

Minutes of the Asbury Park Planning Board

June 24, 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, Jennifer Souder, Councilwoman Yvonne Clayton, Rick Lambert, Michael Manzella, Alexis Taylor, Chairperson Barbara Krzak

Members Absent: Trudy Syphax

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 7:01 pm

A. Minutes:

Minutes of May 29, 2019 Special Meeting

Motion to approve: Second:

All in favor

B. Applications:

1. Asbury Partners, LLC (Carried from May 29, 2019)

1500 Ocean Ave., Block 4502 Lot 1.23, WRA Zone

Preliminary and Final Site Plan Approval for construction of a 6461 square foot Beach Club Pavilion

Enter into exhibit B-3: Certification from Rick Lambert that he has listened to recordings of the proceedings missed and is eligible to vote on the following application.

Jennifer Phillips Smith, Esq. for applicant. Overview of application, introduced witnesses

Stuart J. Lieberman, Esq. for SAW group, presented letter re: notices

Exhibit O-2: Letter from Stuart Lieberman, Esq.' dated June 18, 2019 re: Parking

Exhibit O-3: Letter from Stuart Lieberman, Esq.' dated June 18, 2019 re: CAFRA permit validity

Sean Delaney- Bowman consulting, professional engineer for applicant, sworn in

Lieberman- Questioned professional

Exhibit A-17 Boundary Topo survey

Exhibit A-18 Existing conditions- yellow area- 20' wide easement; green- developed lot

Smith: does lot size conform, lot width? Any other bulk stds in waterfront?

Exhibit A-19 layout & dimensioning plan- revised set.

Delaney: Min setback req 15', proposed 16.7

Smith: easements or WRA that define easements?

Smith: what is purpose of 2 easements on side of bldg.?

Delaney: ped access point, N side is new ped access on 7th ave

Smith: describe impervious covg from site

Delaney: calc 76% covg conservatively

Smith: discuss grading

Exhibit A-20 Grading & utility plan- revised

Delaney: FEMA maps raised elevations after Sandy. We've designed at 2.5' above current flood elevation of 12'

Smith: discuss stormwater regulations used

Smith: any test borings done to examine stormwater design?

Delaney: yes, test borings

Fichter: when were borings done?

Delaney: April 2018

Smith: discuss lighting
Exhibit A-21: Lighting Plan- ground floor
Delaney: Described lighting plan, point out existing & proposed light fixtures
Sullivan: did you analyze uniformity on ped lighting?
Exhibit A-22: Light fixture detail ground floor
Exhibit A-23: Light fixture detail ground floor cont.
Krzak: one mentioned was shielded, which one?
Delaney: Fixture HA
Exhibit A-24: Lighting plan ground floor (interior of facility)
Delaney: described interior lights, poles
Exhibit A-25 (p8/14) light fixture details ground floor
Exhibit A-26 (p9/14) light fixture details ground floor
Exhibit A-27: roof deck lighting plan (p10/14)
Sullivan: Did you separate roof deck stats?
Krzak: where is canopy area on plan?
Fichter: would there be any light spillage from top to ground floor?
Exhibit A-28: Light fixture details roof deck (p11/14)
Smith: are there any permanent improvements assoc. with beach club constructed outside the proposed lot?
Delaney: no
Exhibit A-29: Construction staging plan (p4/14)
Delaney: all colored areas shown on A-29 are temporary; will be removed after construction
Smith: construction staging moving from lot 1.24 to lot 1.25, owed by applicant
Smith: report received from Insite engineering June
Exhibit B-4: Insite report dated 6/11/19
Smith: #7 of report- enter into exhibit soil boring logs
Exhibit A-30: Soil boring logs
Smith: #33 agree can meet all conditions

Board Professionals sworn in.

Manzella: walkway in front- is 3.5' wide enough for ADA access? Is there ability to widen it?
Delaney: not ramp, slight slope so not necessary
Smith: not ADA ramp, but it does meet requirements
Lambert: what are 2 notches on ocean side?
Taylor: Deck 14.5'; but lowest horizontal member is at 14.5'. Not proposing any obstructions under 13' would be break-away so there are no obstructions to wave flow; Any fencing, anything proposed should be open so that water can flow through
Delaney: correct; design submitted to CAFRA, in full compliance. Whatever conditions CAFRA comes back with, we will comply
Fichter: if soil came back as an issue, then they'd have to address it during resolution compliance, and if not something that can be addressed, would have to come back to Board
Taylor: anything above 2 yr storm, where would discharge go, possible that it could add to discharge into Deal lake? Want to make sure there's no obstruction. Make sure any fencing allows flow through
Delaney: no obstruction, substantially below what allowed for impervious, so provide less water through those pipes
Moor: deeper end of pool, how deep? How deep is sun shelf?
Delaney: 4' is deepest, sun shelf is about 1'
Moor: new north ramp to facilitate emergency vehicles, is there weight limit calc?
Delaney: designed
Fichter: could we design that walkway to handle fire truck?
Delaney: Can look into it further to see if more than 6"
Taylor: no further signage proposed as indicated in Insite report?
Smith: There is a sign coming up in testimony
Clayton: don't expect any light spillage from fixtures?
Smith: plans for boardwalk have not been submitted
Souder: pool maintenance & water- does it go to sanitary? So doesn't affect stormwater?
Krzak: any diff btwn salt & fresh water?

