

Minutes of the Asbury Park Planning Board Regular Meeting
September 14, 2020
Virtual Zoom Meeting
7:00pm

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

Members Absent: Trudy Syphax, Jim Henry

Members Recused: Henry

Staff: Jack Serpico (Board Attorney); Donna Miller (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 8/10/20 Regular Meeting

Motion to approve minutes: Manzella Second: Clayton

All in favor None opposed Minutes Memorialized

D. Applications:

1. Asbury Partners, LLC

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

Preliminary and Final Site Plan Approval for construction of a 6,461 square foot beach club pavilion.

Board Profs sworn in

Jennifer Phillips Smith, Attorney for applicant: Opening statement

Gary Handel, Architect for applicant, sworn in

Exhibit A-56: pg. A-1 ground floor plan

Smith: has anything changed from this plan?

Handel: no

Exhibit A-59: A-7 rendering of building on Ocean ave

Smith: how would u describe style now?

Handel: agree w/ planner’s international modern description. Now clad in white stucco finish. Windows have similar rhythm to those across street, entrance now glass storefront.

Smith: does this style comply w WRP?

Handel: Yes

Smith: want to call Mr. Bower just to verify

Lieberman: view from boardwalk changed?

Handel: no

Lieberman: when was change made where grass was changed?

Smith: previously testified

Lambert: have to say much better design than previous. The detail above elevator tower, is that wood detail?

Seems like that wooden accent really not used, maybe something along same lines as smooth texture?

Handel: appreciate your comments, but we like the style that complements the boardwalk

Manzella: previously sign, is it still there?

Smith: there was a small identification sign on the door, we can add that back

Handel: we can add

Manzella: is stucco brushed or smooth?

Smith: WRP specifies that stucco has to be certain style, then it will comply

Miller: most of design applies to street frontages

Clayton: when redesigning, any thought given to change side facing ocean?

Moor: is it possible to see other sides of building?

Exhibit A-57: East-west elevation renderings

Smith: can see on A-59 a view of the doors.

Taylor: Mr. Handel, thank you for your design contributions for 911 memorial. What would be the characterization of the design across the street?

Handel: we decided after public comments and testimony, while we loved the vines & shutters, we decided to change the design.

Taylor: I may be in minority, but I thought the previous design was forward-thinking & I preferred it. But thank you for listening to public

Manzella: how that parapet design changes w this new design. The parapet lighting changed?

Handel: I believe lighting had been previously testified to. Only on the west side.

Krzak: can u clarify again which items have changed & which have not? Lighting on south side? 3 lights only?

Smith: no the lighting exactly same as previously testified. Yes, from the building

Krzak: lights at entrance?

Handel: i believe same. There have been no changes since the last testimony of the lighting

Krzak: signage- we had discussions on previous- believe we discussed the size of the name of the building & the address of the building would include

Smith: the signage as was agreed upon last time will be incorporated and has not changed.

Krzak: the length of those walls? My concern is that they are very large walls, any consideration to any murals along those walls?

Smith: I would have to take a minute to discuss w applicant

Handel: those walls are approx. 20' for breaks and 50' for long wall. On both sides theres slight recess as you come to ocean ave

Smith: for clarification, can you

Krzak: so us seeing what is stucco, so only have longer walls of stucco on south side.

Smith: if I may ask Ms. Miller, based on your review of the last letter, you indicate that this plan

Taylor: in the iterations of design, would like to understand the criteria. Was it found there was some flaw in the green wall or something else? Was that what led to the redesign?

Smith: I think more of a Q for Handel. There was no back & forth w Miller; the applicant & arch decided to come into compliance with the WRP & not require any exceptions

Krzak: with all windows inserted, what will ppl walking on ocean ave be seeing?

Handel: were required to have windows casements, believe will have curtains there for ppl in cabanas will be able to close them.

Krzak: have q for board planner- in section of 3-7 lighting, there was a concern given potential affect of building across street. Is that something new in this report?

Miller: yes that is new because initial plan did not have full lighting plan.

Krzak: some of these comments were put in because some of the

Ellen Michalson, 1501 ocean ave: when looking @ 1st floor layout plan, what is the outdoor F&B

Smith: nothing on the inside is changing

Cheryl Hamershlock: cannot tell from the plans what the height of that fence is?

