PLANNING BOARD FEBRUARY 8, 2016

PRESENT: Messrs. Meyer, Reynolds, Campbell, Windas, Magovern, Burke, and

Hoffman; and Ms. Rokoszak and Ms. Sheridan

ABSENT: Mr. Forte and Mr. Doherty

ALSO PRESENT: Board Attorney Douglas Kovats and Board Secretary April Claudio

At approximately 7:30 p.m. the secretary stated that adequate notice of this meeting of the Planning Board was sent by email to our official newspapers, the Coast Star and the Asbury Park Press on November 19, 2015 and by posting a copy of said notice at the Municipal Complex on the same date.

Mr. Kovats administered the Oath of Office to Board Member Brian Magovern.

Mr. Meyer made a motion to waive the reading and approve the minutes of the January 11, 2016 meeting, which was seconded by Mr. Hoffman and approved by the following vote:

AYES: Messrs. Meyer, Campbell, Windas, Reynolds, Burke, Hoffman, and Ms.

Rokoszak

NAYS:

ABSTAIN: Ms. Sheridan and Mr. Magovern

The Board reviewed Ordinance 2016-02, amending the sections regarding signage. Mr. Kovats stated the proposed ordinance is a trimmed down version. Mr. Kovats stated he feels there is some confusion in the ordinance between exempt signs vs temporary signs. Also there is no reference as to whether or not a permit is required for an exempt or temporary sign. Mr. Magovern suggested that the section regarding political signs be amended to allow one sign per an elected office so that someone could have a sign for the presidential campaign and a local campaign at the same time. Mr. Campbell suggested language regarding real estate signs at street corners with balloons directing people to the property that have the potential to block sidewalks to pedestrians. Mr. Kovats suggested the language that states "if any sign is not listed as permitted it is prohibited" be kept. Mr. Burke asked what standards would be in place for the zoning officer to review an application and what role will the sign committee still have. Mr. Kovats will prepare a writing to the Mayor and Council listing the Board's questions and recommendations.

ROBERT ELISIO - 803 OCEAN AVENUE

This application was a continuation from the January 11th meeting. Appearing for this application was Joseph DeEsposito, Lorene Zelik, Robert Elisio, Abby Taylor, and Robert Juliani. Mr. DeEsposito stated they are back before the Board because they had to re-notice for the request for a parking variance. Ms. Zelik submitted a proposed sign drawing for the ice cream/sweet shop. Mr. DeEsposito stated they are requesting a 6' x 14' sign be painted on the building. Mr. Reynolds stated the ordinance does not permit signs to be painted on the wall. Ms. Zelik stated they would be asking for a variance for approval to do a painted sign. Ms. Zelik stated she has seen some murals and other painted signs throughout town. Mr. Campbell stated Playa Bowls painted their sign on the building too which is next door. Mr. DeEsposito stated they like the idea of a painted sign because it would last longer than having a sign that could be damaged during strong winds coming off the ocean. Mr. DeEsposito stated it would be professionally done. He also stated they propose an aluminum retractable awning. Mr. Campbell suggested they may be better off doing a retractable canvas or cloth awning.

It was clarified that the application being presented is for a change of use for the building to allow Coney Waffles and Playa Bowls to exist in the one storefront, a sign variance for both storefronts, and a parking variance for existing conditions on the site.

Mr. DeEsposito stated they anticipate more pedestrian foot traffic rather than vehicle traffic. He added they would like approval for a year round use. There will be no interior seating. There are some existing outdoor tables and chairs that they would use. They would finalize the outdoor seating area with the Zoning Officer.

Mr. Kovats asked about bicycle racks. Mr. DeEsposito stated there is one at the back of the building. He stated he could add one to the front of the building.

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Mr. Juliani, Playa Bowls, stated it is his understanding that the change of use would be for the building which would encompass his portion of the building.

Mr. Kovats asked what he did to put his business in place. Mr. Juliani stated he did submit an application for zoning, signage, construction permits and a mercantile license. His business is selling fruit smoothies and coffee. Mr. Kovats asked who Coffee Surf is. Mr. Juliani stated that is his supplier of the coffee.

Mr. Juliani explained the layout of his portion of the building. His portion is 1200 square feet. There are some indoor tables that seat about 20-25 people between tables and the coffee bar. In the summer the interior seating would only be for about 10 people due to increased foot traffic. There is one public restroom in the building. He clarified that he purchased all of the coffee machines. Staff includes 2-3 employees on a non busy day and 3-5 on a busy day. He explained he gets two weekly deliveries that lasts about 10 minutes each time. There is a 6 yard dumpster on the site now that he will share with the other tenant. Neither business will generate much trash but will increase pickup from two to three times a week. He explained there is no food preparation on site at all. Ms. Taylor explained they don't serve dairy products so they are not required to have a prep area according to the Health Department and are in compliance with their regulations.

Mr. Burke stated he likes the awning and the coffee sign but doesn't think the Playa Bowls wording is appealing. Mr. Juliani stated he would look into having it redone more professionally and cleaner. Mr. Kovats asked that they submit a rendering of the new sign to the Sign Committee for review prior to having it done. The Board stated they like the version of the sign that was on the photo submitted by Ms. Zelik that was labeled existing sign for Playa Bowls. Mr. Juliani agreed to change his sign back to that version.

Mr. Magovern asked for hours of operation. Mr. Juliani stated he would be open until 8 pm. Mr. Magovern asked about any outdoor entertainment. Mr. Juliani stated there wouldn't be any.

Mr. Elisio, property owner, stated he would like to request the change of use be approved for his two tenants. Mr. Burke asked if both uses are permitted. Mr. Kovats replied yes. Mr. Elisio believes both businesses will do a great job and expects good things.

Mr. Burke asked if the outdoor tables would need to be approved for both businesses. Mr. Juliani stated Jimmy's Pizza which is a business next door is the one who put the tables outside. Mr. Campbell suggested they see if those tables were approved. Mr. Kovats suggested that if these two tenants want outdoor seating that they file an application for a permit.

Public: none

Mr. Meyer stated he has no problem with the application moving forward as long as they adhere to all the conditions discussed.

Ms. Sheridan agreed with Mr. Meyer and wished both businesses luck.

Mr. Campbell stated he thinks the change in the painting of the sign will make it look much better. Wished them both luck.

Mr. Reynolds stated he has watched the transformation of the building and feels they have cleaned it up and it's being run nicely. He feels it's a great addition to the neighborhood.

Ms. Rokoszak welcomed them to the neighborhood.

Mr. Magovern stated he has no problem with their plans.

Mr. Burke stated he has no problem with it. He agrees with the variances being requested. He likes the new version of the signage.

Mr. Hoffman stated he likes it and looks forward to it.

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Mr. Windas stated he likes that everything would now be in compliance and is in favor of the application.

Mr. Burke made a motion to approve the application, which was seconded by Mr. Hoffman and approved by the following vote:

AYES: Messrs. Meyer, Campbell, Windas, Reynolds, Burke, Hoffman, and Ms.

Rokoszak

NAYS:

ABSTAIN: Ms. Sheridan and Mr. Magovern

Public: none

Mr. Meyer made a motion to adjourn the meeting, which was seconded by Ms. Sheridan and approved unanimously.