

Minutes of the Asbury Park Planning Board Regular Meeting
September 21, 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, Jim Henry, Michael Manzella, Alexis Taylor, Jennifer Souder, Eric Galipo & Barbara Krzak

Members Absent: Trudy Syphax, Rick Lambert

Members Recused:

Staff: Jack Serpico (Board Attorney); Donna Miller (Board Planner), Jason Fichter (Board Engineer), Doug Clelland (Board Engineer) & Irina Gasparyan (Board Secretary)

Meeting begins at 7:00 pm

A. Salute to the Flag

B. Roll Call

C. Minutes:

1. Minutes of 6/1/20 Regular Meeting
Motion to approve minutes: Henry Second: Krzak
All in favor None opposed Minutes Memorialized
2. Minutes of 7/27/20 Regular Meeting
Motion to approve minutes: Clayton Second: Lambert
All in favor None opposed Krzak recused Minutes Memorialized w/ minor corrections

C. Resolutions:

1. AP Triangle, LLC Subdivision
Motion to approve resolution: Manzella 2nd: Krzak All in favor None opposed
Resolution memorialized
2. AP Triangle, LLC Site Plan
Motion to approve resolution: Manzella 2nd: Krzak All in favor None opposed
Resolution memorialized

D. Applications:

1. **503 Eighth Ave, LLC (Request to adjourn to November 2, 2020)
503 Eighth Avenue, Block 3703 Lot 4, R-1 Zone**

Preliminary and Final Major Subdivision Approval for subdivision into 4 lots for future development.

Serpico: checked all notices, everything in order

Motion to carry application to November 2, 2020 without further notice: Henry 2nd: Taylor
All in favor none opposed

2. 202 Seventh Ave, LLC
202-204 Seventh Avenue, Block 4201 Lots 3-4, WPRA Zone

Preliminary and Final Major Site Plan Approval for construction of a 5 story, 14-unit condominium building with roof deck and 23 parking spaces.

Kevin Kennedy, Esq. for applicant

Smith: Jennifer Phillips Smith, attorney for master developer, want to put on record, applicant went through subsequent developer application but there is a delay and applicant in process of signing the agreement.

William W. Stuckey, manager of project for applicant, sworn in

Stuckey: project in making for 18 months, well designed building

Galipo: 2 goals to create modern + beachy aesthetic & outdoor living space, correct?

Stu: yes

Galipo: how determine marketability?

Stuckey: floorplans are well designed, 2 bedrooms, attractive price points, did extensive cost analysis

Open to public questions

Ernest Mignoli, 400 Deal Lake:

Richard Arzberger, Licensed architect for applicant, sworn in

Exhibit A-1: Arch plans dated 2/27/20

Exhibit A-2: rendering from 7th ave

Arzberger: Will go through letter from board planner- seeking design waiver for windows, window sills, wheel stops, tandem parking spaces, accessible space, refuse

Manzella: use glass guard rails concerned about them, are there any similar used in Asbury?

Arzberger: none that I know in Asbury but used in long branch extensively, they are guided by standards and built by code.

Henry: how difficult to put window sills on these?

Kennedy: can we come back to that?

Miller: those sliders on windows adjacent to balcony?

Arzberger: yes, go to exhibit A-1 floorplan

Galipo: what was driving relationship of total size of building in relation to lot.

Arzberger: size of building driven by adequate space for required parking, don't agree that it's a vertical mass, the balconies provide articulation

Stuckey: on 2 sides of us have vacant lots

Miller: in WRA, there are no setbacks, there are few developmental controls, basically in our report, we have section for compliance w/ WRA.

Serpico: listening to members struggle w this. Keep in mind applicant has subjective reasons for project. Your task is to analyze the exceptions and whether applicant has sustained burden of proof for exception.

Taylor: left perspective rendering- doesn't appear to depict the Asbury norm of green strip, sidewalk, then building. Is that intentional?

Kennedy: can we have Walter Hopkin address that?

Taylor: what is to the left of the lot?

Krzak: there should be right & left, as well as rear rendition, as well as from the street to the building.
Galipo: what is depth of balcony from front of building?
Arzberger: 9.5'
Fichter: talk before about refuse, how does that function? How picked up?
Arzberger: residents would take to parking garage & deposit into refuse room.
Krzak: concern is that condenser could be under someone's window
Miller: how many bicycles can be stored? Spec for residents
Arzberger: have enough space for 24 bikes in storage area, also bike rack on outside of building for public & guests
Miller: what signs are on outside?
Kennedy: address, no building name
Fichter: refuse room climate controlled/ventilated?
Serpico: have to make a decision as board needs to know if coming out side wall since it will affect the neighbors.
Arzberger: can't go to the roof, has to be through sides
Serpico: I think we give them a detailed list of what the board wants to see for next meeting
Krzak: go through lighting now
Exhibit A-4: updated lighting plan dated 9/3/20
Arzberger: very little impact on neighboring properties
Krzak: led OVR-1 fixtures, where are those going?
Arzberger: those are in garage
Fichter: in side yards, those readings on the ground, do they address light coming from balconies?
Arzberger: by the time they get down there would be nothing to calculate
Miller: those balcony railings are clear glass, there will be light spillage onto the ground
Arzberger: the foot candle levels drop off when reach. By time you get to property line, they drop off. By time u get 15-20' away, they drop to zero.
Henry:
Krzak: will there be a light on garage door to warn people walking by that door opened?
Arzberger: haven't discussed that but open to it, engineer will discuss that.
Miller: over by utilities, no lighting?
Arzberger: no
Open to public Q's
Ernest Mignoli: 60' tall building from ground? Does include elevator tower, penthouse, fence around roof? What is footprint of building?
Arzberger: no that excludes those items. Only measure building height. Building is 80' wide, 117' depth.
Mignoli: shared rooftop for all 14 units? Designed anything on roof for children & handicap?
Arzberger: yes. Access to that area is by elevator & rooftop deck is surrounded by 42" guardrail, solid parapet guardrail.
Mignoli: dimensions of 2700 unit bedrooms?
Arzberger: penthouse largest units have largest bedrooms
Mignoli: parking garage- 8 tandems? 1 handicap, other single spaces. Are you looking at stackable lifts?
Arzberger: 8 spaces w/ 4 tandems. Engineer will address stackable.
Close Public Q's
Krzak: interested in seeing renderings of west, south, rear. Also details on refuse, additional exceptions
Galipo: applicant look into modulation of the mass of building
Henry: recycling & refuse room ventilation more details on that. Address signage to be clear, window sills addressed.
Fencing & gates, Loading spaces addressed by engineer.
Clayton: wheel stops in garage.

Motion to carry application to Dec. 7, 2020 without further notice: Henry 2nd: Galipo
All in favor none opposed

Kennedy: On behalf of applicant, I consent to extend time frames.

D. Adjournment

Motion to adjourn: Henry Second: Krzak All in favor

Meeting Adjourned: 10:23 pm