

Planning Board Minutes of
March 25, 2019

Announcement by the Chairman that the meeting is being held in accordance with the Open Public Meetings Act, Chapter 231, Public Law 1975. Adequate notice of the meeting has been provided to the Coaster and the Asbury Park Press. All notices are on file with the Board Secretary. Official action may be taken on matters listed below.

Pledge of Allegiance
Roll Call

Members in Attendance: Barbara Krzak, Michael Manzella, Jim Henry, Trudy Syphax, Rick Lambert, Councilwoman Yvonne Clayton, Alexis Taylor, Trudy Syphax, Jennifer Souder, Mayor John Moor

Members Absent:

Staff: Jack Serpico, Esq., Jason Fichter, (InSite), Donna Miller (CCH), Michele MacPhearson, (State Shorthand)
Barbara Van Wagner (Secretary)

Meeting begins at 7:00 pm

A. Minutes: Approval of Minutes of March 11, 2019

Motion: Mike

Second: Yvonne

In favor: Alexis, Yvonne, Barbara, Michael, Trudy, Rick, Jennifer, Mike, Jim

Abstain: John

B. Applications:

1. GECC, LLP

910 Fourth Avenue, block 302 lot 5, B2 Zone

Site plan amendment to replace interior parking garage with conference room

Parking variance for 15 parking spaces and request for waiver of parking study

Thomas Hirsch, Esq for the applicant

Jack – there are five voting members on this application

Hirsch – reserve the right to hold for another meeting

Jack – you can present your application and the rest of the members need to read the transcript or listen to the tape of this meeting.

John- you want to see how it goes and then decide whether you want a vote?

Hirsch – would like to reserve right to continue to another meeting

Hirsch – the Board of Education has been at this site for 5 years. It is an existing building and won't be changed. It was changed from Friedmans Bakery to office space. The garage area was for deliveries and storage. The Board of Education seeks approval to convert this space to a conference room and would require a parking variance.

We will present a visual analysis of parking but he is not a traffic expert.

Edward O'Neill, Jr, Architect/Planner

Jack – if you conclude your case tonight, the Board can vote

Exhibit A-3 – Street Parking Study– Appendix J & K

O'Neill – (presented and explained the visual parking analysis of the area) this analysis is of a 1,500 foot radius, which is as far as people will walk to park

(discussed the parking in the area and reviewed Exhibit A-3 – Parking Study)

The Board of Education is not open on weekend. There is a parking surplus of 350 parking spaces with 3 time periods. Daily shortfall of 7 – 13 spaces.

(The Planning Board suggested that the applicant use the warehouse space for parking)

Able to put 10 spaces in the warehouse, but only for subcompact cars

Exhibit A-4 – Parking Site Plan

Jason and Donna sworn in

(reviewed InSite Engineering Report)

No new utility connections. ADA concerns discussed – the floor is the same as the sidewalk – same level, so no ramp will be required.

Items #3 & #4, were addressed. Downspouts will go to the street to Fourth Avenue – will provide calculations (Reviewed the CCH Planner's Report)

Site was car manufacturer then a bakery

The number of employees will increase when there is a meeting

Lighting – wall sconces – lighting plan added

Parking – number of spaces that its deficient is small and only for once a month for the meetings

Landscaping – will replace the shrubs

There will be no newly created building coverage

(Habitat for Humanity and Super SuperMarket parking discussed. Board wanted the applicant to see if there was any shared parking available in the area)

Yvonne – need to take into consideration the building on the corner that is going to be built

O'Neill – don't know the use for that building, can't predict on the application

Hirsch- it will be a greater impact on this application

O'Neill – the parking counts were done on a Wednesday, three times

Rick – what is the number of staff?

O'Neill – 27

John – where does the Board of Ed run the meetings? In 2005, when built, the parking was supposed to be inside

Jack – the parking was a condition of approval- need to reconfigure the parking

John- from 2005 to 2019, the parking issue got worse. New businesses coming into the area. We know we have a Parking problem, why make it worse?

Jim- you never considered opening the garage for parking?

O'Neill – with the parking in there, they can't have a meeting room.

Jim – would you consider adding a second floor addition and preserve the parking spaces?

