

Minutes of the Asbury Park Planning Board Regular Meeting  
**October 4, 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.

Members in Attendance: Mayor John Moor, Councilwoman Yvonne Clayton, Michael Manzella, Alexis Taylor, Eric Galipo & Barbara Krzak

Members Absent: Jennifer Souder, Jim Henry & Rick Lambert

Members Recused: none

Staff: Jack Serpico (Board Attorney); Michael Sullivan (Board Planner); 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 September 13, 2021

**Motion by:** Galipo      **Seconded by:** Manzella      All in favor

**D. Applications:**

**1. Interfaith Neighbors**

**302 Atkins Avenue, Block 4502 Lot 1.23, WRA Zone**

Hunt Perry, Attorney for applicant sworn in

Paul McEvily, applicant, sworn in

Board Professionals sworn in

McEvily: describe project, early learning center for 3 months-3 years, demolish, new 2 story building. Separate building planned for older ages. Dr. Eno heading the center and advisory. Generous donation making sure no child will pay for 3 years.

Steven Carlidge, architect for applicant sworn in

Exhibit A-1 arch plans dated 8/10/21

Carlidge: described floorplan. Building completely compliant with dept. of children & family services guidelines & at advice of Dr. Eno gone beyond w activity areas. Building, exterior space & parking maxes out the lot.

Exhibit A-2: Color Renderings elevations of building

Carlidge: Believe building design will appeal to children & be beacon to community. Signage is not specified waiting for a benefactor to determine name

Galipo: wonder if can make the entrance doors similar motif to building design to make it vibrant

Sullivan: is the color panel

Moor: no basement or substructure?

Carlidge: no

Clayton: is there possibility to put in elevator?

Carlidge: not within budget, opted not to include

Sullivan: HVAC handled w rooftop small units mounted near center

Krzak: not on plans?

Carlidge: small building so very little mechanicals. Will have meters on outside, will have to locate those when work with utility companies to locate them.

Sullivan: roof leaders

Carlidge: don't show but they will be bright color to match

Peter Avakian, licensed professional engineer for applicant, sworn in

Exhibit A-3: Site plan dated

Avakian: parking area- couldn't move the handicap parking areas, described drop-off area. Configure one way out to Atkins. Described drainage plan. 2 Street trees along Atkins. No room along Jefferson. Landscape plan. Propose to move the building to the property line to comply with aisle width. Lighting- put cutoffs at the lights that have some light spillage. Outdoor play area rubber surface. Dry well accommodates roof runoff to accommodate additional coverage of building. Refuse area enclosed in fence

Krzak: where will staff park?

Avakian: 6 spaces designated for staff parking

Serpico: we need to know # so can calculate

McEvily: Dr. Eno has done that calculation & peak # will be 5 in first year & grow to 6.

Exhibit B-1: Insite Engineer report

Avakian: went over report questions. Lighting- will make revised composite light plan as condition if desired. Will show cutoffs on designated lights & will show details. All utilities on Atkins ave. will look @ grading to see if can raise a little along Atkins.

Clelland: is there proposed concrete apron along Atkins?

Avakian: can do as condition would help a little. Pavement notes- will all comply with recommendations

Clelland: cross walk provided?

Avakian: will accommodate all recommendations in item #20.

Clelland: how wide is drop off zone?

Avakian: 8' wide. Should be depressed curb

Sullivan: does that require bollards?

Avakian: can put dropped curb & bollards in

Moor: def needed project, one thing can't wrap mind around is the staff #.

McEvily: have staffing plan

Sullivan: need more detailed lighting plan to tie in everything.

Galipo: any plan to add shading or trees near play area at least on your property

Carlidge: if take some area away from play area won't comply with the DCFS requirements. Can look @ other option for shade structure

Clelland: screening for exterior mechanicals

Carlidge: suggest recess them into niche & put some kind of gate

Sullivan: total parking requirement is going to be 11 if staff is 6.

McEvily: had been advised by Michele Alonso that if we have designated drop off area the parking spaces are waived. Minimum 5 space requirement for drop off is waived.

