

Minutes of the Asbury Park Planning Board Regular Meeting
September 13, 2021
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, Jim Henry, Michael Manzella, Jennifer Souder, Eric Galipo & Barbara Krzak

Members Absent: Councilwoman Yvonne Clayton, Rick Lambert & Alexis Taylor

Members Recused: none

Staff: Jack Serpico (Board Attorney); Donna Miller (Board Planner); Jason Fichter & Doug Clelland (Board Engineers);

Irina Gasparyan (Board Secretary)

Meeting begins at 7:00 pm

A. Salute to the Flag

B. Roll Call

C. Minutes:

1. Minutes of regular meeting of August 9, 2021

D. Resolutions:

1. Resolution of Approval for Block 4001

E. Applications:

a. 316 Main Avenue, LLC (Carried from September 14, 2020 without further notice)

316 Main Street., Block 4502 Lot 1.23, WRA Zone

Gregory Domalewski, licensed engineer for applicant, sworn in
Board Professionals sworn in

Exhibit A-1: Site plan

Manzella: explain how connecting door works

Domalewski: key fob, close behind them, it's a fire door

Fichter: need more clarity on trees

Henry: Jason are u satisfied w 3 compact stalls?

Krzak: sounds like drive aisles, width of stalls up to our call

Fichter: if u find not adequate have to compensate. I think it can function, but yes its tight.

Krzak: any other spaces other than nw corner space that need?

Fichter: if going to run the analysis can run some other spaces as well. I think it will function, contrast is residents will figure it out it

Souder: what is issue w main street trees?

Domalewski:

Manzella: I will say the city does have a dot grant to install trees & streetscape along main st so may be good to have cohesive

Henry: gas meters on sidewalk regulators, guarded anyway?

Domalewski: 1 along bangs for 316 main & 1 for bangs. Think maybe along the lobby area. Think it will be in alley, so it will be guarded.

Karas: right now they are all exterior meters for 700 so they will all be interior so will be better

Serpico: if go out to main st for anything would have to get dot approval?

Domalewski: yes

Fichter: will need anything for dot will make part of application?

Henry: is completion of main street project affect you at all?

Domalewski: as part of out project not plan to disturb anything on main, all on bangs.

Krzak: parking spaces reflect ada space is part of assigned space-

Karas: if there is a need it will be an assigned space

Krzak: bike racks would be better next to lobby?

Manzella: I would like to talk about during deliberation to spread out

Krzak:

Manzella: state just adopted ordinance to have at least make ready EV spaces for any new spaces,

Souder: also familiar but this application may be grandfathered in

Henry: will arch talk about the # parking spaces?

Karas: required under CBD plan is 36, rsis is different

Serpico: that may be a planning issue

Open public questions (no public questions)

Close public questions

Krzak: can we go back to refuse questions

Karas: lets have applicant testify he is familiar

5 Minute Recess Motion by: Krzak Seconded by: Galipo All in favor

Roll Call

Obi Agudosi, licensed architect for applicant sworn in

Agudosi: our firm designed 700 bangs as well, try to tie 2 buildings together

Exhibit A-5: revised arch plans dated 8/13/21

Agudosi: reviewed floor plan. Idea is to make 2 buildings appear the same. Create way to access the roof- important especially in current environment to have space for residents to have fresh air, also hide all mechanicals behind the wall. Using split ac systems so easy to hide. Each tenant has their own space to use. Elevation along Bangs ave- after meeting with professionals were able to change main entrance more centrally & create symmetry. On corner of bangs main tried to treat differently to make it more aesthetic. What we are showing is what the line of sight will be.

Karas: color scheme of penthouse was changed to blend into sky?

Agudosi: yes correct.

Karas: retail space went back & forth

Agudosi: concern w having more smaller business space, if situation presents itself can accommodate more smaller busineeses. Rear elevation- view from 700 bangs

Karas: also brings opportunity to bring new modern building to main street correct?

Agudosi: we don't know whats going to happen to main street so wanted to present modern building

Karas:

Galipo: Feel should have mullion

Manzella: think did a great job continuing the design & making main street better. There is a request for variance for setback for penthouses- is there any reason that couldn't swap or stairs to penthouses couldn't be moved. Otherwise I would favor removing penthouses. I think need to get this corner right because its so important. Bangs ave facing corner has 2 smaller windows.

Galipo: this was a point of discussion at DRC and made some suggestions, here I would agree that the change between the 2. I think solution would be to gang double hung windows together. Tend to agree that face needs some reviewing but we should let Mr. Agudosi & sackman come back

Manzella: is there any opportunity to introduce some more glass by lobby just to break up the parking lot along Bangs. Along main street side is there a reason for solid wall on main street? Last thing- very sensitive to amount of parking on site- I feel that project would be better served by having more retail along bangs, is there any way to supplement more parking? Surface stack? Obviously a trade off

Karas: Mr. Sackman will testify to that

Manzella: is intent to put building name on bangs ave?

Galipo: treatment of grills along bangs ave to create some rhythm. Something that provides some more visual interest to tie into the retail

Souder: when first saw the rendering thought there was a door in corner, would like to see more happening on corner itself, activate corner.

Galipo: could remove knee wall on bangs ave side

Henry: The UEZ design guidelines call for matching the surrounding area, many of buildings along main street are not compatible w modern design of this building. On roof have penthouse- have room on roof to move the penthouse back.

Karas: Mr. Sackman is going to address that in his testimony

Henry: refuse- requirements are under- provide 12 sqft per dwelling unit- comes out to 288 but proposed is less

Galipo: Donna can you provide some guidance on what design guidelines state

Miller: read from the UEZ guidelines

Karas: when talk about maintaining historical design, talk about old buildings not new buildings

Souder: haven't talked about sustainable design any design toward that?

Agudosi: in terms of mechanical systems & efficiency. Materials we select will reflect that

Fichter: the portions of the building that protrude into row- is that the entire 3 stories going up? Want to also point out that will need to apply to dot as well as council

Krzak: on rendering A-3.1 is there access through doors to go to next building?

Karas: emergency stairs- go to next building

Open public questions

Close public questions

Carter Sackman, applicant sworn in

Sackman: want to touch base on 700 bangs- if look @ corner of bangs & bond can see something very similar. Look @ 550 Cookman added another story & colored it to get lost in sky. I think we could bring it in a little. Can probably knock it back 7-8 feet. Garbage is an issue but we will have full-service superintendents so garbage will go out regularly. We have similar set up next door so we ae familiar w/ the need. Retail – is super difficult to move that's why we made them more shallow

Krzak: for me one of biggest concerns was that only had 5' instead of 20'

Karas: we'll take a look @ it & try to push it in

Miller: take look @ parking is it worth the parking fund, doesn't have to be retail, could e another type of commercial use, what is really fiscal constraint?

Sackman: just from practical standpoint, I've found that 1.5 spaces is too much in this area from experience from other building. Its important to me that my tenants have parking spaces. Not having spaces impacts marketability.

Serpico: why don't we make sure what were going to come back for- going to look @ penthouses to bring them back, look @ sign band. Entry glass fenestration by lobby. Get rid of knee wall on bangs.

Krzak: analysis on nw parking spots, addressing other spaces wheel stops, trees were going o be put into maintenance guarantee

Souder: ev ready- means there is electrical provision for EV if needed

Henry: band on Main street

Motion to carry application to October 18, 2021 without further notice by: Krzak **Seconded by:** Manzella

All in favor None opposed Application CARRIED

F. Adjournment

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

Meeting Adjourned: 8:57 pm