

**CITY OF ASBURY PARK  
PUBLIC NOTICE  
REGULAR MEETING OF THE PLANNING BOARD  
Monday, June 26, 2023 7:00 PM**

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

**E. Applications**

1. **PB-2023-04**  
**Asbury Partners LLC, 1600 Ocean Avenue, Block 4502, Lot 1.25**  
**North Eats Food Truck Court**  
Request for operational modifications to 2022 approvals including food trucks utilizing the Property be allowed to remain overnight, remove the requirement that a representative be present on site at all times, change the hours of operation to Friday through Sunday 10am to 9pm from Memorial Day through June 30<sup>th</sup> and 10am to 9pm seven days per week from July 1<sup>st</sup> to Labor Day. Site plan and configuration is the same as 2022 approval.
2. **PB-2020-10 (continued from 4/17/23)**  
**637 & 701 Lake Avenue, Jemal's National Guard Armory, LLC**  
**637 & 701 Lake Ave., Blocks 2406 & 2404, Lots 1 & 11**  
24 Residential units proposed in building rehabilitation at 637 Lake Avenue and 27 parking spaces proposed in surface lot at 791 Lake Avenue plus an additional two parking spaces on Lot 1. Applicant seeks variance relief for required 35% ground level commercial use, proposed use is storage only pursuant to NJDEP FHA permit.
3. **PB-2023-03**  
**Shared Equities, Co., Monroe Avenue Realty, LLC**  
**1012 Asbury Avenue, Block, Lots 1 and 2**  
Preliminary and Final Major Site Plan approval to develop the property to erect a 4-story mixed-use building with additional penthouse level for a total of 101 residential apartment units (of which a minimum of 40% will be affordable housing), ground-floor retail space and an interior parking garage with 101 parking spaces. Property is located in the 1012 Asbury Avenue Redevelopment Area.

*Formal action may be taken for all applications*

**F. Adjournment**

**ACCESS TO DIGITAL PLANS AND APPLICATION MATERIALS**

The application, maps, plans and related supporting materials are available for public inspection in the Planning office during normal business hours and on the Planning Board website: [www.cityofasburypark.com/planningboard](http://www.cityofasburypark.com/planningboard)

Alternatively, you may contact the Board Secretary at 732-502-5724 or [marie.rodriques@cityofasburypark.com](mailto:marie.rodriques@cityofasburypark.com) for assistance.

Submitted by: Marie Rodrigues, Secretary to the Planning Board