

PLANNING BOARD

MAY 16, 2022

PRESENT: Rick Meyer, Ted Protonentis, Tony Almeida, Jay McDermott, William Lindsay, Bob Forte, Kathleen West and Mike DeBlasio

ABSENT: Lou Fierro and Tom Carvelli

ALSO, PRESENT: Board Attorney Doug Kovats, Esq., Board Engineer Jerry Freda, 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 14, 2021 and by posting a copy of said notice at the Municipal Complex on the same date.

Mr. McDermott asked for a moment of silence for former Board member Tom Burke.

Mr. Kovats administered the Oath of Office to Mr. Forte.

Workshop: Mr. Kovats summarized the application to be presented. Ms. Claudio asked if the Board would be willing to change the date of their June meeting. The Board agreed to change the date to June 1st.

Mr. Meyer made a motion to approve the minutes of the March 21, 2022 meeting, which was seconded by Mr. Lindsay and approved by the following vote:

AYES: Mr. Meyer, Mr. Protonentis, Mr. Almeida, Mr. McDermott, Mr. Lindsay, Mr. DeBlasio and Ms. West

NAYS:

ABSTAIN: Mr. Forte

RANDALL & MARVIN NEWMAN – 807/809 11TH AVENUE

Exhibits marked: A1 application, A2 Jensen plans, A3 Paul plans, A4 storm water report, A5 traffic study, PB1 TDRC report, PB2 Fire Marshal report, PB3 engineering letter, A6 aerial photo, A7 poster size of sheet 3 of A2, A8 old elevations, A9 new elevation, A10 elevations of the front and rear.

Appearing with the applicants were their attorney William Shippers, engineer Bill Jensen and architect Allison Paul.

Mr. Jensen explained the application is to demolish five existing structures and two driveways then build two buildings consisting of four townhomes each with one driveway and a turnaround area. There will be no parking in the lane. Per the TDRC's request they added guest parking spaces in the rear of the property and dumpsters. There will be a 4 ft. retaining wall in the rear of the property with a 6ft fence around the property. Each townhome will have a two-car garage. The roof leaders will be connected to a recharge system. Concrete will be used for the sidewalks and driveway aprons. The driveway will be asphalt. Lighting on the buildings will shine down and be motion censored. Utilities will be placed underground.

Variance requested for impervious lot coverage of 85%. It was 80% but the TDRC requested the additional parking and turnaround area at the rear which is why it has increased. There is no variance required for the height.

Mr. Jensen addressed the comments in the Board engineer's review letter. They will comply with the letter. Requested waivers for the submission of an environmental impact statement, RSIS parking requirement of 2.4 spaces per a unit, and a light study.

Mr. Freda would like to see details on the retaining wall. He suggested adding a concrete pad under the dumpsters. Mr. Jensen stated they would also enclose it without a gate.

Ms. Paul showed how the elevations changed from the original application in 2018 to now per the TDRC comments. It will have a modern colonial look.

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There will be rooftop terraces for outdoor space. She explained the floor plans. She explained the height which is 33 ½ feet, 37 feet with the parapets and 43.5 feet to the top of the elevator. The balconies will not be enclosed. The proposal complies with the height ordinance. She addressed the architectural design waivers referenced in the engineering review letter. She felt the proposal is far more aesthetically pleasing than what exists today. The homes will be handicap accessible. An eye sore is being eliminated. There will be no detriments to the neighbors.

Mr. Meyer asked about an outdoor kitchen on the roof. The applicants agreed to remove that.

Mr. Forte asked how snow removal will be handled. Mr. