

Minutes of the Asbury Park Planning Board Regular Meeting
May 16, 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: Councilwoman Yvonne Clayton, James Bonanno, Eric Galipo, Jennifer Souder, Jim Henry, Rick Lambert & Barbara Krzak

Members Absent: Mayor John Moor, 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

A. Salute to the Flag

B. Roll Call

C. Minutes:

1. Minutes of regular meeting of May 2, 2022

Motion by: Henry **Seconded by:** Krzak

Abstain: Lambert

All other eligible members vote in favor

D. Applications:

1. PB-2021-06

K. Hovnanian Holdings NJ, LLC

216 Third/Bergh/215 Second Avenues Block 4003, Lots 1-16 & Lots 12-13 Waterfront

Redevelopment Area

Andrew Karas, Attorney for applicant

Karas: brief overview of application & where left off

Frank Minervini, Licensed Architect for applicant, sworn in

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

Minervini: Overview of the buildings, materials for each. If materials not available, will match as much as possible. Meters- on E wall of both buildings

Exhibit A-8(a): Aegean Signage rendering

Exhibit A-8(b): Baltic Signage rendering

Exhibit A-9: Sold/void study for both buildings

Karas: where are utilities

Minervini: for both buildings on E side and screened with plantings

Karas: garage doors enter building

Minervini: after TRC comments, frosted glass doors. 18' wide for both doors

Krzak: want to know how make sure lights not going to affect house across street from garage

Minervini: can say that there is a slope from garage & a little below grade.

Lambert: what is reason for color palate seems vanilla

Minervini: something we can look at if the board agrees

Galipo: what is distance from balconies to the house in middle? My concern is line of balconies if opportunity to move them to the street side.

Minervini: 10', 3', 10'

Galipo: also think having balcony on street could add more interest. On Baltic- flip E2 balcony to Bergh

Minervini: we can definitely look at moving those

Souder: also wondering why don't have any balconies to maximize views of ocean

Exhibit B-2: Board Planners report dated 2/22/22

Karas: went through planners report with regard to architect's items

Henry: why aren't buildings designed to compliment the other buildings in the neighborhood

Minervini: contemporary arch complements the city; the plan was written a long time ago and isn't representative of the area now

Sullivan: contemporary buildings can still mesh with surroundings, cities evolve

Open to public Questions

Michael Goonin, 1101 Ocean ave- this site is permitted to have 3 stories?

Karas: already been determined that permitted before trc

Jill Mondrone, 1004 Bergh: is subdivision necessary for variances?

Karas: need to take a little from each lot to conform. No variances.

Werner Baumgartner, 5th ave

Debbie Decanso, 303 4th ave

Gina Grecco, 405 Prospect

Close Public Q's

Brian Leff, landscape architect for applicant, sworn in

Leff: overview of landscaping, rooftop amenity area,

Exhibit A-10: Rooftop Plan

Leff: told were looking into moving the AC condensers even more to minimize sound to the house in middle

Exhibit A-11: Landscape Plan

Clayton: are there trees being removed? In memo

Leff: in original plans removed from plan but never existed

Sullivan: irrigate plants on roofs? How high is parapet

Leff: yes, will have drip system. In 21-24" range- varies with architecture, 42" safety railing.

Karas: go overboard planners report with regard to landscape.

Krzak: would like the bollards to be lower than 12'

Leff: can do 10' sure

Open to Public Q's

Werner Baumgartner

Edward SanGeorge, property management company for applicant, sworn in

Karas: go over refuse and maintenance for buildings

SanGeorge: all kept in room, then emptied and brought down to the trash room in basement; trash in basement- should have a compactor, pickup in Asbury would be private, amenities on roof will be monitored, open during certain hours.

Krzak: where will trash be outside for pickup. As long as it is not near someone else's house/building- should never interfere with neighbors.

Henry: rooftop amenities avail to every unit no cost? Rooftop speakers?

SanGeorge: yes correct. No speakers/music

5 minute recess

Roll Call

Robert Curley, Licensed Prof Engineer and Planner for applicant, under oath

Exhibit A-12: parking exhibit existing conditions

Exhibit A-13: parking exhibit existing conditions With proposed development

Karas: how many parking spaces lost on street

Curley: 4

Karas: onsite providing 69 total. If take the parking requirement & take EV credit, only need to provide 60, we have 9 additional.

Exhibit A-14: Temporary right of way

Curley: show areas of construction

Erler: 16 months for Baltic would start first, then Aegean start a few months after, 24 months for both buildings under sda with city

Krzak: on east side of Bergh

Lambert: anything can assure Bergh won't be blocked

Clayton: are any of the spots metered?

Bonanno: all metered and permitted spaces, have to pay fee to city during construction. Can you explain which spaces losing on street parking? Is driveway on Bergh going to affect parking on Bergh

Curley: no it's a one way

Open to Public Q's

Jill Mondrone: will Bergh be shut down at any time so I can't access my street?

Karas: absolutely not.

Krzak: coming back with color scheme, ac units moved, signage, lowering wall, extend retaining walls, straighten sidewalks, (inspections, geotechnical analysis- don't have to come back with but as a condition

Close Public Q's

Motion to carry application to 7/11/22 without further notice: Lambert

Seconded by: Clayton

All members vote in favor

APPLICATION CARRIED

E. Adjournment

Motion to adjourn by: Lambert **Seconded by:** Krzak All in favor

Meeting Adjourned: 9:43 pm