

Minutes of the Asbury Park Planning Board Special Meeting  
**May 23, 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, Jennifer Souder, Jim Henry, Eric Galipo James Bonanno, Daniel Sciannameo (alt) & Barbara Krzak

Members Absent: Alexis Taylor, Rick Lambert & Juanita Barnes (alt)

Members Recused: None

Staff: Jeffrey Beekman (Acting Board Attorney); Donna Miller (Board Planner); Douglas Clelland (Board Engineers); Irina Gasparyan (Board Secretary)

Meeting begins at 5:36pm

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**A. Salute to the Flag**

**B. Roll Call**

**C. Applications:**

**1. PB-2021-18**

**Partner Properties LLC**

**929 Asbury Avenue, Block: 403 Lot 11, B Zone &**

**1000 First Avenue, Block 404 Lot 8, LI Zone**

Site plan & variances for renovation of existing building & parking on Asbury site & demo of existing building for ancillary parking on 1st Ave site.

Andrew Karas, attorney for applicant

Antonio Scalise, architect for applicant

Exhibit A-2: Arch plans dated April 7, 2022

Exhibit A-3: Arch renderings dated 5/5/22

Scalise: insulated on exterior w/ brick veneer, refuse area ne corner, light fixtures

Exhibit A-4: Fence sample photo

Exhibit A-5: aluminum panels sample

Exhibit A-6: Board panels sample

Schianameo: what is expected occupancy

Karas: approx. 50

Board Professionals sworn in

Miller: seems like most of engagement is at front of building on Asbury ave

Clelland: location of utilities

Scalise: Langford side, current meters

Karas: go through CCH report exhibit B-1 marked already

Schianameo: signs illuminated?

Scalise: individual letters of signs will be lit, not other panels

\_\_\_\_\_Macoley, Landscape Architect, sworn in

Exhibit A-7: Landscape rendering

Arch: went over plans

Exhibit A-8: Revised Landscape rendering dated 5/6/22

Arch: no light spillage outside the property lines into street  
Karas: can take 2 spaces in different locations and add more trees, including the corner. Can also  
lose 2 spaces on 1000 lot  
Krzak: lower plantings along Langford  
Arch: have solid evergreen hedge there to shield headlights  
Bonanno: 4 along langford street, 2 in parking lots, lower plantings in between  
Souder: is there tree protection in there?  
Arch: if its not we will put it in  
Daphne Galvin, engineer for applicant, sworn in  
Scianameo: wasn't clear width of sidewalk  
Galvin: 4' grass strip next to building, 5' sidewalk, 4' grass strip to curb, not changing any of this.  
Blade will be in the grass strip area  
Open to Q's from public  
No public noted  
Krzak: coming back with: calcs for impervious w modifications, plantings, removing sign behind  
building, keep historic parapet wall, tree protection, painted strip in parking lot w/ tree, dark sky  
for sconces, fence sample photo,  
Galipo: request for coordinated drawing overlaid floorplan/site plan  
Beekman: show detail of landscaping that shows what species proposed  
Karas: clarify fence interior property

**Motion to carry application to June 27, 2022 without notice:** Krzak

**Seconded by:** Galipo

All members vote in favor

APPLICATION CARRIED

## **2. PB-2022-04**

### **Asbury Partners, LLC, 1600 Ocean Avenue – Block 4502, Lot 1.25**

North Eats Food Truck Court Extension/Amendment

Jennifer Porter, Attorney for applicant, sworn in

Austin Leopold, property manager for Madison Marquette, sworn in

Leopold: max # of trucks= 6, no use of generators, no additional signage, no change in site plan, only 2  
operational issues brought up- 1. Having an on-site staff person there at all times, ask to change to maintenance  
person checking in throughout the day, 2. Currently trucks are not allowed to be left in spaces overnight, ask  
that trucks be allowed to be left.

Porter: we proposed to have frequent site checks with a log book and require it to be inspected, submit logs to  
the city planning department. Overnight parking- trucks able to remain until site opens, no changes to hours.

Lambert: how would you propose

Moor: this has been proposed to council for many months, we reduced # of hours, also said trucks must be  
removed every night. We thought we had a agreement.

Leopold: We have never provided water to the site, not needed.

Krzak: still asking for 6 year extension, hours/dates same, length of trucks same, # of trucks same, no overnight  
parking, no generators, maintenance hours. Just have to see if we agree to approve for 6 years.

Henry: I would prefer to see if every 2 years renewable again.

Krzak: council sees it every 2 years already

Krzak: move to approve for 6

**D. Adjournment**

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

Meeting Adjourned: 9pm