

Minutes of the Asbury Park Planning Board Regular Meeting
June 21, 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, Jim Henry, Alexis Taylor, Jennifer Souder, Eric Galipo & Barbara Krzak

Members Absent: Trudy Syphax

Members Recused:

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

Meeting begins at 7:00 pm

A. Salute to the Flag

B. Roll Call

C. Minutes:

1. Minutes of the June 7, 2021 regular meeting
Minor changes made by Souder, noted
Motion by: Souder
Seconded by: Clayton
All eligible members vote in favor MINUTES MEMORIALIZED
2. Minutes of the June 3, 2021 special meeting
Minor changes made by Souder, noted
Motion by: Krzak
Seconded by: Galipo
All eligible members vote in favor MINUTES MEMORIALIZED

D. Applications:

1. **AP Shore Holdings, LLC (Request to be carried to 7/26/21 without further notice)
810-812 Main Street, Block 2602, Lot 2, B2 Zone**

Applicant is seeking preliminary and final site plan approval with C variance for a 3-story mixed-use building.

Motion to carry application to 7/26/21 with notice by: Manzella
Seconded by: Moor
All eligible members vote in favor APPLICATION CARRIED

**2. 316 Main Avenue, LLC (Application referred to DRC)
316 Main Street, Block 2508, Lot 1, CBD Redevelopment Area**

Preliminary and final major site plan to add 24 residential units to an existing mixed use building. In conjunction with application for 700 Bangs Avenue.

Motion to carry application to 7/12/21 with notice by: Henry
Seconded by: Krzak
All eligible members vote in favor APPLICATION CARRIED

**3. Linus Holdings Corp. (Application referred to DRC)
700 Bangs Avenue, Block 2508 Lot 2, CBD Redevelopment Area**

Amendment to the approved site plan to allow for ingress/egress for 316 Main Street (Application #1)

Motion to carry application to 7/12/21 with notice by: Henry
Seconded by: Clayton
All eligible members vote in favor APPLICATION CARRIED

E. Board Review:

1. Municipal "Opt-Out" Ordinance

Michele Alonso, Director of Planning & Redevelopment for the City of Asbury Park, sworn in

Clayton: currently NJLOM advising to opt out

Serpico: our task is to look @ it as far as master plan if it agrees with it.

Alonso: council did things differently

Taylor: if we wanted to add anything, we cant do that?

Alonso: as Jack stated this is cut & dry- it's a template adopted by several municipalities

Henry: statement about "exception" in several places, what is example of "exception"?

Moor: state law has guidelines that spelled out

Souder: timeline is in 3 years if nothing done would go through opt out again?

Alonso: yes

Taylor: what is the city's plan?

Alonso: have questions answered regarding redevelopment areas, look @ what other municipalities are doing, and develop ordinances, license possibilities

Open to Public Qs

Ernest Mignoli: you provided board with copy of municipal mandate referenced?

Serpico: don't need to provide that. Tonight we are only voting on ordinance to opt out. We will need to review that later

Serpico: in our ordinance there is nothing about this so doesn't go against master plan. When it comes back.

Open to public comment. Motion by: Henry Seconded by: Galipo

Ernest Mignoli

Rita Marano

Close Public comment

Motion to recommend the ordinance: Krzak

Seconded by: Henry

Roll call vote all in favor

RECOMMENDATION APPROVED

2. Amendment to the Central Business District (CBD) Redevelopment Plan

Referral from City Council to amend the CBD Redevelopment Plan to permit a Microbrewery

Michele Alonso, sworn in

Alonso: Request in CBD for plan amendment to allow a microbrewery. This is for the Asbury Brewing Company- same use/definition as in zoning amendments added permission because it is a new use

Taylor: how get to definition of microbrewery?

Alonso: used the state definition

Henry: who is owner of 614 Cookman? Why only for this particular site? No objection to allow, but think it should be to whole district and any landowner.

Lambert: agree

Alonso: will say this allows another type of liquor license

Krzak: what is the downside of allowing this to whole district?

Alonso: now there is a limited amount of liquor licenses. With microbrewery it's a whole different type of license that the council doesn't have the same control over.

Clayton: if this is approved does it mean anyone can do it

Alonso: think wise to limit it & take as case by case basis

Krzak: so saying that if another location came up that wanted to have a microbrewery would have to go through this process?

Alonso: yes

Galipo: we should review on case by case basis to be able to review and curate the redevelopment

Public Questions

Tracy Rogers

Rita Marano

Michele Gladden

Ernest Mignoli

Werner Baumgartner

5 minute Recess

Open public comments Motion: Souder Second: Manzella All in favor

E. Mignoli

Rita Marano

Werner Baumgartner

Close Public Comment Motion: Manzella Second: Souder All in favor

Motion to recommend the amendment: Krzak

Seconded by: Manzella

Roll call

Lambert & Henry opposed, all others vote all in favor

RECOMMENDATION APPROVED

F. Board Discussion:

- a. Board discussion regarding Asbury Beach Club application determination

Serpico: We received a letter from Lieberman with regard to Floodplain & its very technical. I forwarded to Jason to look at it. Depending on what he says, may come back to put this to a vote.

Krzak: so may have a motion for reconsideration. We will hopefully get answer before next meeting.

G. Adjournment

Motion to adjourn by: Krzak **Seconded by:** Manzella All in favor
Meeting Adjourned: 9:23 pm