

Minutes of the Asbury Park Planning Board Regular VIRUTAL Meeting
March 21, 2022
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.

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

Members Absent: Alexis Taylor

Members Recused: None

Staff: Jack Serpico (Board Attorney); Michael Sullivan (Board Planner); Doug Clelland (Board Engineers); Irina Gasparyan (Board Secretary)

Meeting begins at 7:00 pm

A. Salute to the Flag

B. Roll Call

C. Minutes:

1. Minutes of regular meeting of March 7, 2022
Clayton: change on last page- voted against application
Motion by: Sciannameo **Seconded by:** Clayton **All eligible members vote in favor**
Recused: Krzak, Henry, Bonanno
2. Minutes of regular meeting of February 4, 2021
Motion by: Henry **Seconded by:** Clayton **All eligible members vote in favor**
Recused: Sciannameo, Barnes, Bonanno
3. Minutes of regular meeting of January 11, 2021
Motion by: Henry **Seconded by:** Lambert **All eligible members vote in favor**
Recused: Sciannameo, Barnes, Bonanno

D. Applications:

1. PB-2021-06

649 Mattison, LLC,

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

Andrew Karas, Attorney for applicant

Daniel Condatore, Licensed Architect for applicant, sworn in

Exhibit A-4: Revised Architectural plans dated 3/4/22

Condatore: reviewed updates and changes made since last meeting. Comments about original windows- more separation, worked w DRC to show definition of window above & below

Michael Sullivan, board planner, sworn in

Karas: wall that faces parking lot- there is application to place mural there

Exhibit A-5: Supplemental renderings after DRC

Exhibit A-6: Rendering Options presented to DRC

Condatore: described options presented to DRC, 3 options. Strongest comments from DRC were want to make effort to bring everything together but everyone felt that didn't want to bring as much amount of glazing with more modern storefront. Showed renderings of exhibit A-5 that decided upon.

Karas: is all existing lighting going to remain

Condatore: yes

Krzak: since we have all here would like to hear from everyone else what they think about the

Sciannameo: understand that original elements are gone, think option 3 ties in to rest of building with lighter door

Krzak: all the DRC members said they did not want heavy mullions

Clayton: I agree w Dan. I think fan windows help continuity. With thinner door

Souder: Agree also

Barnes: I too like the thinner door & have Q- why is the last window all glass on bottom?

Henry: if look @ historic photos in CCH report, that was a window & this does not comply w UEZ guidelines

Galipo: condition of front was changed far before this applicant. Could you describe how intend to create that effect of mullions

Condatore: there are companies that will make a mullion recreation that will be applied. Not true separated windows

Lambert: think façade is a little too bare. How do horizontal bands

Moor: in general, to me the windows should be recessed like the rest of the building. Im not happy with the design and agree with other members.

Lambert: good comment maybe recess would allow

Condatore: I felt that under the DRC it went the direction of not having to replace the windows.

Karas: were trying to work with the board and DRC

Krzak: the question is what can we agree upon to move forward, were not going to go down that road again about the windows being replaced. Options are thinner door and mullions is one option. Other option is what was agreed to with the DRC.

Souder: option 2 which is what the DRC agreed upon

Lambert: so everyone agrees on the thinner doors, the fan option, and the horizontal band.

Krzak: in way of fairness should put a vote to agree on elements

Serpico: sounds to me that you're voting on 3 elements: 1- mullions 2-thinner doors 3- bands ornate or dental

Moor: should we be taking any vote without public comment

Open to public Q's

Werner Baumgartner: what is current state of façade? What are exceptions variances?

Serpico: all design exceptions no variances.

Condatore: important to introduce more glazing along store front

Baumgartner:

Close Public Q's

Clelland: all of our concerns have been addressed. Main concern was we didn't want downspouts & verified that internal drainage will not go into street or sidewalk

Sciannameo: best of the world would be that original windows be replaced.

Serpico:

Karas: closing statements

Sciannameo: read from design guidelines. A number of us whether got building permit or not windows should be replaced

Krzak: that is something that should be discussed, is one of parts of request is to recess them. From what I understand when Condatore was asked if that was possible he said it was, is that correct Mr. Condatore?

Condatore: yes, it would take significant amount of work, but its unfortunate that Killer pies finished their fit out and that would disrupt, but yes, possible.

Krzak: Does anyone else feel that should have more discussion about windows/doors recessed?

Henry: I do. Comment about the flat windows not being desirable

Souder: I appreciate all work that applicant doing to work with the board. I always want to preserve the elements of the buildings left downtown to see if we can preserve as much of the historic character as possible. If process for this project had been different we'd be having a different conversation because there would be more elements left to preserve. Should look to see if option to recess windows would make such a difference. Krzak: I also feel that windows being recessed would really preserve some more of character, any discussion of how much

Condatore: I think the wall recesses but would have to rip out work already done by tenant and also delay tenant opening

Serpico: if going to ask applicant to go back to drawing board on that one element should makes sure other elements are put to rest.

Moor: I agree that windows & doors should be more recessed. No one has talked about addition at all. I have some problems w 3rd floor addition.

Serpico: we've never done this before where we've broken down the elements.

Moor: modifications with no input.

Lambert: you're correct.

Krzak: this is a very different type of application where things were done out of order

Serpico: I don't recommend that board splits everything up into parts. Look @ application as a whole.

Moor: just looks like too many windows too many squares looks like a shoebox on top of building.

Henry: I also thought were coming back to this to discuss. I agree about shoebox. Guidelines tell us to not mimic but make compatible. Color is different, no decorative elements, windows on upper floors supposed to be in alignment with bottom according to guidelines think should be addressed.

Karas: this is 3rd meeting wish this would have come up in previous meetings.

Krzak: I believe recommended that it was set back a bit more, color different, and windows modified.

Karas: exactly and those changes were made

Barnes: I think because 3rd floor is different it pronounces the building below. It sets it off and makes the architecture much clearer.

Krzak: I agree and think it enhances building.

Clayton: not happy with the design of 3rd floor

Daniel Condatore, architect, called back

Condatore: reviewed changes to 3rd floor floorplan & renderings. Think Juanita characterized what we did perfectly. By minimizing the addition, it emphasizes the original building. Lighter shade of brick sets itself into the sky to blend it in. Idea is not to make the top of building a showcase.

Moor: I understand why design chosen now and see this design.

Open to Public Q's

Werner Baumgartner: why casement windows? Are window square?

Condatore: rectangle tall ways, casement accentuates building

Motion to Open to Public Comment: Henry Second: Krzak

Werner Baumgartner

Motion to close Public Comment: Henry Second: Sciannameo

Krzak: regarding recessed doors and windows, have to come back, we have an agreement

Serpico: as long as noticed that next meeting will be in person and everyone in attendance today knows we are covered and will not have to renotece

Motion to carry application to 5/2/22 without further notice: Krzak

Seconded by: Sciannameo

All members vote in favor

APPLICATION CARRIED

E. Board Matters: Oath of Office

1. **James Bonanno**- Class III member

F. Adjournment

Motion to adjourn by: Sciannameo **Seconded by:** Henry All in favor
Meeting Adjourned: 9:37pm