

Minutes of the Asbury Park Planning Board Regular Meeting  
**April 4, 2022**

Announcement by the Chairperson that the meeting is being held in accordance with the with the “Open Public Meetings Act,” Chapter 231, Public Law 1975, amended 2020.. 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

Members Absent: Alexis Taylor, Daniel Sciannameo (alt) & Juanita Barnes (alt)

Members Recused: None

Staff: Jeffrey Beekman (Acting Board Attorney); Michael Sullivan (Board Planner); Jason Fichter (Board Engineers); 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 regular meeting of March 21, 2022

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

**Abstain:** Henry

**D. Applications:**

**1. PB-2021-06**

**K. Hovnanian NJ**

**216 Third/, Block 4003, Lots 1-16 & Lots 12-13 Waterfront Redevelopment Area**

Andrew Karas, Attorney for applicant

Robert Curley, Licensed Prof Engineer and Planner for applicant, sworn in

Karas: Bergh/2<sup>nd</sup> “Aegean, on Bergh/3<sup>rd</sup>- “Baltic” consisting of condo units

Curley: one correction- there is one dwelling not vacant. Described site conditions. Part of application- need minor subdivision

Exhibit A-1: Site plans dated 2/1/22

Curley: Ongoing process with DEP

Exhibit A-2: Minor Subdivision plan dated 4/28/21

Aegean- 42 Parking stalls Parking requirement for waterfront is less, so have excess. For proposed lot B have 27 stalls. The EV requirement is being provided. Our application has been submitted and reviewed for long time, part of approval is going through process with DEP. Street will be expanding.

Galipo: is that part of infrastructure redevelopment in the area?

Curley: yes and the lots on 3<sup>rd</sup> are currently under resolution compliance and will begin soon.

Krzak: Board is concerned about current conditions because the proposed is in the future

Galipo: can you help us understand what happens to stormwater when falls

Curley: all underground, retention basin and then goes to connect to main. Not recharging we were unable to meet DEP requirement to

Krzak: they’re all combined?

Beekman: they can have an easement between the properties but they're going to have to outline what's being shared and responsible. Board attorney or city attorney and board engineer will review the easement to make sure

Jason Fichter, Boar Engineer, sworn in

Michael Sullivan, board planner, sworn in

Fichter: how deep are systems underground? How do we protect adj properties during construction?

Curley: range from 4-6' there will have to be sheeting during construction, will remain if needed after construction.

Fichter: not usually something we do during board, but maybe can provide plan on how adjacent properties will be protected during construction

Karas: no problem doing that

Galipo: have you calculated lot coverage & all?

Curley: overall drainage design is based upon looking @ project as whole, done at request of dep. Overall allowable is 90%, we are less than that.

Fichter: considered major develop as a whole. Is all of compliance being done onsite?

Curley: yes.

Moor: how many parking spaces losing on the street?

Exhibit A-3:

Exhibit A-4:

Curley: what exists today, total # of parking stalls that would be allowed on bergh would be 10.

Karas: that's with no curb cuts correct? And what's proposed?

Curley: yes, so 2 parking spaces legally that would lose, but going to be picking up stalls lost on Bergh to 2<sup>nd</sup> street.

Krzak: today there are 2 active parking spots in front of dwelling to be demolished.

Curley: I can see this is a sensitive issue, I don't want to answer incorrectly. I want to have exhibit prepared. I just want to answer Mr. Mayor's clear question, are we losing any parking? The answer is no, and we are providing additional parking. EV statute requires us to provide EV stalls of 15%. Each one of EV stalls counts 2:1.

Karas: It's reducing the total requirement

Lambert: understand meeting statute but taking away parking from public

Krzak: providing 42 stalls, did you already subtract the EV? So the 41 required, out of 42, 2 are ADA.

Galipo: how many are tandem spaces?

Curley: 24 are tandem

Karas: any tandem spaces would be deeded to specific unit

Moor: is that your plan or master developer plan?

Curly: all the infrastructure

Sullivan: Are you minimizing any of cuts to parking?

Curly: could it be brought down? Yes it could.

Exhibit A-5 : Vehicle Circulation dated 3/4/22

Bonanno: any units not deeded parking?

Karas: all will have parking

Galipo: in future drawings can you please mark what is what isn't spaces, # spaces helpful

Lambert: on street parking on 2<sup>nd</sup> ave how many spaces lost there?

Curley: on 2<sup>nd</sup> ave there will be 6 parking stalls in future development. I just want the board understand the area has been restriped several times. We will come back to that.

Karas: what is lighting being proposed?

