

Minutes of the Asbury Park Planning Board Regular Meeting
July 11, 2022

Announcement by the Chairperson that the meeting is being held in accordance with the with the “Open Public Meetings Act,” Chapter 231, Public Law 1975, amended 2020. Adequate notice of this meeting has been provided to the Coaster and Asbury Park Press. All notices are on file with the Board Secretary.

Members in Attendance: Mayor John Moor, Councilwoman Yvonne Clayton, James Bonanno, Eric Galipo, Jim Henry, Daniel Sciannameo (alt), & Barbara Krzak

Members Absent: Alexis Taylor, Jennifer Souder & Rick Lambert

Members Recused: None

Staff: Jeffrey Beekman (Acting Board Attorney); Brian Slaugh (Board Planner, CCH); Doug Clelland (Board Engineer); Irina Gasparyan (Board Secretary)

Meeting begins at 7:01 pm

A. Salute to the Flag

B. Roll Call

C. Minutes:

1. Minutes of regular meeting of June 27, 2022
Motion by: Sciannameo **Seconded by:** Henry
Abstain: Krzak
All other eligible members vote in favor

D. Applications:

1. PB-2021-06

K. Hovnanian Holdings NJ, LLC

216 Third/Bergh/215 Second Avenues Block 4003, Lots 1-16 & Lots 12-13 Waterfront

Redevelopment Area

Andrew Karas, Attorney for applicant

Karas: brief overview of application & where left off

Frank Minervini, Licensed Architect for applicant, sworn in

Exhibit A-15: Revised floorplan 7/8/22

Minervini: 4 architectural revisions: moved balconies as suggested by board, relocated ac condensers, changed color scheme, added names of buildings to signs

Open to public Questions

Theresa Peterson, Borden ave- why moved condenser units?

Jill Mondrone, 1004 Bergh: is subdivision necessary for variances?

Werner Baumgartner, 5th ave: Will applicant consider adjust roofline, larger cornices?

Close Public Q's

Robert Curley, Lic Engineer for applicant, sworn in

Exhibit A-16: Revised site plan 6/20/22

Curley: sheet 5 of siteplan- 2 items addressed: straightened the sidewalk out, added retaining walls on 2nd ave e side of Aegean & E side of Baltic

Open to Public Q's

Shanon Brown, new owner of 1004 Bergh St

Close Public Q's

Brian Leff, landscape architect for applicant, sworn in

Leff: Main concerns w rooftop lighting, changes made to revised plans reflect 10' mounting height. Other changes were to shuffle plantings around to accommodate changes to site plan.

Beekman: Also have that will add height of plantings

No Public Q's

Board Professionals Sworn in

Clelland: just wanted to make sure that applicant will

Beekman: applicant agreed to protect the property on Bergh, geotechnical analysis, subdivision to be filed by map, trash pickup to be private, rooftop amenities access will be open by remote access, frost garage doors, there will be easement for drain, to be reviewed by board

Motion to open to Public Comments: Sciannameo

Seconded by: Bonano

Shanon Brown, Toms River, sworn in

Jill Mondrone, previous owner of 1004 Bergh St, sworn in

Werner Baumgartner, city historian, sworn in

Motion to open to Public Comments: Sciannameo

Seconded by: Clayton

Karas: Closing comments

Galipo: don't see important things in this application, historical elements, mitigate impacts to surrounding neighbors, mitigate climate change, master plan, no affordable housing,

Krzak: Something is resolution that Bergh would not be shut down during construction, add the color to the building as shown

Motion to approve application with conditions: Clayton

Seconded by: Krzak

Moor: Y

Clayton: Y

Bonanno: Y

Galipo: Y

Henry: Y -but comment that agree with Galipo about the TRC process, historical elements & master plan should be considered differently

Sciannameo (alt): Abstain

Krzak: Y

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APPLICATION APPROVED

5 minute recess

Roll Call

2. PB-2021-17

Memorial Avenue Holdings, LLC

900-904 Springwood Avenue, Block: 705 Lots: 1-4, Springwood Avenue

Redevelopment Area

Preliminary and Final Major Site Plan Demolition & Construction of 4-story mixed-use building with 92 residential, 4,075 SF of Retail Space & 7,798 SF of Office Space.

TJ Ricci, Licensed Planner for applicant, sworn in

Ricci: think all positive benefits outweigh the negative criteria.

Scianameo: Where is signage
Board Professionals sworn in
Open to public Questions
Werner Baumgartner, 5th ave: go over the parking lines, property lines
Close Public Q's
Jake Modesto, Licensed landscape engineer for applicant, sworn in
Modesto: provided topographical survey, private trash hauler
Kennedy: lights- spillage & footcandles
Beekman: did you talk to county about the right of way?
Modesto: yes, they indicated 25' from center, that's what we worked off.
Beekman: testimony there are no encroachments upper stories

Open to public Q's
Werner Baumgartner: explain lot line in Neptune, how will property tax be shared?
Close Public Q's

Anthony Vandermark, Lic Architect for applicant, sworn in
Kennedy: There was a question to the studio as affordable units
Vandermark: ord permits this
Kennedy: Clayton had a question about the office/commercial use on 2nd floor
Vandermark: ownership wanted this, would trigger additional parking to have all residential
Kennedy: have additional information about the parking fee
Vandermark: parking will not be charged. Also want to clarify there are 9' parking spaces. Trash/refuse room- owner has agreed to provide independent carting service. If the board still thinks refuse room needs to be larger we can reduce retail space.
Sciannameo: wasn't there some discussion of additional color?
Vandermark:
Exhibit A-4: Revised color rendering daytime dated 7/11/22
Exhibit A-5: Revised color rendering dusk dated 7/11/22

Open to Public Q's
Werner Baumgartner: would you consider adding cornices to building?
Close Public Q's

Motion to Open Public Comment:

Clayton: would say that 4' access on narrow street, 3 trees, blue and orange color changes
Conditions: increase ground floor window glass area to 25% with translucent glazing, same with garage doors, street numbers on doors, refuse shall be compacted, will use private hauler regardless of city ordinance & UHAC requirements, garage doors will be closed when retail closed, trash hauled from Memorial not springwood, parking spaces 32, approvals needed for any encroachments from upper stories into ROW
Henry: screen the wall from the rail, but is there a way to stagger the shrubs
Vandermark: could certainly stagger them & have many different species.

Motion to approve application with conditions:

Seconded by:

Moor: N
Clayton: Y
Bonanno: Y

Galipo: Y
Henry: Y
Sciannameo (alt): Y
Krzak: Y
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APPLICATION APPROVED

E. Adjournment

Motion to adjourn by: Seconded by: All in favor
Meeting Adjourned: 10:10 pm