

Minutes of the Asbury Park Planning Board Regular Meeting  
**March 15, 2021**  
Virtual Zoom Meeting  
7:00pm

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. In addition, a notice regarding this virtual meeting and instructions were published in the Asbury Park Press and the City of Asbury Park website. A copy of that notice is on file with the Board Secretary. The notices and the conduct of this meeting are in accordance with the guidelines for virtual meetings issued by the New Jersey Department of Community Affairs. Official action may be taken on the matters listed below.

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

Members Absent: Trudy Syphax

Members Recused:

Staff: Jack Serpico (Board Attorney); Irina Gasparyan, Board Secretary

Meeting begins at 7:00 pm

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**A. Salute to the Flag**

**B. Roll Call**

**C. Minutes:**

1. Minutes of the March 1, 2021 Regular Meeting  
Exhibit B-1 marked into Exhibit

**Motion to approve:** Henry

**Seconded by:** Krzak

All eligible members vote in favor    None opposed    APPROVED

2. Minutes of the November 2, 2020 Regular Meeting  
Exhibit B-2 marked into Exhibit

**Motion to approve:** Henry

**Seconded by:** Krzak

**Recused:** Moor, Clayton, Manzella

All eligible members vote in favor    None opposed    APPROVED

**D. Applications:**

1. **AP Shore Holdings, LLC (Request to adjourn and carry to next available meeting)**  
**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

Jeffrey Beekman, attorney for applicant

Beekman: In light of review letters from Board, ask for adjournment to make modifications to the plan.

Serpico: going to re-notice?

Beekman: yes, as we discussed there was another variance

**Motion to carry application to 4/19/21 with further notice:** Manzella

**Seconded by:** Galipo

**All Vote in favor**

APPLICATION CARRIED to 4/19/21

**E. Executive Session:** *A written resolution was adopted by the Board for the executive session at the beginning of the session*

Exhibit B-3: Resolution to enter into executive session

**Motion to enter into executive session:** Taylor

**Seconded by:** Henry

All members vote in favor

Resolution ADOPTED

1. Discuss Board staff re-appointments

**F. Appointments:**

1. Appointment of 2021 Planning Board Planner

Manzella: want to thank the committee for doing the research

**Motion to appoint Clark, Caton, Hintz as Board Planner for 2021:** Krzak

**Seconded by:** Eric Galipo

Opposed by: Moor

All members vote in favor

2. Appointment of 2021 Planning Board Conflict Planner

**Motion to appoint T&M as Board Planner for 2021:** Taylor

**Seconded by:** Clayton

All members vote in favor

**G. Adjournment**

**Motion to adjourn by:** Manzella      **Seconded by:** Krzak

All in favor, None Opposed

Meeting Adjourned: 7:20 pm