

Minutes of the Asbury Park Planning Board Regular Meeting
August 9, 2021
7:00pm
Council Chambers

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. 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, Jim Henry, Michael Manzella, Alexis Taylor, Jennifer Souder, Eric Galipo, Rick Lambert & Barbara Krzak

Members Absent: none

Members Recused: none

Staff: Jack Serpico (Board Attorney); Stan Slachetka (Conflict Board Planner), Doug Clelland (Board Engineer) & Irina Gasparyan (Board Secretary)

Meeting begins at 7:00 pm

A. Salute to the Flag

B. Roll Call

C. Minutes: Minutes of 7/26/21 Regular meeting

Motion by: Clayton Seconded by: Krzak

Members recused: Moor, Taylor & Lambert

All others vote in favor Minutes Memorialized

D. 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

Sean Delaney, Licensed Engineer for applicant, sworn in

Serpico: applicant not required to re-notice but they did

Exhibit A-37: Public notices and publication

Smith: Will go over

Exhibit A-38: Revised elevation

A-42: Revised landscape plan

Delaney: reviewed plan

Smith: Rooftop- marked as optional- why

Delaney: this is optional, removed bar countertop area & replaced space w seating areas, optional fire pit

Delaney: membrane on roof, applicant agreed to construct the green roof areas as requested

Smith: bike storage changes

Delaney: able to store 72 bikes in storage area. Townhomes- bike storage in storage area-60, total 132 bikes.

A-48: Sample trash compactor

Smith: RSIS standards

Delaney: we are providing parking as req by waterfront redev plan

Krzak: one item missed- pedestrian warnings for gates-signal or sound. Blank wall on 3rd

Smith: we will provide signals for gates. applicant proposed higher landscaping for the blank walls.

Taylor: is application in compliance w new stormwater regulations?

Delaney: we believe it is, have 3 stormwater infiltration basins, waiting for confirmation from dep for their approval

Souder: show stoop elevation- go over change

Manzella: construction phases

Smith: move trailers for multifamily inside while construction for phase 3

Krzak: EV charging stations as mentioned by Clayton, will that be provided if needed?

Smith: yes

Krzak: something about ada parking is this in this garage?

Clayton: rsis req 439 spaces & you are providing 345?

Smith: the standard was set by the redevelopment plan

Serpico: those standards were set

Taylor: is the infrastructure plan controls or can we put something in there as a condition?

Serpico: whatever is in the plan is whats required, if there is something we would like different, we can certainly ask them if they want to supply

Serpico: provide 99 year lease document?

Smith: yes

Henry: walkway – required to provide

Open to public Q's

Michael Goonin, 1101 Ocean ave: talked about the parking spaces are they part of the public parking area? Is there signage?

Delaney: some are public parking areas, and some

Smith: SDA requires that every month those spaces be provided to residents, and if not used they will be open to public.

Yes signs will be provided

Goonin: roof deck placement

Close Public Q's

Keenan Hughs, Licensed Planner for applicant, sworn in

Hughs: 2019 wra amendment covered those changes. Muse eliminated from this plan. Block

Smith: waivers requested from this application

Hughs: 5 waivers- building walls materials, doors wood or composite wood, windows post & ratios, façade colors.

Henry: reasonable assumption to make that the 2 vacant lots would need substantially more density.

Hughs: subject of this application is the 226 units.

Smith: development of those lots would require subsequent developer agreement and approval from council.

Henry: view corridors

Hughs: never intended to be view corridor for pedestrians to see ocean, intended for light & space

Taylor: could you indicate where the transition occurs as part of development plan?

Hughs: pointed out where driveways between phase B &C, then along bergh transitions to 3 stories

Open to public comments: Motion: Galipo 2nd:

Manzella: maybe should be condition to allow pedestrian with bike exit/entrance

Smith: will take a look

Serpico: lease agreement, specific items that engineer went over, phasing plan, RSIS mention, garage exit/entrance for bike/pedestrians, no trespassing signs, pedestrian safety warning system, option for EV charging stations in townhomes all pre-wired

Motion to approve application with conditions discussed: Galipo

Seconded by: Lambert

Opposed by: Henry
All other members vote in favor
APPLICATION APPROVED

2. Adjournment
Motion to Adjourn: Henry Second: Manzella All in favor
Meeting Adjourned: 8:19 pm