Curley: all accent lighting that is being projected on board.

Exhibit A-6: Concept Lighting Plan dated 3/21/22

Krzak: concerned about light that may shine onto Britwood property

Sullivan: said no negative impacts w lighting but are they compliant?

Curley: there are no lights that extend out the property

Fichter: any safety lighting in pedestrian walkways?

Karas: can do pedestrian safety lighting

Krzak: if o structural reason for the curb to curve, then we ask that the sidewalk be straightened. When the infrastructure improvements happen then they reconstruct.

Exhibit B-1: Insite report dated 2/22/22

Karas: Went through individual numbers of report,

Moor: ok with no loading spaces?

Fichter: we see this regularly, not a problem

Curley: Min curblin opening- instead of 24 were providing 20 requesting waiver for driveway, think more than adequate. Don't have DEP compliance letter yet and will provide. Were required TWA application and will submit. We contacted all utilities and will provide. No emergency vehicle access to building required, will be sprinklered.

Beekman: easements will be filed separately affected by storms?

#### Open to public Q's

Jill Mondrone-Ghilino, 1004 Bergh St- how will I be ensured that my house will be protected from being

Curley: no stormwater systems close to your home. The water is generated by roof runoff then collected in underground system, then drains out out 3<sup>rd</sup>. the lot is graded away from her property, her property sits higher.

Mondrone: So both will be lower than my property? How can ensure that my house will not be affected?

Curley: correct. The adjacent dwelling that was demolished made no impact so we will be substantially further from your house & won't have any disturbance. Actually in WRA you're allowed to build right up to the building.

Lambert: no piles being driven?

Curley: no piles

Mondrone: what will be done?

Curley: there are many things, can provide sheeting, etc.

Karas: there will be a survey of adjacent property

Krzak: who's responsible for protecting that home?

Sullivan: not unusual for board resolution to provide protection

Galipo: I would suggest there be a

Carl Erler, representative for applicant, division counsel for K. Hovnanian homes

Erler: we would like to survey your home & have geotechnical expert generate a report to ensure nothing affects your site.

Mondrone: I appreciate and accept all of that. The sidewalks around Bergh how are those widened?

Curley: they're only changing about 6" not really modified.

Mondrone: lighting that's pointing down at my house

Curley: architect will address

Werner Baumgartner, 402 5<sup>th</sup> ave: what are setbacks to the street looks like voluntarily providing a setback to the property line. Why are they different? Wouldn't it be more desirable to make it the same?

Curley: wouldn't notice it, can make them the same if board sees fit

Baumgartner: aware exemption to change setback to 25'?

#### Close Public Q's

Frank Minervini, Licensed Architect for applicant, sworn in

Exhibit A-7: Architectural plans dated 8/6/21

Minervini: Aegean: go over site first based upon questions. Overviewed setbacks. Parking level floorplans- partially subterranean existing condition is already higher than Bergh st. overview of mechanicals and trash room. Breakdown of 27 units: 2 are 1 bed, 3 are 1 bed w/ den, 7 are 2 beds, 3 are 2 bed w den, 12 are 2 bed w/ den or 3 bed. All mechanicals are set in from building edge to minimize all sound.

Baltic- 17 units- similar to condition of 2<sup>nd</sup> ave- not perpendicular to street, that's why the lines to street are not perfectly perpendicular.

Galipo: are you in compliance with height of WRA?

Minervini: 3 stories, Ground floor doesn't count. We are in compliance.

Ground floor plans- reviewed parking layout. Breakdown of units: 3x 2 beds, 14x 2 beds w/den or 3 beds

Karas: what is square footage of units?

Minervini: all 1200-1400 will give those later in presentation. Will leave roof amenity plant to landscape architect. We've done the same with the mechanicals here for this building. Mechanicals approx.. 20' from property line

Sullivan: how many bicycles stored in each building?

Minervini: have diagram but it is more than 20 per building

Open to Public Q's

Mondrone: so there are 6 balconies overlooking my house? How would I know how much noise the AC units will make?

Minervini: 6 in Baltic, Aegean is 6 also. We've moved the AC to the center of the building to drown out any noise. So they are far away and above your home, at 3.5 stories.

Karas: is there anything can put up to sound proof?

Werner Baumgartner: are these condos deeded?

Minervini: yes, Condos

Close Public Q's

**Motion to carry application to 5/16/22 without further notice:** Lambert

**Seconded by:** Clayton

All members vote in favor

APPLICATION CARRIED

## E. Adjournment

**Motion to adjourn by:** **Seconded by:** Henry All in favor

Meeting Adjourned: 9:50 pm