

**CITY OF ASBURY PARK**  
**PUBLIC NOTICE OF VIRTUAL MEETING**  
**REGULAR MEETING OF THE PLANNING BOARD**  
**Monday June 21, 2021 7:00 PM**

The following meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act”, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Bill A3850/ S2294, signed by the Governor, allows public bodies to conduct meetings and provide notice, by electronic means during periods of emergency in response to Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.

Any questions may be directed to the Planning Board Secretary during business hours at 732-502-5724 or via email at [Irina.Gasparyan@cityofasburypark.com](mailto:Irina.Gasparyan@cityofasburypark.com)

**VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS**

The City of Asbury Park Planning Board is utilizing the Zoom meetings program to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

**JOIN VIRTUAL MEETING**

When: Jun 21, 2021 07:00 PM Eastern Time (US and Canada)

Topic: Asbury Park Planning Board Virtual Meeting 6/21/21

**Join Zoom Meeting** (by computer or other web-enabled device):

<https://zoom.us/j/91085504935?pwd=dHFmeUQ5NUZ1TFNzK3NrY2NMMDhDUT09>

Passcode: 528241

**One tap mobile:**

+19292056099,, 91085504935# (New York)

**Dial by phone by your location:**

+1 929 205 6099 US (New York)

Enter Meeting ID: 910 8550 4935 #

- You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>
- When the public question or comment portion of an application you wish to speak on is opened to the public, you must click the “raise hand” button (if using a computer or mobile device) or dial \*9 to raise your hand (by telephone) to indicate to the Board Secretary that you wish to speak.
- After clicking “raise hand” (on computer or mobile device) or dialing \*9 (on telephone), listen for your name or last 4 digits of your phone number. Permission to speak will then be granted to you.

- During the public comment session, you must be sworn in before you can give comments. Each speaker will have three (3) minutes to comment and when your time expires your microphone will be muted.
- You may participate in public comment or questions by attending the virtual meeting through Zoom, either by computer or phone access. However, as required by N.J.A.C. 5:39-1.4(f), a member of the public may alternatively submit written comments by 4 p.m. on the Thursday prior to each regular meeting listed above. Such written comments may be read at the public meeting only if they are consistent with the Open Public Meetings Act and guiding regulations, pertain to an agenda item, are consistent with the Planning Board bylaws, which restrict public comment to three minutes per person. Written comments may be emailed to: [Irina.Gasparyan@cityofasburypark.com](mailto:Irina.Gasparyan@cityofasburypark.com), mailed to Irina Gasparyan, Planning Board Secretary, Asbury Park City Hall, One Municipal Plaza, Asbury Park, New Jersey 07712, or deposited in the gray drop box identified by the City Seal, located at Asbury Park City Hall, One Municipal Plaza, Main Entrance, Asbury Park, New Jersey.
- All microphones of public users will be muted during the meeting, except as set forth above during the public comment and question portion of each agenda item.

### **ACCESS TO DIGITAL PLANS AND APPLICATION MATERIALS**

The application, maps, plans and related supporting materials are available for public inspection on the Planning Board website: [www.cityofasburypark.com/planningboard](http://www.cityofasburypark.com/planningboard)  
Alternatively, you may contact the Board Secretary at [Irina.Gasparyan@cityofasburypark.com](mailto:Irina.Gasparyan@cityofasburypark.com)  
Phone: 732-502-5724

**Virtual Meeting Agenda**  
**Regular Meeting of the Asbury Park Planning Board**  
**Monday June 21, 2021 7:00 PM**

- A. Call to Order
- B. Open Public Meetings Statement
- C. Salute to the Flag
- D. Roll Call

E. Minutes:

- 1. Minutes of the June 7, 2021 regular meeting
- 2. Minutes of the June 3, 2021 special meeting

F. Board Review:

- 1. **Municipal “Opt Out” Ordinance**  
Referral from City Council of the proposed Cannabis “Opt Out” Ordinance
- 2. **Amendment to the Central Business District (CBD) Redevelopment Plan**  
Referral from City Council to amend the CBD Redevelopment Plan to permit a Microbrewery

G. Applications:

- 1. **AP Shore Holdings, LLC (Request to be carried to 7/26/21 without further notice)**  
**810-812 Main Street, Block 2602, Lot 2, B2 Zone**  
Applicant is seeking preliminary and final site plan approval with C variance for a 3-story mixed-use building.

Application documents available here: [www.cityofasburypark.com/planningboard](http://www.cityofasburypark.com/planningboard)

*Formal action may be taken*

- 2. **316 Main Avenue, LLC (Application referred to DRC)**  
**316 Main Street, Block 2508, Lot 1, CBD Redevelopment Area**  
Preliminary and final major site plan to add 24 residential units to an existing mixed use building. In conjunction with application for 700 Bangs Avenue.

Application documents available here: [www.cityofasburypark.com/planningboard](http://www.cityofasburypark.com/planningboard)

*Formal action may be taken*

- 3. **Linus Holdings Corp. (Application referred to DRC)**  
**700 Bangs Avenue, Block 2508 Lot 2, CBD Redevelopment Area**  
Amendment to the approved site plan to allow for ingress/egress for 316 Main Street (Application #1)

Application documents available here: [www.cityofasburypark.com/planningboard](http://www.cityofasburypark.com/planningboard)

*Formal action may be taken*

**H. Board Discussion**

- a. Board discussion regarding Asbury Beach Club application determination

**I. Adjournment**