O'Neill- if reconfigure, can get 5 spaces

Barbara – there are other businesses with parking available. How many people come to the meetings

O'Neill – 19 come to the meeting. Meeting is once a month

Mike – don't know why going to this expense for a once a month meeting. They can meet elsewhere in the district

Board Professional Questions: none Public Questions: none

Jeffrey Hastings – Board of Education – Board of Education was on Park Avenue and moved to 407 Lake, then moved to 603 Mattison. About 5 years ago, moved to this location. Building fits the needs except for the conference room. There are two types of meetings – Administration meeting, now held at the high school with 26 attendees, 7 are already on staff. Other meetings would be training meetings, but they spill out into the hall. Superintendent wants meetings at this location.

Rick – was there any discussion with Super SuperMarket or Habitat for parking?

Hastings – it would be at a cost. Board has right of first refusal to buy the building

Jim – how many employees?

Hastings – Internal Employees – 27 – 7 of them attend the monthly meeting

Professional questions – none board questions – none public questions – none

O'Neill – (provided planning expertise) Board has to take into consideration the demand of the use

Rick – quantifying the number of visitors could have been addressed

O'Neill – the hardship is that this is a fixed site and the building is there, can't expand, the columns limit parking

Jack – this is a B2 Zone which permits shared parking. Have they gone to other property owners to explore the Possibility of use their parking and meeting the ordinance. They haven't established a hardship. Have to make an Attempt to lessen the ordinance or meet the ordinance in full

Hirsch – Board of Education uses the building, if they own it, it would be deemed a beneficial use

John – is the owner here tonight? Who is paying for renovation? Could be cheaper to go somewhere to have a meeting and not effect parking. Appreciate great job that the Board of Education does. parking will not get better. There is a big building across the street that will be developed, problem is the parking

Barbara – if you can't fit 10 but can fit 5, then do it

Hirsch – can't stop getting the building improved without balancing of the benefits. They have a building that they are not expanding

Alexis – has there been an effort to mitigate the hardship?

Jack – can't demonstrate positive criteria without showing the hardship. Need to show good faith effort to getting parking in the area, then bring in and show as a hardship

Alexis – also, look at maximum demand of the visitors

Rick – show that you are trying to mitigate the parking issue

Hirsch – consent to extension of time and agree to carry to May 6

Motion to carry to May 6: Mike Second: Rick All in favor

2. **RBAR AP, LLC**

1112-1114 Main Street, block 2805 lot 18 & 19, Main Street Redevelopment Zone

Major Site Plan and variance to remove a portion of a structure and construct an addition for restaurant/commercial use on the first floor and two residential apartments on the second floor

Kimberly Bennett, Esq for the applicant – propose a neighbor hood bar with two residential units above the restaurant, an addition to expand the kitchen and a wine & cheese bar with outdoor seating area. The setback conditions are existing.

Jack – the notices are in good order

(owners did not want to testify to save some time)

Bennett – reserve the right to recall the owners

Jeffrey Weltz – Architect

Exhibit A-1 – revised Site Plan

Restaurant on the first floor and entrances to the residential units on Main Street, cheese bar entrance on the side from the alley. The three story dwelling will be demolished. The first floor will have the bar/restaurant with a connection to the wine/cheese bar, the bulk of the new addition is for the kitchen

Exhibit A-2 – Photo Pack

Discussed the façade – propose to remove the stone and EFIS and replace the stone with stucco, wood windows, will add windows, metal pergola and a glass and steel conservatory.

Signs – one neon sign, gives the bar the identity and a menu sign and a wall sign – need sign variance

Exhibit A-3 – front façade

Exhibit A-4 – south façade

Exhibit A-5 – rear elevation

Will screen in a corner of the second floor dining area with the pergola, will have a handicap lift

Exhibit A-6 – north elevation – yare area and sign

Residential entry – goal is to give each use its own identity with a screen on the second floor. The residential entrance blends and is understated

Entrance with the copper canopy is for the restaurant. Each part of the building has its own identity

Donna- could you have added more glass to the restaurant?

Bennett – glass was added to the residential entrance

Weltz – windows centered over the entrance. Entrance by the doors is glass. The wall between the restaurant entrance and the residential entrance is not flat and flush

Exhibit A-7 – photos of existing site

Jennifer – the architecture is interesting, vibrant for Main Street. What green elements have you brought in?

