

PLANNING BOARD

JUNE 19, 2017

PRESENT: Rick Meyer (arrived 7:05 pm), Thea Sheridan, Larry Reynolds, Robert Forte, Ed Windas, Judy Rokoszak, Jared Cohen, Brian Magovern and Tom Burke

ABSENT: Chris Hoffman, Matt Doherty, and Michael Campbell

ALSO, PRESENT: Board Attorney Doug Kovats, Esq., Board Secretary April Claudio, Borough Planner Francis Reiner

At approximately 7:00 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 18, 2017 and by posting a copy of said notice at the Municipal Complex on the same date.

Workshop: Mr. Kovats explained the Board had recommended the Mayor Council look at adding properties on the East side of Main Street into the redevelopment designation plan. Tonight, the Board is reviewing a redevelopment plain for the east side of Main Street between 9th and 10th Avenues. He explained to the Board their role in reviewing the plan. There will be testimony and a presentation from the Borough's Planner who prepared the redevelopment plan. There will be time for public comment as well. The presentation is just a study on designating the area in need of redevelopment. If adopted there will be an actual redevelopment plan presented later.

Ms. Sheridan made a motion to approve the minutes of the May 15, 2017 meeting, which was seconded by Mr. Cohen and approved by the following vote:

AYES: Ms. Sheridan, Mr. Reynolds, Mr. Forte, Mr. Windas, Mr. Cohen and Mr. Magovern

NAYS:

ABSTAIN: Mr. Meyer, Ms. Rokoszak, and Mr. Burke

REDEVELOPMENT STUDY HEARING: BLOCK 95 LOTS 5,7,8,9,10,11,12,13

Mr. Reiner gave a PowerPoint presentation on the Preliminary Investigation report he prepared determining this area in need of redevelopment. The report he prepared outlines how each property meets the criteria to qualify as a property in need of redevelopment. Specifically, "Criteria D". He listed the reasons why each property meets "Criteria D". Details of which can be found in the actual report. Based on his findings he recommends that these lots be deemed an area in need of redevelopment within non-condemnation.

Mr. Burke asked why the municipal parking lot and Yeager Automotive which are behind Lot 13 were not included in the study. Mr. Reiner stated it would have been up to the Mayor and Council to determine what properties were part of the study not him.

Mr. Forte asked why all of Main Street wasn't considered instead of just one block. Mr. Reiner stated that would be a question or the Mayor and Council.

Mr. Cohen asked for an explanation on the egress issues. Mr. Reiner explained some of the egress issues are with the parking lots in the rear not being up to code, several properties have to access their buildings by crossing over another lot, and some of the rear doors actually open onto another property.

Mr. Windas asked if the property owners have any obligation if these properties are placed in a redevelopment zone. Mr. Reiner stated this is a non-condemnation designation which means there are no obligations of the property owner. There would be no disadvantages to the property owners. Mr. Windas stated that some of the buildings are not aesthetically unpleasing and wondered if the structural integrity of the buildings were considered. Mr. Reiner stated they do not look at structural integrity but look at issues like standing water, mold, façade deterioration that creates a safety concern, some office spaces had no windows, egress issues, ADA compliancy, etc.

Mr. Kovats pointed out that four of the eight properties have a higher land assessment vs a building assessment which is unusual and asked if that was taken into consideration in the study.

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Mr. Reiner explained that there are other criteria that some of these properties could have met but felt the “D” criteria was the strongest and they all met it.

Mr. Forte felt the only way this redevelopment zone would work is if a developer came in to redevelop multiple properties. Mr. Reiner stated that is a possibility that he could foresee happening.

Public: none

Mr. Meyer stated it all makes good sense. The conditions of the buildings are eye opening.

Ms. Sheridan stated she has no issues but also wondered why the municipal lot wasn’t included in the study.

Mr. Reynolds stated he has no issues if there is no disadvantage to the property owners.

Mr. Forte stated the plan should go forward. Would like the Council to look at all the properties on Main Street rather than doing it in pieces.

Ms. Rokoszak stated she agrees with the findings. Agreed the Mayor and Council should consider adding the municipal lot and automotive store as well as other properties south of Tenth Avenue on Main Street.

Mr. Cohen stated he agrees with the findings and recommends it go forward.

Mr. Magovern explained back in the day there were lawsuits and threats when the redevelopment plan was created which is why it stopped at 8th Avenue. Over the years the redevelopment zones have been expanded slowly after people have started to realize the benefits of it. He added that some of these property owners have been here for a long time and this will give them opportunities to possibly sell.

Mr. Burke stated he has said in the past that the redevelopment zone should go to 12th Avenue and therefore has no issue with this block being added. He agreed to recommend to the Mayor and Council that Yaeger Automotive be added into the plan.

Mr. Windas stated he agrees with the findings and thanked Mr. Reiner for preparing the study. He hopes that someone who develops the old Bank of America building will keep the existing façade.

Mr. Kovats will prepare a writing to the Mayor and Council.

Mr. Windas made a motion to recommend that the redevelopment zone be created, which was seconded by Mr. Forte and approved unanimously.

Public: none

Mr. Forte made a motion to adjourn the meeting, which was seconded by Mr. Burke and approved unanimously.