rogers: Sewall ave not saw- gone to dep to finalize plans? Would they have a problem with use of what come up with? As architects what standards do they go give you? foundation- going to have to pour concrete? What type of resistance do breakaway walls support?
Handel: build & foundation fully supported. Worked w structural engineer. Have extra piles to support pool
Vans: Asbury park- what is project designed for? Is this bldg. going to be secure?
Krzak: not architect Q
Madeline Monaco: what is visual of height of wall facing ocean ave. what is? Did u consider making wall facing ocean ave be lower
Handel: shade structure is facing boardwalk. Sheltered behind pavilion so can’t see on ocean ave. height of shade structure is 10’ aligns w elevator enclosure. 4.5’ higher than wall on ocean ave

Motion for 5 Min Recess:   Taylor          Second:    Souder             All in Favor

Call to Order   8:54pm
Roll Call

(cont.) Monaco: what are plans for greenery wall to look aesthetically pleasing? Testified would take 10 yrs to grow. Developer testified that line of sight not obstructed
Handel: we believe already aesthetically pleasing.
Maryann Roper, deal lake dr, not saw. What is timeline of project? Will this interfere w any public access to beach?
Handel: get thru board approval, then full approval, then construction, 6-12 months
Yvonne Shandrow: not saw: all other bldgs. Operated by Madison Marquette. Taken any considered to enhance community or art?
Kathleen Mumma, saw: have vibrant arts, if in design process, did u collaborate with public art committee? Is there reason they were excluded? Aware of any obstructions of view from any view?
Handel: as far as know, no conversations.
Scott Levine. Not saw- when purchasing unit, were told there could be beach club. Were told that would not exceed 20'
Jeff porter, saw household- how deep is pool? For lap swimming? A-11: pic of fence- where are shadows coming from? Wall on ocean ave side- is ivy on wall?
4’ deep. 100’ long- lapable. Ivy is on cable screens
Pam Lamberton, saw- boardwalk pic of fence. A13- how wide is boardwalk there? Are planters there to cover up ugly fence? Why don’t u move fence in & use your own property to cover fence instead of taking public space to place planters.
Handel: boardwalk shown is not accurate. We find fence attractive
Smith: to knowledge council not approved final design of boardwalk
Katherine Kelly, saw: any arch leed cert & any sustain went into this project?
Kerry Butch, deal lake dr, saw: pool club being marketed as amenity to ocean club? Price & avail of membership disclosed?
Werner: as arch do u design other bldgs. Other than commercial? What other projects in ap? Why not taking advantage of east side views of ocean? Do u believe this will
Handel: yes, ocean ave project. Have ocean views at ground fl & roof deck
Ernest Mignoli: deal lake dr: which fire official of ap did u work with in design? All wood structure? Systems tower? Is there fire supper system? Gas burning in kitchen? What would happen if there was no wall? Why need 2nd level if there was no wall? How are u getting wall thing passed? Did u consider having no walls?
What is purpose of the wall architecturally? Was pool designed to be higher? Is this an above ground pool?
Handel: believe beach front program best served by design. Creates privacy for members. Not above ground pool
Tereka Jones: calcs for 400 ppl is that correct based on sq ft. how many egress? width of doors?
Handel: not assuming 400 ppl at any time, what has been designed for. Theres exit to ocean, exit to 7th st, 3 exits, 2 stairs.
Smith: bldg. must meet all of fire codes. Pb doesn’t have prevue with bldg. fire codes.
Tracy Roberts not saw; which cafra permit did u design to? Any other beach clubs?
Polly Shlidge: where would breakaway walls go during storm? Green screen?
Handel: boardwalk is designed at flood elevation

Motion to close Public Questions: Krzak Second: Manzella
All in favor

Motion to carry application: Manzella Second: Taylor
Application CARRIED to June 24, 2019, 7:00pm

B. **Discussions:** none

C. **Executive Session:** none

Meeting Adjourned: 10:15pm