

Minutes of the Asbury Park Planning Board Regular Meeting  
June 6, 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, Alexis Taylor, Daniel Sciannameo (alt), Eric Galipo, Jennifer Souder, Jim Henry, Rick Lambert & Barbara Krzak

Members Absent: Councilwoman Yvonne Clayton, James Bonanno & Juanita Barnes (alt)

Members Recused: Jennifer Souder (PB-2021-17 only)

Staff: Jeffrey Beekman (Acting Board Attorney); Michael Sullivan (Board Planner); Doug Clelland (Board Engineers); Irina Gasparyan (Board Secretary)

Meeting begins at 7:01 pm

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**A. Salute to the Flag**

**B. Roll Call**

**C. Resolutions:**

1. Asbury Partners, LLC- Resolution of approval -North Eats Food Truck Court Extension/Amendment

**Motion by:** Henry **Seconded by:** Lambert

**Abstain:** Taylor

**All other eligible members vote in favor**

2. Venture Urban Renewal LLC, Block 4001 – Resolution to Extend of time to perfect subdivision

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

**Abstain:** Taylor

**All other eligible members vote in favor**

**D. Minutes:**

1. Minutes of the May 16, 2022 Regular Meeting

**Motion by:** Henry **Seconded by:** Lambert

**Abstain:** Lambert

**All other eligible members vote in favor**

2. Minutes of the May 23, 2022 Special Meeting

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

**Abstain:** Lambert

**All other eligible members vote in favor**

**E. Discussion Items:**

1. **Council Referral of a Municipal Firehouse**

Jason Harzhold, City Engineer, City of Asbury Park

Sciannameo: losing parking for train station. How did site selection happen to permanently take away parking to transit center.

Harzhold: will take into consideration

Galipo: Who will go over lighting?

Harzhold: Developing lighting

Moor: safe to say if add'l lighting needed will be added?

Scianammeo: If this is what were left with there has to be changes made to north parking lot  
Steven Carlidge, Licensed Architect

Galipo: is there any way to make building more consolidated to go up rather than 2 story building

Krzak: we don't want blank walls on any building & this has 2 large blank walls

Taylor: economic study to see if this site is appropriate. Fire station is very important component to community, this site is gateway to city

Open to Public Comments

Motion: Henry Second: Lambert

Michael Goonin, 1101 Ocean Ave

Close Public Comment

Krzak: come up with recommendations to send back to council- additional fenestration, tower seen from Cookman

Galipo: economic study

Scianammeo: propose find a different site, move gardens

Souder: Generator to provide power to community in times of need, solar on the site developed first

Galipo: look @ overbuild on top of bays- non-residential

Scianammeo: look @ parking – loss o parking to look @ other sites/options for parking

Lambert: wayfinding signs

Galipo: needs to be focused scope where bike racks, scooters, sidewalk safety, etc. to be safer and easily accessed

Motion for 5 minute recess: Krzak Second: Henry All in favor

Roll Call

## F. Applications:

### 1. **PB-2021-17**

#### **Memorial Avenue Holdings, LLC**

#### **900-904 Springwood Avenue, Block: 705 Lots: 1-4, Springwood Avenue Redevelopment Area**

Preliminary and Final Major Site Plan Demolition & Construction of 4-story mixed-use building with 92 residential, 4,075 SF of Retail Space & 7,798 SF of Office Space.

Jennifer Souder recused herself from this application as she was not present for previous hearings.

Anthony Vandermark, Licensed Architect for applicant, sworn in  
Board Professionals sworn in

Exhibit A-3: Color rendering of site plan

Vandermark: 92 units are same, 19 affordable mixture changed, changed/decreased parking required.

Now fully compliant with uhac requirements. Now more heavily on 2 & 3 bedroom units. 1<sup>st</sup> floor parking & 3 retail spaces.

Vandermark: displayed promotional video of mechanical parking system with key fob

Scianammeo: is parking going to be charged to tenants?

Sullivan: affordable units access/indistinguishable from market rate units?

Vandermark: exactly

Open to public Questions  
Michael Goonin, 1101 Ocean Ave

Mathew Seckler, Traffic engineer and licensed planner for applicant, sworn in  
Seckler: Reviewed Traffic Study revised dated 5/16/22  
Moor: how would shared spaces work  
Seckler: providing 107 spaces where same required.  
Sullivan: meet parking requirement  
Henry: physical barrier on memorial  
Seckler: proposing small triangle  
Clelland: application to county? Any indication of dedication needing to be made?  
Seckler: not sure application submitted

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

**Seconded by:** Clayton

All members vote in favor

APPLICATION CARRIED

**G. Adjournment**

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

Meeting Adjourned: 9:43 pm