Weltz – have pervious pavers, LED lamps, and it's a reuse of the existing building. Will use a horticulturist and a landscape architect

Board Questions – none

Professional Questions – none

Public Questions – none

Bhaskar Halari, Professional Engineer for applicant

Exhibit A-8 – aerial photo

Exhibit A-9 – drainage and grading plan

Halari – (described site and described the exhibits) plan to preserve the four trees that are existing, hired a tree expert.

Run off – will have a 24 inch pipe for the run off and recharge. There are site drains east to west, new roof drains to Main Street.

Sewer and water capacity – will meet with utility company if need to upgrade
Refuse and recycling – in alley in an enclosure
Meters moved to the alley and screened from Main Street
ADA access to both floors
Apartments reduced from three to two units, which reduces the required parking
Parking – have an agreement with Habitat for Humanity for valet parking
Impervious Coverage – same but eliminated some paving and replaced with pervious pavers with some permeability
Mike – storm water – can that connect to the existing inlet rather than the street. DOT concerned with water discharge to Main Street
Halari – will discuss this with InSite
Bike rack – will have a 7 foot bike rack
Mike – bike rack needs to be parallel to the building
Bennett – will comply with all InSite items
Halari- recycling will be shown on the plans
Height – will be reduced from 35 feet to 29 feet. Trees – if have potential, will add another tree
Mike – the City has a grant for streetscape
Exhibit A-10 – Freehold Soil Conservation
Revised InSite Report – will comply
Bennett – applicant will make an application to the City Council for Right of Way encroachment
Jennifer – concerned with light and windows – is it the intention for the restaurant to be dark? Is there an opportunity to get light in?
Halari – windows in the front
Board Questions: none Professional Questions: none Public Questions: none

Exhibit A-11- Memorandum of Understanding for parking at Habitat for Humanity for 25 parking spaces

Bennett – money is a charitable contribution. Will have valet parking to move the cars
Allison Coffin, Planner – 6,100 square foot on two lots, lots 18 & 19. Will demolish the structure on lot 19 and build a two story building. Follows the Main Street Redevelopment Plan goals and encourages pedestrian activity. Creates vibrant commercial uses. Caters to the needs of local residents. Excessive surface parking deters redevelopment. Have a more efficient use of parking with off street valet parking. Re-use of an existing building.
C-1 hardship- rear setback is existing but is extending, it lines up with existing. Does increase window transparency
C-2 – when variance advances the purposes of the Municipal Land Use Law
Parking – hardship-existing site, fully developed and doesn't have parking. 3,580 square feet of restaurant area – 54-58 parking spaces are needed, which would be 9,393 square feet of asphalt parking. Subject site couldn't develop without parking relief. Site will have bike racks and is walking distance to neighborhoods.
This project advances the goals and visions of the Redevelopment Plan and promotes visually and aesthetically pleasing project. Benefits – attractive and viable development, no detriment. Parking has been provided offsite with valet parking.
Signs – are in line with redevelopment with three different uses and three different characters – a wall sign for each business. Impact of the variances are minimal. The setback to the east – the neighbor has a driveway
Façade transparency is improved. The benefits outweigh the detriments. It supports the Master Plan and Redevelopment Plan.

Board Questions: none Professional Questions: none public questions: none
Public comment- motion to open: Mike second: Yvonne all in favor
Public comment – motion to close: Yvonne second: Mike

Condition – NJDOT approval per Jason's report. Applicant will comply with balance of items in Jason's report, valet parking at Habitat, bike racks to be parallel, refuse screening, approval from Mayor and Council for encroachment, certified wood for façade, one space on street for valet, provide impervious coverage, save trees, foyer garbage shown, drainage – as referenced in Jason's report, Lighting Plan – sconces to be shielded, lighting not to have spillage to neighbors, compliance with noise ordinance.

Motion to approved with conditions:

Second:

In favor: Barbara, Mike, Yvonne, Jim, John, Jennifer, Rick

Opposed: none

Application approved

C Resolutions:

D Discussions: none

E. Executive Session: none

Motion to adjourn: Barbara

Second: Mike

All members vote in favor

Meeting Adjourns: 10:15 pm