

Minutes of the Asbury Park Planning Board Regular Meeting  
**May 17, 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, Jim Henry, Michael Manzella, Alexis Taylor, Jennifer Souder, Eric Galipo, Rick Lambert & Barbara Krzak

Members Absent: Trudy Syphax

Members Recused:

Staff: Jack Serpico (Board Attorney); Michael Sullivan (Board Planner), Jason Fichter (Board Engineer) & Irina Gasparyan (Board Secretary)

Meeting begins at 7:05 pm

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**A. Salute to the Flag**

**B. Roll Call**

**C. Resolutions:**

1. Main Street Redevelopment Plan Amendment

Motion to approve resolution: Galipo 2<sup>nd</sup>: Krzak All in favor None opposed  
Resolution memorialized

**D. Applications:**

1. **202 Seventh Ave, LLC (Carried from 4/5/21 without notice)**  
**202-204 Seventh Avenue, Block 4201 Lots 3-4, WPRA Zone**

Preliminary and Final Major Site Plan Approval for construction of a 5 story, 14-unit condominium building with roof deck and 23 parking spaces.

Kevin Kennedy, Esq. for applicant

Walter Hopkin, Professional Engineer for applicant, sworn in

Hopkin: reviewed changes to engineering plans based on comments from the board

Exhibit A-9: Revised Engineering plans dated 4/30/21

Exhibit B-3: Insite 2<sup>nd</sup> Engineering review letter

Fichter: Everything I had highlighted Walt has addressed and answered

Sullivan: just want to mention that applicant has addressed landscape plans- everything we suggested they have worked out. They have also included detail of streetscape

Fichter: should also include location of pipes on those plans. All want to see is how utilities go with the streetscape.

Open to public Q's

Ernest Mignoli

Close Public Q's

Richard Arzberger, Licensed Architect for applicant, sworn in

Exhibit A-10: revised arch plans dated 4/30/21

Arzberger: reviewed changes to arch revisions

Exhibit B-4: CCH 2<sup>nd</sup> planning review letter dated 5/13/21

Arzberger: If want to substitute 3000 for 4000K lighting we are in agreement

Sullivan: don't think the distances between the penthouse level and street will not have any impact with lights. Only other question is the fence with horizontal board on board vs. vertical. Don't understand security concern

Arzberger: would provide a foothold, solid fence would be like a sail in that location with winds

Taylor: condition would like InSite to review stormwater

Serpico: compliance with outstanding issues & conditions of professionals' reports. Applicant will submit plans subject to Insite review & approval.

Krzak: looking for lighting changes to 3000K. would like to add the fencing to be more in character with area. Add meters to the plans, plans change to the kind of fencing that is decided.

Taylor: I would also like that to be worked out with the board planner

Motion to approve application with those conditions: Manzella

Seconded by: Clayton

Opposed by: Galipo

All other members vote in favor

APPLICATION APPROVED

#### E. Adjournment

Motion to adjourn: Moor          Second: Henry    All in favor

Meeting Adjourned: 9:10 pm