Motion for 5 min recess: Taylor Second: Manzella All in favor

Motion to continue: Taylor Second:

All in favor
Call to order 8:49pm
Roll Call

Stuart Lieberman, attorney for SAW, cross examine witness
Lieberman: recharge system? Assessment taken to determine if seasonal water table?
Delaney: seasonal high water Feb-April, possibly May
Lieberman: Any historic fill? Redeveloped fill?
Delaney: not aware
Lieberman: quality of soil affected by whether soil is redeveloped?
Lieberman: what happens to designed system in event exceeds 25 yr storm?
Delaney: Roadways not designed to 100 yr storm, designed to 25 yr as well
Delaney: inlet system 6000sq ft, approx. 3000sf
Lieberman: what have done to ensure designed system can handle?
Delaney: as prepared, review municipal system & w/ reduction of impervious surfaces proposed, would be reduction to current load
Lieberman: design features- w/ regard to pool lighting & use
Delaney: testified on lighting based on professional consultant
Lieberman: what done w/ wind concerns with storms?
Smith: object- storms is broad interpretation
Delaney: handled by structural engineer
Smith: the PB body does not review matters of UCC
Lieberman: what % of lighting will be shielded?
Delaney: don't have info.
Lieberman: describe tailwater, did you take that info into account?
Delaney: existing water into pipe; did not analyze because not necessary

Open to Public Q's

Werner Baumgartner: what is lot frontage? Across the street to west, what is lot frontage? Site line alignment between the two building? How is CAFRA compliance done with this project, application is old. How does that work?
Smith: as part of CAFRA compliance, need to submit the approved plans to dep to see if project complies with application.
Baumgartner: are you aware w/ scenic corridors? Open scenic corridors on Ocean ave
Smith: Curb lines
Delaney: if correct, have to maintain corridor, not certain width. Bldg approx.. 215, frontage is 248
Baumgartner: light detail for wall mount light, what is going to mitigate glare & source of light? Light pole fixtures
Delaney: glare from the fixture would not be significant to impair pedestrian. Only 10W each. No significant light glare coming out of fixtures
Baumgartner: where will water from pool drain? What is required?
Delaney: as part of approval, have to provide calcs to city
Dave Zigler: why testifying about lighting? Why not electrical engineer? How many gallons can tank underground hold?
Delaney: lighting done by consultant, worked with consultant. Infiltration system. Pool will be pile supported individually. Don't know cubic feet of pool.
Smith: Architect gives dimensions of the pool
Rob Taylor, ocean ave: said before that water has to move beneath structure. What happens if pool fails?
Pool water & chemicals spill out, where does it go?
Delaney: pool independent of all structures, attached to piles. Structural engineer will account for uplift. FEMA allows pools in v zone that are pile supported; I don't know how piles designed. Maintenance and system set up by facility for when pool needs to be drained or spills. Defer other questions to structural engineer's design
Diana Pittet: Decking not 100% imperviable, what will happen to water?
Delaney: arch. Talked about decking, decking allow water to pass through, not imperviable. water will percolate into soil underneath.
Moor: Appreciate residents here, and who were not here at last meeting. If we all have information about the dimensions of pool, why be secretive about it? Maybe we should supply answers.
Serpico: No, if applicant is asked the question, they should answer.
Krzak: Next opening is August 12 to carry to.
Smith: Any way to accommodate a special meeting?
Serpico: Have to carry date certain today

Smith: Can we meet on 8/12 for Delaney, and hold off on new witnesses until 9/9?

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

Motion to carry continuation of public questions to August 12, 2019 without further notice: Taylor
Second: Manzella
All in Favor
Application **CARRIED** to August 12, 2019, 7:00pm to continue public questioning of engineer only.

Motion to carry further testimony to September 9, 2019 without further notice: Manzella Second: Taylor
All in Favor
Application **CARRIED** to September 9, 2019.

B. Discussions: none

C. Executive Session: none

Motion to adjourn: Krzak Second: Taylor All members vote in favor
Meeting Adjourned: 10:15pm