



Individual Resolutions
Meeting of the Municipal Council
Wednesday, February 10, 2021
RESOLUTION SUMMARY

2021-100

Amendment to the Redevelopment Plan for 700 Monroe property (SE Corner of Main and Monroe) at the request of Sackman Enterprises to include part of Monroe Street to be included in the Main Street Redevelopment Plan and to permit an additional story for the development of a five story mixed use building which will have approximately 62 includes and 13 affordable units (20%).



RESOLUTION NO. 2021-100

**City of Asbury Park
County of Monmouth
State of New Jersey**

**RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF ASBURY
PARK REFERRING PROPOSED AMENDMENTS TO THE MAIN STREET
REDEVELOPMENT PLAN TO THE CITY OF ASBURY PARK PLANNING BOARD,
AND DIRECTING THE PLANNING BOARD TO TAKE CERTAIN ACTIONS
PURSUANT TO N.J.S.A. 40A:12A-7(E)**

WHEREAS, on November 12, 2008 the Mayor and City Council adopted Ordinance No. 2886 entitled “ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ASBURY PARK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY ADOPTING THE MAIN STREET REDEVELOPMENT PLAN RELATING TO THE MAIN STREET REDEVELOPMENT AREA” (the “Ordinance”); and

WHEREAS, pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 *et seq.*, the “Act”) the Ordinance adopted a plan (the “Main Street Redevelopment Plan” or the “Plan”) for the redevelopment of an area (the “Main Street Redevelopment Area” or the “Area”); and

WHEREAS, on November 12, 2014, the Mayor and City Council amended the Main Street Redevelopment Plan to permit microbreweries on Block 2702, Lot 7 in the Community Shopping Zone; and

WHEREAS, on February 28, 2018, the Mayor and City Council further amended the Main Street Redevelopment Plan to permit recording studios in the Community Shopping Zone permit valet parking in the Civic/South Gateway; and

WHEREAS, on August 22, 2018, the Mayor and City Council still further amended the Main Street Redevelopment Plan to permit banks and accessory ATM machines in the Sunset Park Zone; and

WHEREAS, the Main Street Redevelopment Plan has led to an increase in public and private investment within the Area since its adoption, however, the Plan may benefit from amendments to increase further investment; and

WHEREAS, the Act sets forth the process by which amendments to any redevelopment plan shall be considered and, if appropriate, adopted; and

WHEREAS, a request has been made to the City to extend the Plan boundaries as an Area in Need of Rehabilitation so that the whole footprint of the project referenced below is within the Main Street Redevelopment Plan boundaries and to amend the development standards in the Plan for Block 2503, Lots 1-5; and

WHEREAS, the City desires to consider the request by adding to the Plan Block 2503, Lots 2-5 under the City-Wide Area in Need of Rehabilitation Designation, and to permit Block 2503, Lots 1-5 to have a maximum height of 5 stories (60 feet) with an additional penthouse of 12 feet in height, and require large expanses of blank walls to have murals to be approved by the municipal public art commission; and

WHEREAS, the City's Director of Planning and Redevelopment has opined that the proposed amendments are appropriate as set forth in and attached hereto as EXHIBIT A; and

WHEREAS, the Mayor and City Council have reviewed the Proposed Amendment in Exhibit A and desire to forward the Proposed Amendment to the Planning Board for review pursuant to *N.J.S.A. 40A:12A-7(e)*.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Asbury Park as follows:

1. The Mayor and Council hereby refer the Proposed Amendment in Exhibit A to the Planning Board for review and recommendation in accordance with the requirements of *N.J.S.A. 40A:12A-7(e)*.

2. The Planning Board is authorized and directed to prepare a report of its recommendations (the "Planning Board Report") regarding the Proposed Amendment to the Plan within forty-five (45) days of the date hereof.

3. The Planning Board Report shall identify any provisions within the Proposed Amendment to the Plan that are inconsistent with the City's Master Plan, along with recommendations concerning those inconsistencies and any other matters the Planning Board deems appropriate.

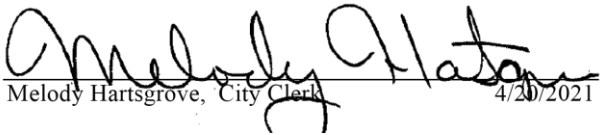
4. If the Planning Board Report is not transmitted to the Mayor and Council within forty-five (45) days of the date hereof, the Mayor and Council shall be relieved of the requirement to obtain a Planning Board Report for the Proposed Amendment to the Plan in accordance with *N.J.S.A. 40A:12A-7(e)*.

5. The Clerk of the City shall forward a copy of this Resolution and the Proposed Amendment to the Planning Board for review forthwith pursuant to *N.J.S.A. 40A:12A-7(e)*.

6. This Resolution shall take effect immediately.

I, MELODY HARTSGROVE, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2021-100 which was finally adopted by the City Council at a meeting held on the 10th day of February, 2021

CERTIFIED BY ME THIS 28th DAY OF January, 2021.


 Melody Hartsgrrove, City Clerk 4/20/2021

MELODY HARTSGROVE
 CITY CLERK

✓ Vote Record - Resolution 2021-100						
			Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/> Adopted						
<input type="checkbox"/> Adopted as Amended						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Tabled						
<input type="checkbox"/> Withdrawn						
<input type="checkbox"/> Second Reading						
	Eileen Chapman	Secunder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yvonne Clayton	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Jesse Kendle	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Amy Quinn	Mover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Moor	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>