Krzak: that's going to have to come back because we need clarification

Sullivan: need to have calculations

Avakian: will provide photometrics

Sullivan: also don't see any space for street trees along Jefferson. Bike racks? Note for the record that there is an affordable housing requirement to comply.

Avakian: there is space so we agree to place bike rack

Krzak: sounds like we need a couple of things to come back. Detailed lighting plan, off-street parking requirements, parking lot planting, bike racks, landscaping along row, show color door sills & window frames to entry.

Carlidge: there is a 2' parapet so no screening for roof mechanicals

Serpico: revised aisle width, add concrete apron along Atkins, show us approval from the DCFS

Avakian: depressed curb & bollards

**Motion to carry application to Nov. 15, 2021:** Manzella **Seconded by:** Taylor

**APPLICATION CARRIED** without further notice

**2. Brother in Blue, LLC (David Duncan, MD)  
1317-1319 Springwood Avenue, Block 1101, Lot 41 & 42, SPNC Zone**

Eric Galipo has recused himself from this application

Kevin Kennedy, Attorney for applicant

Dr. David Duncan, applicant, sworn in

Kennedy: explain the space & use.

Duncan: described project, upper level is residential for artists. Also flex live-work space for visiting artist.

Sullivan: artists will be able to sell? How reuse the clay?

Duncan: scraps reused after turning, as well as after fired can sell at discount. All artists will be able to sell @ gallery

Sullivan: trying to understand whether this is traditional live work space or if this is something different.

Krzak: How do we make a determination whether this application is supposed to be here?

Clelland: refuse in garage? Anything else in garage?

Duncan: possibly hose bib

Anthony Ercolino, Architect for applicant, sworn in

Ercolino: AC units will be on roof, high enough that won't be seen w/ height of parapet & set in center

Kennedy: height of building

Ercolino: 27.5'. comment came back about a cornice at top of building.

Krzak: clarify what is visible on east side- only place people will see what's going on is front door & large windows

Manzella: is there an opportunity to increase window size on springwood. Want community & public to interact & see into space.

Sullivan: overall goal along springwood is to have a storefront with large windows.

Ercolino: can make windows on 1<sup>st</sup> floor match 2<sup>nd</sup> floor width of windows

Clayton: should really invite people in & entice them to come in & find out what it is

Manzella: don't think it should be a condition of approval, but maybe can address the blank walls with a possible mural

Valerie Watson, 1321 Atkins: can I see driveway

Renato Bernardes, licensed engineer for applicant, sworn in

Exhibit A-2: Site plan dated 11/2/2020

Bernardes: described site, parking spaces, ada parking spaces

Exhibit B-1: Insite Engineering report

Clelland: helpful if can go through the numbers quickly

Bernardes: will comply with most of the items in report. No freestanding signs. Buffer strip- requesting waiver.

#17 requesting exception. #24- believe what's proposed is adequate for site, low volume waste. #

Clelland: application is considered minor development in terms of AP stormwater control ord. Ordinance calls for some sort of stormwater solution. It does not comply.

Krzak: need to come back with solution to that.

Sullivan: bike racks

Manzella: think better location for bike racks is Springwood Ave. just one loop parallel to building

Sullivan: site lighting & color temp needed. Chain link fence replaced, provide street trees, plant materials. Think need to revise renderings to go with the changes.

Kennedy: call back Architect to address questions.

Ercolino: the signs shown on renderings

Serpico: need dimensions on awnings for ROW

Krzak: need to know where meters & mechanicals will go & if shielded. Downspouts shown on plans

Clelland: can you add a label

Serpico: will come back with the following: widening of the windows.

Sullivan: sign, bike racks, fence, mechanical equipment location, street trees, modification to windows & building elevation, getting view from east side, west side & north, revisions of plantings.

Clelland: stormwater management plan

Clayton: will sign be illuminated?

Sullivan: let us know lighting of sign

Open to public questions

Ellen Watson: left side of building is nothing, there are no windows? Where are kilns.

Close public questions

**Motion to carry application to Nov. 15:** Taylor **Seconded by:** Manzella

**APPLICATION CARRIED** without further notice

#### **E. Adjournment**

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

Meeting Adjourned: 9:56pm