Handel: 7'

Nancy del Pizzo, 1501 ocean: hard to tell from rendering how high the height of the building, does it go above the streetlights? There's a series of rectangular windows. Is that grass area owned
Handel: height has not changed.
Monaco: really hard to see head on what the glass opening and wall opening looks like?
Handel: shared screen of view, height is 15'
Monaco: why is there no requirement for transparency & fenestration from the boardwalk?
Serpico: I think our planner answered that Q- that there is not same requirement on the east side- there is no requirement in the WRP
Monaco: will the lights be shielded enough to not affect building across the street?
Smith: Mr. Delaney testified in detail
Serpico: Handel is not qualified to answer to that question.
Pam Lambertson: I question why no design guidelines on the boardwalk side as well as ocean ave.
Smith: not sure Mr. Handel can answer, that was testified earlier.
Lamberton: on SE side doors, those doors would not be used, that one door is labeled beach access.
Miller: looking at original plan, one door is labeled BOH and other is beach
Handel: not directly on boardwalk, onto
Lamberton: why does this project need an elevator?
Handel: there is an upper
Robert Garcia, 1501 ocean- new windows are they open, & will there be decibel study done will they create significant amount of noise?
Handel: yes, they do open to comply with the WRP
Garcia: has study been done?
Handel: shutters previously also opened, so same as these windows.
Smith: not required to do study. We will always have to comply with state regs with the sound.
Garcia: with all of the pushback from this project,
Trish Zanellato, 467 Ocean- what's it going to look like from the ocean?
Smith: previously submitted
Ralph Mithcele: what is to the left of the opaque window?
Handel: it is a fixed glass window.
Mithcele: is that an open rail @ top of window?
Handel: it is a rail. Rail will be metal color white. There are cables, stainless steel.
Mithcele: on elevator towers, is there roof flush or parapet there too? What type of roofing material?
Handel: I believe its EPDM roof & our intent to use white to minimize heat effects
Mithcele: is there no rendering of E and north sides?
Smith: the renderings of ocean side were previously submitted. East side is prev. submitted as A-52
Werner Baumgartner, 402 5th Ave: what primary reason for only showing ocean ave side?
Smith: the boardwalk side has not changed. Previously shown as exhibit
Baumgartner: north side has changed, why was rendering not shown?
Exhibit A-57: ground floor plan
Smith: is majority of this side the north side fencing?
Handel: yes, it is fencing material.
Baumgartner: do you recall reading that blank walls should be avoided w regard to building frontages?
Miller: yes
Baumgartner: do u think bare white building relates to other building across the street?
Handel: we believe it creates arch relationship across the street, white w wood accents
Smith: in planners report as well as our planners report, there were photos of building across the street

Motion for 5 min recess

Mike Sczurek: is the stucco white looks beige?

Handel: white

Sczurek: there is a lot of metal on white, anticipate any rust?

Handel: stainless, will not rust

Ernest Mignoli: have u designed beach club similar to this? Have u taken into account other beach clubs in proximity?

Handel: this is my first beach club, took into consideration with client.

Mignoli: windows are large, what storm rating? If rain or storm, how will window be closed? What kinds of shades on windows?

Krzak: that is beyond the PB scope

Smith: the PB doesn't have that jurisdiction

Mignoli: is there anytime that windows will look like solid wall?

Handel: I don't believe it will ever look like solid wall.

Jeff Louisot: from arch perspective, are you using any sound proofing materials, and are you familiar with how sound carries in that part of time?

Handel: have not done any studies, we will comply with the requirements. No specific sound proofing?

Louisot: will that be addressed in another meeting?

Smith: no, they are ongoing sound requirements. The city has jurisdiction to enforce
Public Qs closed

Galipo: I have a question about the procedure.

Serpico: master plan is not addressed. In initial design of project had to be approved by the redevelopment agency. When it came to us, it had site plan+ design exceptions. At this point applicant has taken position to eliminate design exceptions so we are only hearing site plan application.

Galipo: in this case, board is not approving any design exceptions,

Serpico: board is now approving the design as it relates to the WRP & applicant has taken position that they are in conformance with the WRP

Miller: our office takes into account how applicants redesign agrees w the WRP standards.

Smith: ultimately there were a lot of people who did not like the design, so the applicant made the decision to change the design.

Moor: when do we ask questions about the lighting because in Miller's plan does address lighting issues.

Miller:

Smith: June 24, 2019 was the date that lighting was discussed. Exhibits A-21 & A-28 were when lighting was designed.

Moor: I thought there was testimony that lighting was changed.

Smith: no lighting was changed.

Serpico: going to have to go back & look @ testimony & decide if there are any questions that you will all still have

Miller: just want to clarify, that there were no lighting changes made, our report just reflects that we didn't have any

Smith: Mr. Bower will testify to location of benches, etc.

Krzak: we will look back & if we come up with questions during the deliberation, we will call witness back. We have a large responsibility.

Motion to Carry application to October 19, 2020 without further notice: Taylor 2nd: Moor
All in favor, none opposed.
Application CARRIED

E. **Adjournment**

Motion to adjourn: Moor Second: Souder All in favor

Meeting Adjourned: 9:54 pm