

Minutes of the Asbury Park Planning Board SPECIAL Meeting
June 3, 2021
Virtual Zoom Meeting
6:00pm

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); Stan Slachetka (Conflict Board Planner), Janki Patel (Conflict Board Planner Associate), Jason Fichter (Board Engineer) & Irina Gasparyan (Board Secretary)

Meeting begins at 6:00 pm

A. Salute to the Flag

B. Roll Call

C. Applications:

**1. AP Block 4001 Venture Urban Renewal LLC
Block 4001, Lots 2-15, WRA Zone**

Preliminary & Final Major site plan to construct a mixed-use residential building with accessory ground floor commercial space and twenty (20) townhomes on the vacant property located at Block 4001, Lots 2-15

Jennifer Phillips Smith, Esq. for applicant

Board Professionals sworn in

Jerry Simon, Licensed Architect for applicant, sworn in

Serpico: all notices in order to proceed

Exhibit A-1: Public notices and publication

Simon: Described architectural drawings & features

Exhibit A-2: Architectural plans dated

5 requests for design guidelines

Pg 64 of WRP- windows ratio of height to width

Also asked to make stoops to townhomes larger

Simon: would make public space smaller

Smith: asked to make color options, roofline & shadow line, leaders

Simon: forgot to mention optional roof deck amenities,

Manzella: sounds like possible to increase size of stoops but will lose the landscape walkway?

Simon: yes would eliminate the landscape between the sidewalk & stoops, would be right against the sidewalk

Manzella: could go somewhere between 4.5-6’?

Krzak: most of the entertaining is truly done on 1st floor, where community is
Manzella: more of traditional townhome creates community atmosphere
Simon: certainly can be something in between
Lambert: are you providing affordable housing?
Galipo: are u seeking any certification such as LEED?
Simon: not something discussed
Simon: will have photometrics in construction docs
Krzak: would like to suggest to have something in between to make stoop larger
Souder: know losing that plant material but maybe can incorporate
Krzak: if want to see example of that look @ Wesley grove. Where is bike storage?
Krzak: suggest put additional bike racks somewhere else to make readily available.
Smith: there is also exterior bike racks
Krzak: one thing want to encourage is potentially charging residents for bike storage, should be something we should encourage.
Simon: condensers are on 4th level
Henry: #31 insite report & also is there a developer agreement that covers any item being addressed tonight?
Smith: there is redeveloper agreement and subsequent developer agreement. Previously mentioned affordable housing.
Henry: Where in WRP does it indicate transfer # of units to block?
Smith: 3rd 4th & bergh- will trigger whole block
Taylor: I agree about the stoops
Manzella: don't understand doors on west side of mixed use building purpose
Simon: those are additional egress for residential- exit stairs, no entry, emergency exit openings
Souder: elevation drawings 10a & 10b-
Open to public Q's
Ernest Mignoli: Boyton Beach, Florida: there will be 250 parking spaces
Is property directly to west of ocean club? Would it block some of western view
Close Public Q's

Jaryd Moran, Licensed Landscape Architect for applicant, sworn in
Exhibit A-23: "Overall site rendering" landscape plan by Bowman dated 4/20/21
Moran: trc meeting requested we add trash receptacles & benches
Exhibit A-24: Courtyard Perspective- Townhouses
Exhibit A-25: Amenity Deck- Multifamily
Smith: TM report some questions about landscape-
Moor: can we get rendering of how meters will be screened? Is there plan for rooftop bar or music? We need to know this before we approve
Moran:
Smith: its possible that area will not be constructed at all, if it is constructed, what will area be?
Moran: space to gather, seating areas to enjoy outdoor
Smith: not extension of retail? Not intended as bar correct?
Manzella: on N & S sides evergreens, how tall will grow? Add some taller evergreens to screen blank walls
Moran: evergreens will get 3-4' tall, have street trees in front, will take a look @ taller trees
Souder: agree w blank walls, do we have elevation along bergh?
Moran: main driver is construction cost
Souder: likely to get taken out. Seems like something good to have in there.
Smith: applicant agrees would like to do it, but have to weigh the construction costs
Krzak: we strongly suggest this be included
Henry: what is at top of stairs to courtyard?
Moran: 3' fence and gate
Krzak: will need to know if public can enter or if locked entry? Just know I will be asking that its taller than 3'. mention only 4 trash cans on this very large block

Slachetka: is public allowed to walk through that space?

Smith: would have to refer to agreement, but not intention to be public walkway

Open to public Q's

Mignoli: pool? Of all property how much is landscape to how much is building?

Moran: 5% tree & 5% shrub & ours is 11, 652 sq ft of landscape

Mignoli: where does water go

Moran:

5-minute recess

Smith: applicant agrees no objection to additional trash cans

Sean Delaney, Professional Engineer for applicant, sworn in

Exhibit A-27: Site plan

Exhibit A-28: Subdivision plan

Exhibit A-29: Subdivision plan

Moor: storage for garbage in basement, where is staging site for building, how many handicap parking spots

Delaney: handicap 7 in building, Staging- same as 1101 ocean

Manzella: access to multifamily building driveway?

Delaney: exhibit a-8 there will be garage door w/ access for loading

Moor: no longer need rendering of meters Delaney explained perfectly

Krzak: on C-15 need LED lights updated & multifamily light detail- please make those changes

Henry: on revised lighting plan C-15 show fixture use on side of building going to project down, is there way to shield those so don't get spillage on building?

Delaney: will look into that. These lights also mounted 10' high not going to get up high, low wattage accent deco lights

Slachetka: will signage be addressed? At next meeting can there be some discussion of the throughway and whether public or private space

Fichter: had number of items they have covered everything in testimony

Serpico: criteria for design waivers/exceptions required

Krzak: items for next meeting: stoops- suggest looking at Wesley grove, bike storage expanded look to Manzella to suggest, trash cans on street, rooftop area- what is representative vs actual, rooftop potential NE corner and amenities, blank walls on 3rd Ave taller plantings, suggest green roofing material

Souder: architect to discuss roofing material

Delaney: trash pickup, construction schedule & staging area for Moor

Motion to carry application to August 9, 2021: Henry

Seconded by: Moor

All members vote in favor

APPLICATION CARRIED without further notice

2. Adjournment

Motion to Adjourn: Clayton Second: Manzella All in favor

Meeting Adjourned: 10:24 pm