#### **PLANNING BOARD**

### **APRIL 16, 2018**

PRESENT: Rick Meyer, Michael Campbell, Jared Cohen, Brian Magovern, Chris Hoffman,

Edward Windas, Larry Reynolds, Robert Forte, and Thea Sheridan

ABSENT: Matthew Doherty and Thomas Burke

ALSO, PRESENT: Board Attorney Douglas Kovats, Esq. and Board Secretary April Claudio

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 December 18, 2017 and by posting a copy of said notice at the Municipal Complex on the same date.

Workshop: Mr. Kovats gave a brief explanation on the application being presented.

Mr. Windas congratulated Mr. Magovern on becoming Mayor.

Mr. Meyer made a motion to waive the reading and approve the minutes of the March 19, 2018 meeting, which was seconded by Mr. Cohen and approved by the following vote:

AYES: Mr. Meyer, Ms. Sheridan, Mr. Windas, Mr. Forte, Mr. Cohen, Mr. Magovern, Mr.

Reynolds, and Mr. Hoffman

NAYS:

ABSTAIN: Mr. Campbell

Mr. Campbell made a motion to waive the reading and approve the resolution for 500 Main Street Urban Renewal partners LLC, 604 Fifth Avenue, which was seconded by Mr. Meyer and approved by the following vote:

AYES: Mr. Meyer, Ms. Sheridan, Mr. Campbell, Mr. Windas, Mr. Forte, Mr. Cohen, Mr.

Magovern, Mr. Reynolds, and Mr. Hoffman

NAYS:

# <u>DANIEL DICESARE – 709 7<sup>TH</sup> AVENUE</u>

Appearing for this application was attorney Alexis Tucci, applicant Daniel DiCesare and architect Anthony Scalise. Mr. Tucci stated the building contains a medical office on the first floor and apartments on the second floor. The proposal is to convert the first-floor medical office into two residential apartments. Dr. DiCesare has appeared before the Mayor and Council and was given approval to move forward with this application.

Dr. DiCesare stated he currently rents the upstairs to two different tenants. The first-floor medical office has been vacant for over a year. Propose to keep the existing 8 parking spaces on site. There is currently a garbage and recycling refuse area in the rear southern portion of the building. The only change in square footage of the building is in the front. Propose to build an entrance way to help the aesthetics. Any commercial signage on the building will be removed. Has no objection to striping the parking lot per the Board engineer's request.

Mr. Magovern asked if the parking spaces would be for the tenants only. Mr. DiCesare replied yes.

Mr. Campbell asked about water runoff. Mr. DiCesare stated there is a French drain on the property. Mr. Campbell stated the property does not drain well and would like to see more done.

Mr. Scalise explained the interior renovations that would be done to create the apartments, which includes adding windows for egress. No changes to the second-floor apartments proposed.

Mr. Windas asked about fire truck access through the driveway. Mr. Scalise stated there is a large parking lot to their west that a truck could use to get access if needed.

Mr. Windas asked about a landscaping and lighting plan. Mr. Scalise stated they are proposing awnings, cornices, belting and more to soften the elevation. He suggested they could add two planting beds in the front, one on each side of the new entrance way. The lighting that exists on

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the exterior building would remain but could consider more decorative lighting to enhance the look. Could consider adding a paver walkway in the front too.

The Board agreed, anything that could be done to soften the look of the building to make it look more residential would be best.

Ms. Sheridan asked if all utilities for each unit will be separate. Mr. DiCesare replied yes.

Mr. Scalise stated he could submit a striping and landscaping plan for the Board to review.

Mr. Kovats asked about lighting for the rear of the property. Mr. Scalise stated they would use the existing lighting on the south side of the building.

There was discussion about increasing the amount of garbage and recycling cans or increase the size of them to accommodate the additional apartments.

Mr. Kovats asked again about drainage. Mr. Tucci stated there are no changes to the exterior of the building. Mr. Campbell stated it does need to be addressed. Mr. Scalise stated they would have to relocate the French drain in the front of the building. Believes the planting beds will help as well.

Public: none

Board comments: Mr. Meyer stated he doesn't have a problem with the project. Ms. Sheridan stated she has no issues with it. Mr. Forte stated it is a great use of the property. Mr. Campbell stated he is all for it. Mr. Cohen stated he is for it as long as they stick to the conditions. Mr. Magovern stated he is for it if the additional lighting installed doesn't shine onto any of the neighbors. Mr. Reynolds stated it sounds like it will be a great improvement. Mr. Hoffman agreed with everyone. Mr. Windas felt they did a great job with the façade and feels it will look great.

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

AYES: Mr. Meyer, Ms. Sheridan, Mr. Campbell, Mr. Windas, Mr. Forte, Mr. Cohen, Mr.

Magovern, Mr. Reynolds, and Mr. Hoffman

NAYS:

Public: none

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