

Minutes of the Asbury Park Planning Board Regular VIRUTAL Meeting  
**January 24, 2022**  
6:00pm

Announcement by the Chairperson that the virtual meeting is being held in accordance with the with the “Open Public Meetings Act,” Chapter 231, Public Law 1975, amended 2020, which explicitly permits a public body to conduct meetings electronically during a state of emergency. Adequate notice of this meeting has been provided to the Coaster and Asbury Park Press. All notices are on file with the Board Secretary.

Members in Attendance: Mayor John Moor, Councilwoman Yvonne Clayton, Michael Manzella, Alexis Taylor, Eric Galipo, Jennifer Souder, Jim Henry, Barbara Krzak, Daniel Sciannameo (alt) & Juanita Barnes (alt)

Members Absent: None

Members Recused: None

Staff: Jack Serpico (Board Attorney); Donna Miller (Board Planner); Doug Clelland & Jason Fichter (Board Engineers); Irina Gasparyan (Board Secretary)

Meeting begins at 6:00 pm

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**A. Salute to the Flag**

**B. Roll Call**

**C. Board Matters:**

Exhibit B-1: Notice of annual meetings to virtual in APP

Exhibit B-2: Notice of annual Meetings to Virtual in the Coaster

Exhibit B-3: Notice of Virtual meeting of January 24, 2022 in the APP

**D. Annual Appointment/Re-appointment of Planning Board Members:**

**Eric Galipo** – Oath of office

**Daniel Sciannameo**– Oath of office

**Juanita Barnes**– Oath of office

**Barbara Krzak**– Oath of office

**Mayor John Moor**

**Councilwoman Yvonne Clayton**

**Michael Manzella**

**E. Annual Board Reorganization**

1. Temporary Appointment pending permanent appointment by the Planning Board:

a. Temporary Chairperson – Barbara Krzak

b. Temporary Board Attorney- Jack Serpico

c. Temporary Board Secretary- Irina Gasparyan

Nomination By: Taylor    Seconded by: Manzella                    **All members vote in favor**

**All members vote in favor**

**F. Executive Session**

Resolution to enter into executive session

Motion By: Krzak    Seconded by: Henry                    **All members vote in favor**

**G. Board Reorganization (cont.)**

2. Nominations and appointment for 2022 offices:  
Chairperson- Barbara Krzak

Nomination By: Galipo    Seconded by: Henry    **All members vote in favor**

Vice-Chairperson: Rick Lambert

Nomination By: Manzella    Seconded by: Henry    **All members vote in favor**

3. Nominations for Board Professionals for 2022:

Board Secretary: Irina Gasparyan

Board Attorney: Jack Serpico

Conflict Attorney: Beekman Law Firm

Board Planner: Clark Caton Hintz

Conflict Board Planner: T&M Associates

Board Engineer: Insite Engineering

Conflict Board Engineer: T & M Associates

Board Recording Services: APTV

Nomination By: Krzak    Seconded by: Manzella    **All members vote in favor**

4. Committees:

Design Review Committee:

Members: Barbara Krzak, Rick Lambert, Eric Galipo    Alternate: Alexis Taylor

Nomination By: Krzak    Seconded by: Moor    **All members vote in favor**

By-Law Policy Committee:

Members: Michael Manzella, Yvonne Clayton, Jim Henry    Alternate: Eric Galipo

Nomination By: Krzak    Seconded by: Manzella    **All members vote in favor**

Master Plan Committee

Members: Barbara Krzak, Yvonne Clayton, Jennifer Souder    Alternate: Eric Galipo

Nomination By: Krzak    Seconded by: Manzella    **All members vote in favor**

5. 2022 Planning Board Official Newspapers: Asbury Park Press & The Coaster Newspapers

