

Minutes of the Asbury Park Planning Board
Regular Public Hearing of
June 10, 2019
Council Chamber
7:00pm

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 the matters listed below.

Pledge of Allegiance
Roll Call

Members in Attendance: Vice Chair Rick Lambert, Jim Henry, Jennifer Souder, Michael Manzella, Trudy Syphax
Members Absent: Mayor John Moor, Chairperson Barbara Krzak, Councilwoman Yvonne Clayton, Alexis Taylor
Staff: Jack Serpico, Esq., Jason Fichter, (InSite), Michael Sullivan (CCH), Michele MacPherson (State Shorthand), Irina Gasparyan (Secretary)
Meeting begins at 7:00 pm

- A. Minutes:** Approval of Minutes of regular meeting of May 13, 2019
Motion: M. Manzella Second: J. Henry
Discussion: None
In favor: All

B. Applications:

1. 4th Avenue Pavilion
1100 Ocean Ave, block 2402 lot 16, CBD Zone

Amending Site Plan approval for Phase I of previously approved four phase approved site plan.

George McGill, Esq. for applicant

All professionals sworn in

1st Witness: Kevin Paterson, Project Manager, Madison Asbury Retail, sworn in.
Paterson: Described operation of space, Ground floor dry retail & restaurant uses.
Restaurant compliance. Still reserving option to include the breezeway. No tenants at this time.
Sign- will work w city sign committee
CAFRA approvals- issue letter of compliance after PB approval
Streetscape-bike racks

Open to Q's from Public:

Ernest Mignoli-tenants- Seems like large developer tenants? Restaurant & bar? Like 5th avenue pavilion, start out at restaurant then has a bar.

Paterson: currently no tenants. Signage on rendering is fictitious, but anticipate restaurant; If tenant gets a liquor license, they could use it. Currently not one attached to building.

7:15pm Yvonne Clayton arrived

2nd Witness: Michael Gokberk, architect for applicant, sworn in
Exhibit A1: Proposed floor plans- 2nd floor plan revised to allow for flexibility for different types of uses
Exhibit A2: Proposed Building elevations
Exhibit A3: Proposed building use
Exhibit A4: details & lighting plan

Gokberk: Proposed façade finishes
Exhibit A5: white brick
Exhibit A6: stucco finish
Exhibit A7: aluminum sample0- dove gray
Exhibit A8: canopy colors-canary
Exhibit A9: canopy colors blue
Exhibit A10: canopy colors red
Exhibit A-2: Signage band- 2'xwhole length ocean ave & boardwalk side
Murals will go thru public art committee
Exhibit A11: lighting cutsheet for blade fixture
Exhibit A-12 linear mural & sign band fixture
Exhibit A13- gooseneck fixture
Gokberk: Equipment screen; For restaurant tenants, each will have cold room to store waste to hold until garbage collection
McGill: Walkways & ramps ada compliant?
Manzella: blade signs also lit?
Gokberk: detail
Manzella: changes to elevator- no more elevator access to basement
Gokberk: 2 stairways on each end of building
Souder: banner signs uplit vs downlit why; green roof discussed as possibility last, no consideration now?
Gokberk: accent top of bldg., lights not many lumens, can be dimmed. No interest in roof, more asthetic for
Henry: 1st fl plan- 6 tenants; who has access to basement?
Gokberk: possible to divide space
Paterson: maintain option for office on 2nd fl; basement open to tenant for addl storage space
Serpico: staircase
Lambert: who has access to bathrooms
Paterson: tenants & patrons
Clayton: if restaurant on 2nd fl, have to put cold room up there?
Henry: what are balconies for? Bike racks

Open to Q's from audience for professional:

Ernest Mignoli- Is plan to make this pavilion same as 5th ave pavilion? Bars with restaurants. Was basement damaged by sandy?
Mcgill: have to comply to bldg. codes, fire codes, etc. don't mean to be evasive, just don't have set tenants. They will comply w/ permitted uses, but don't want to be constrained to uses.
Mignoli: can u come back to use the roof?
Lambert: have to come back to board
Henry: lighting on band- close enough to bldg. to avoid spillage? Is lighting adjustable?
Gokberk: yes
No other questions for witness

3rd Witness: Robert Curley, engineer for applicant, sworn in

Exhibit A14: Lighting exhibit dated 9/1/17

Curley: some q's from professionals re lighting. None of lught extends more than 10' from bldg.. wont be any glare, all lights directed at bldg. no modifications to utilities, only modify electrical taking out of flood plane.

Mcgill: screening mechs-

Curley- jcpl must be acceptable

Mcgill: no landscape plan

Curley: no area to landscape

Contours- waiver

Soil borigns- waiver- no construction to bldg.

Add dimensions to plan

Mcgill: traffic analysis report- no parking req in WRA.

Curley: traffic report dated 2004 states sufficient parking for all tenants in area

#17- same utility connections

Curley: exemption letter issued by freehold soils

Exhibit A15: Freehold Soil exemption letter

Mcgill: TRC design comments- railing, white brick, signs

Lambert- loading zone for biz

Sullivan: #28 of CCH report-

Curley- opening will have to comply

Qs from public:
Mignoli- traffic study from 2004, how many units?
Curley: 2164 units

Move to open Public comment: Manzella Second: Souder
All in favor

Ernest Mignoli, resident: all agreements are from 2002. Lots of changes, development. Always presented as boardwalk for families, but mostly for adults and out of towners
Timer sounds at :03

Move to close public comment: Manzella Second: Henry
All in favor

Lambert: temporary waivers Q
Serpico: Have the following conditions:
Comply with all prior conditions, anything in planners and engineers report
Cafra approval
Applicant will return for signage for tenants
Murals will go before public arts committee
Any encroachments if any have to be approved by mayor and council
Sullivan: variable dimmer/timer for LED light fixtures to caliber sign lighting (blade signs)
Souder: If issue w lights, what will be done? How do you enforce it?
Sullivan: subjective requirement. Sign lighting.
Serpico: make sure that condition to have mechanism to control the light
Serpico: think this will occur by complaint- if no complaint, fine. If complaint, then will go to zoning officer.
Mcgill: go w/ good faith- if no complaint, it will be fine. A legitimate complaint, we will deal with it in good faith with the city.

Motion to approve the amendment: Manzella Second: Souder
In Favor: Jim Henry, Michael Manzella, Jennifer Souder, Trudy Syphax, Rick Lambert

Application **Approved**

- C. **Resolutions:** none
- D. **Discussions:** none
- E. **Executive Session:** none

Motion to adjourn: Manzella Second: Moor All in favor

Meeting Adjourned: 8:47pm