

Minutes of the Asbury Park Planning Board Regular Meeting  
**June 7, 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, Michael Manzella, Rick Lambert, Alexis Taylor, Jennifer Souder, Eric Galipo & Barbara Krzak

Members Absent: Trudy Syphax

Members Recused: Jim Henry

Staff: Jack Serpico (Board Attorney); Jason Fichter (Board Conflict Planner) & Doug Clelland (Board Engineer)

Meeting begins at 7:00 pm

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**A. Salute to the Flag**

**B. Roll Call**

**C. Minutes:** Minutes of the May 17, 2021 Regular meeting Memorialized

**D. Applications:**

**a. Asbury Partners, LLC (Continuation from December 14, 2020 meeting without further notice)  
1500 Ocean Ave., Block 4502, Lot 1.23, WRA Zone**

1. Board deliberation and Vote on the application for Preliminary and Final Site Plan Approval for the construction of a 6,461 square foot beach club pavilion.

Jennifer Phillips-Smith, attorney for applicant

Gary Handel, Licensed architect for applicant, sworn in

Jason Fichter, Board Engineer and Conflict Planner, sworn in

Serpico: Applicant sent new notices all in order

Hendel:

Manzella: any objection to adding 3<sup>rd</sup> mural to s side?

Smith: applicant not opposed if that's what want

Souder: fence openings

Hendel: start at bottom solid because

Moor: personal opinion- fence is a fence- think everyone has done excellent job w west side. More people going to see the east side, wish more could be done to make attractive

Krzak: also asking seems to be better balance w 3 murals

Lieberman: would reiterate what board said, what my clients view would be, seems like rule of 3 for symmetry.

Open to public Q's

Mike Goonan- 1101 ocean- could span of fence be longer to allow another mural between 2 lamposts/

Hendel: we can look at that, goal is to have murals not interrupted by murals

Janet Dolan: comment

Hendel: design by landscape architect to be sufficient

Pam Lambertson: remember that discussion of murals was not on fence but on side walls of n & s of structure to go to DRC. Is there any significance to this being referred

Smith: at this time what we've presented is about the fence. Presentation to drc

Rita Marano: models

Kenneth Berger: will murals be painted directly on wood? What is longevity?

Hendel: we will be working on the plans for murals w public art commission

Ralph Mitschele: I thought fence was coming down, is only change that slats changed to horizontal & indentations?

Ellen Michelson: also remember murals on sides & at what point was that changed?

Madeline Monaco: was there anything else considered other than fence? Windows?

Smith: 2 DRC meetings, both submissions

Werner Baumgartner: Handel were you at every hearing? What criteria was presented with by DRC?

Handel: yes.

Mignoli: murals decided by city art commission? What was purpose for changing boards on fence. Is height same

Hendel: idea to allow for some openings as allowed by pool code. Its exactly same height

Smith: we previously made our closing statements so we do not wish to make another

Motion to Open Public Comments: Krzak 2<sup>nd</sup>: Manzella All in favor

Michael Goonan

Pamela Lambertson

Madeline Monaco

Ralph Mitschele

Michael Kushner

Werner Baumgartner

Kathleen Mumma

Ernest Mignoli

Rita Marano

Katherine Healey

Polli Schildge

Ellen Michelson

Catherine Murphy

Motion to close public comment: Manzella 2<sup>nd</sup>: Clayton Roll call all members vote in favor

None opposed

Public comment closed

Manzella: add murals as condition of approval & would like add service window to ocean side to interact w public

Souder: also agree w manzella to add more interaction with public

Clayton: have to agree w public I'm also disappointed that its been 6 months and this is what presented.

Also like to see murals on sides

Galipo: we were members of the DRC & our charge was to review the fence, not murals on sides. While result was not murals on sides did agree that the changes were appropriate

Krzak: would like public art to be involved in murals. It is disappointment that our jurisdiction doesn't cross over to other things the public is concerned about.

Taylor: want to thank board, also public members for their comments, they really matter

Moor: Eventually pool club will be built, what were trying to do is make it look as good as possible. A fence is a fence, as far as renegotiate, we've been trying for past 5 years. N & S sides are busy public spaces.

Smith: as far as concessions Asbury partners cannot provide as there is agreement with Madison

Marquette, applicant agreed that will put murals on sides of building n&s

Serpico: condition of approval- applicant will leave to city art commission to add 1 or more mural to n & s sides

Taylor: have remaining concerns about structural reinforcement integrity of pool in fema v zone.

Everything that below v zone be breakaway

Krzak: are there any variances exceptions need to address?

Fichter: no

Manzella: 3 murals on fence & 2 murals on sides leave it up to public art commission?

Serpico: we're not going to give our approval powers to another body. We would make decision of how many & where, committee would be involved in design

Serpico: all standard conditions, murals, mural maintenance

Moor: the public club has to be built by Madison Marquette not iStar, believe it has to be within 18 months I think after this approval.

Smith: whatever is specified in contracts can't be altered by planning board

Manzella: also offer condition any parking spaces taken up during construction be compensated.

Maintenance of landscaping?

**Motion to approve application with the conditions specified:** Manzella

**Seconded by:** Krzak

Opposed by: Moor, Clayton

Favored by: Manzella, Taylor, Souder, Lambert, Krzak

Application APPROVED

#### **E. Adjournment**

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

Meeting Adjourned: 9:23 pm