

Minutes of the Asbury Park Planning Board Regular Meeting  
**October 18, 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, Jennifer Souder, Jim Henry, Eric Galipo & Barbara Krzak

Members Absent: 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

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**A. Salute to the Flag**

**B. Roll Call**

**C. Minutes:**

1. Minutes of regular meeting of October 4, 2021

**Motion by:** Manzella **Seconded by:** Galipo Abstain: Souder & Henry  
All eligible in favor

**D. Discussion:**

2022 meeting dates discussion by members, no official action

**E. Applications:**

1. **316 Main Avenue, LLC (Carried from September 14, 2020 without further notice)**  
**316 Main Street., Block 4502 Lot 1.23, WRA Zone**

Andrew Karas, attorney for applicant  
Board Professionals sworn in

Obi Agudosi, licensed architect for applicant sworn in  
Exhibit A-6: Revised architect plan dated

Gregory Domalewski, licensed engineer for applicant, sworn in  
Krzak: that would be separate request by city to see

Karas: we can certainly do cross easement to allow to use the ada space in 700 bangs

Krzak: if don't have to provide van accessible then should be fine

Domalewski:

Krzak: then we would just need a cross easement for 700 bangs

Karas: believe we also get a credit for the EV provided. Applicant had agreed to have at least EV ready at last meeting

Manzella: street trees

Domalewski: city stated street improvements

Karas: were going to do a maint. plan; we'll work with city on the streetscape

Galipo: I don't think this building is more than street can hold, appreciate coming back.

**Henry: disagree because it is a conflict w the master plan & redevelopment plan. Have objection to façade. This building was designed to have another story on it.**

Serpico: tree planting, maintenance plan & guarantee & protection plan  
Submit revised plans showing  
Omit street parking ADA space  
Any new additions in ROW has to go to council  
Request cross easements in both structures so can address adequate parking  
Staging plan  
Compliance w any outstanding issues in InSite plan  
Contribution to parking plan for onsite shortage  
Wheel stops  
Mechanicals screened  
Lighting changes  
Trees- protection, Bradford pear omitted  
Galipo had very detailed comment for sign  
EV ready parking spaces  
Address placed on main street  
Manzella: Project is currently 17 spaces deficient & way I understand it this application is grandfathered before the passing of the legislation re EV.  
Serpico: we need to research it. we will say that there are more spaces required  
Krzak: were asking for it to be at least EV ready, not necessary charging spaces. Worst case scenario is 17 spaces, if less after researching whether can get  
Serpico: Taylor and Clayton were not present but have reviewed recordings of last meeting on 9/13/21. We will provide certifications.

**Motion to approve site plan with conditions listed:** Galipo **Seconded by:** Souder  
**Opposed by:** Henry  
All other members vote in favor  
**APPLICATION APPROVED**

**2. 700 Bangs Avenue (Site Plan Amendment) (CARRIED FROM 9/13/21 WITHOUT NOTICE)**  
**Linus Holding Corp. LLC**  
**700 Bangs Avenue, Block 2508, Lot 2, CBD Redevelopment Area**

**Motion to approve Site Plan Amendment with conditions listed:** Galipo **Seconded by:** Clayton  
All members vote in favor unanimously  
**APPLICATION APPROVED**

5 Minute Recess Motion by: Krzak Seconded by: Galipo All in favor  
8:24pm Call to order  
Roll Call

**3. 1207 Pine Street**  
**3 Sunset Drive, LLC**  
**1207 Pine Street, Block 2201 Lot 8, R1 Zone**

Ray Carpenter, Professional engineer and licensed planner for applicant, sworn in  
Board Professionals sworn in

A-6: Minor Subdivision plan dated 8/23/21

Carpenter:

B-1 Insite Engineer Report dated 10/13/21

Carpenter: no trees remove, will provide meets/bounds after approval

McGowan: didn't we submit topo plan?

Carpenter: survey, but not on subdivision plan. No changes to 1207 Pine. Don't feel have to mitigate anything because nothing changed. No AC units on this property. Will grade property so water flows away. Soil testing will be provided to board engineer. Pavement repair- will provide whatever is needed. Finished floors have not been provided because we don't have final architectural plans.

Carpenter: section 30-68.4 regards to uncovered steps in front or rear

Sullivan: labeled as deck on plans but its not a deck, it's a landing.

Carpenter: we called it as a variance because have to interpret if landing is part of steps which are excluded

Krzak: we're talking about a house that doesn't exist, architectural plans that we won't see, so why are we talking about it.

Galipo: essentially what we're approving is the codification of

Serpico: from legal perspective we don't have to discuss

Clelland: since it's a subdivision & they meet the minor

Carpenter: client is fully aware that he is subject to

Exhibit B-2: letter from Board Planner CCH dated

Carpenter: reviewed items in Board planner report.

McGowan: do have the opportunity to conform to prevailing setbacks in neighborhood

Sullivan: of course

Galipo: ample space on 5<sup>th</sup> Ave for trees, suggest keep the rhythm that exists

Serpico: suggest to submit a clean subdivision plan showing raw lot that complies. I don't want this in the record that you showed the improvements.

Clelland: single fam is exempt but because it's a subdivision it triggers the requirement for stormwater.,

Serpico: will place in resolution that must be reviewed and complied with.

Carpenter: we can get resolution compliance without having to do the plans for the new house.

Serpico: yes it would be a continued condition of approval.

Henry: comply with community design standards

McGowan: that will be part of process to get approvals

Serpico: yes will be part of conditions

Open to public Q's

Mike Barns, 1200 Fifth: house they showed us doesn't fit into the neighborhood

Serpico: as stated will suggest to remove the mention of the house from subdivision. The house will have to be reviewed by building dept and zoning to make sure it conforms with design standards. It's the staff job to enforce the design standards.

Deitrick Deicca: you're going to limit the approval to the subdivision.

Mike Barns: so what they showed us is superfluous, what you're going to approve is rectangle.

Close public Q's

Motion to open public comment: Galipo Second: Henry

No Public comment

Motion to close public comment: Galipo Second:

Serpico:

Other conditions in InSite report

Submission of revised subdivision plan omitting improvements on new lot.

Add 1 street tree to 5<sup>th</sup> ave will work with CCH

**Motion to approve minor subdivision with remaining variance: Taylor Seconded by: Manzella**

All members vote in favor unanimously  
**APPLICATION APPROVED**

**F. Adjournment**

**Motion to adjourn by:** Manzella      **Seconded by:** Moor      All in favor  
Meeting Adjourned 9:36pm