

BEACH CLUB PAVILION

CURRENT STATUS

Given the extent of public interest in the status of the proposed Beach Club Pavilion, and to implement the commitment of the City to provide transparency regarding the proposed project, the following information is provided.

Resolution of Asbury Park Planning Board

The Asbury Park Planning Board adopted a Resolution to approve the application for site plan approval on November 15, 2021. Thereafter, the law provides a 45-day period for an objector to file litigation to challenge the validity of the Resolution. To date, the City is not aware that any such litigation has been filed.

National Flood Insurance for Asbury Park is Not in jeopardy

There has been some confusion regarding the impact of this project on the National Flood Insurance program in Asbury Park. Attached is a statement issued by the City in June 2021 to correct the misimpression that the Beach Club project would negatively impact the ability for property owners in the City to obtain flood insurance. The project will be reviewed by the City using the most restrictive Design Flood Elevation requirements currently available. A copy of the Statement is attached for further detailed information.

Timing of Next Steps

Now that the Planning Board Resolution has been adopted, the timing of the implementation of the next steps in the process to obtain all the needed subsequent approvals before construction can begin, is in the sole control and discretion of the applicant.

Major Action Steps Before Construction

The following is a list of the major actions and approvals that are needed before the Beach Club project can proceed to construction.

- CAFRA Permit compliance. A letter of compliance with the CAFRA Permit issued on March 26,2004 was issued by New Jersey Department of Environmental Protection on February 21,2020.
- Resolution compliance. Plans are revised by applicant's engineer and architect to reflect the conditions of approval in the Resolution and the professional reports. Sewer connection fee is paid as part of resolution compliance. A performance bond is posted. Once plans are satisfactory per the Board Engineer and Planner, they are signed by the Board Chair and Secretary.
- Treatment Works Application for sewer connection and Approval by New Jersey Department of Environmental Protection of New Jersey, if necessary.
- Soil erosion application and approval by Freehold Soil Conservation District.
- Flood Plain review, because the property is in a floodplain, separate plans, based on construction documents, are submitted to building department for this review.
- Construction plans will be reviewed by the City Designated Flood Plain Manager (T and M), for compliance with the most restrictive Design Flood Elevation requirements currently available for projects within Special Flood Hazard Areas.
- Filing of construction documents for permits. Filing of construction documents to be submitted to City

Construction Department and reviewed by City Zoning officer.

- Construction document review by Construction Code Official and subcode officials.
- Construction permits issued upon compliance with all above steps.
- Ongoing inspection by both City Construction Department and Board Engineer during construction to assure compliance with all permits and conditions.
- After construction, inspections by Zoning Officer and Code Official before a Certificate of Occupancy is issue

The process described above consists of administrative reviews and actions. As such, the next steps will not take place during public meetings. The release of the relevant documents is governed by the provisions of the Open Public Records Act. Mayor Moor is committed that final decisions about the permits to be issued by the City of Asbury Park will be posted on the City web site.

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