**Motion By:** Krzak    **Seconded by:** Henry    **All members vote in favor**

6. Adoption of 2022 Planning Board Meeting Schedule

**Motion By:** Krzak **Seconded by:** Clayton **All members vote in favor**

**H. Minutes:**

1. Minutes of regular meeting of December 6, 2021

**Motion by:** Manzella **Seconded by:** Henry **All members vote in favor**

**I. Resolutions:**

1. **Interfaith Neighbors, Inc.**, 302 Akins Avenue, Block 1203, Lot 1

Edits: strike Taylor from voting members, confirm Galipo

Abstain: Taylor, Souder

**Motion by:** Clayton **Seconded by:** Lambert **All eligible members vote in favor**

2. **AP Shore Holdings, LLC**, 810-812 Main Street, Block 2602, Lot 2

Abstain: Moor, Clayton, Manzella

**Motion by:** Krzak **Seconded by:** Henry **All eligible members vote in favor**

3. **David B. Duncan, MD**, 1317-1319 Springwood Avenue, Block 1101, Lot 41 & 42

Abstain: Galipo, Souder, Lambert

**Motion by:** Krzak **Seconded by:** Henry **All eligible members vote in favor**

4. **316 Main Avenue, LLC**, 316 Main Street, Block 2508, Lot 1

5. **Linus Holding Corp. LLC**, 700 Bangs Avenue, Block 2508, Lot 2

**Motion to Table both resolutions to next meeting:** Henry **Seconded by:** Krzak

**All eligible members vote in favor**

**J. Discussion:**

1. **PB 2022-01**

**Council Referral of Redevelopment Plan for 1201 Memorial Drive**

Eric Galipo has indicated that his home shared property line with property as part of the redevelopment plan.  
John Moor has recused himself from this application

Michele Alonso, licensed Planner for City of Asbury Park, sworn in  
Exhibit C-1: Resolution referring with attached Redevelopment plan

Open to public Q's

Close public Q's

Motion to open public comment: Henry 2<sup>nd</sup>: Lambert

No public comment

Motion to close public comment: Lambert 2<sup>nd</sup>: Henry

Serpico: Master Plan consistency, then comments

Galipo: My perspective it is consistent w/ affordable housing, however, this does not appropriately transition in the residential area according to MP

Krzak: concern w setbacks of 0-5' & view corridors on 4<sup>th</sup> & 5<sup>th</sup> st.

Serpico: lets get comments by email & write in letter form to the Council

Sciannameo: second the concerns about setbacks

Souder: second both Eric & Barbara concerns. Question about the energy star model- do they have to do both?  
How will that be defined or proven?  
Alonso: building dept and zoning dept  
Krzak: should include in the comments  
Manzella: comments about the height on Memorial Drive for the view corridors

**Motion to further develop comments made by members and forward document to Council:** Manzella

**Seconded by:** Souder

**Recused:** John Moor

**All other members vote in favor**

**Plan Recommended to Council with report & comments**

**K. Applications:**

**2. PB-2021-06**

**649 Mattison, LLC,**

**649 Mattison Avenue, Block 2505, Lot 9, CBD Redevelopment Area**

Andrew Karas, Attorney for applicant

Brian Zwarycz, Licensed Engineer for applicant, sworn in

Karas: Want to address a couple items before we get started. 1<sup>st</sup>- several references that property is in historic district. The building is not on the state or national register. It is located in a historic district. Standards in planners report that need to comply with dept of interior not applicable. Only building in that district is the Steinbeck building.

Donna Miller, board planner, sworn in

Miller: it is determination of our firm by john hatch our principal historic architect that this property is considered as listed in historic register. Properties that are listed as "contributing" are regarded as historic property.

Karas:

Krzak: We really don't need to go down this path. Don't think you're going to convince Miller.

Serpico: impact significant because if it is in historic, then there's an issue with the windows that were replaced.

Exhibit A-3: National Register of historic district

Krzak: Agree with Souder and Lambert that if all contributing loses its character then will lose a historic district

Serpico: I think the issue has been explored and up to the Board to determine how to proceed. We don't make any determination of an estoppel issue. If we vote in favor of Mr. Karas, then there is no issue with the windows, and move forward. If opt to agree with Planner, then historic guidelines apply and that windows should not have been removed, should have been replaced in kind.

Krzak: I do feel that whether the permits were rightfully issued is not our business

Karas: can be bifurcated whether windows were correctly done and whether the 2<sup>nd</sup> floor complies

Krzak: What are things that board could live with if we moved forward?

Galipo: repaint mullions, removal of what's been put in & restore unique pediments of windows. There are available photos of what was there.

Lambert: think it's unfortunate that approved drawings the way they were done. Think the applicant did what they were supposed to. Like the suggestion about the mullions. I think its really not right for us to expect all the elements to come back.

Karas: you have a DRC why don't we come up with some things and come back

**Motion to carry application to 3/21/22 without further notice:** Manzella

**Seconded by:** Henry

All members vote in favor  
Applicant agrees to waive all time constraints  
APPLICATION CARRIED

**L. Adjournment**

**Motion to adjourn by:** Krzak **Seconded by:** Manzella All in favor  
Meeting Adjourned: 10:02 pm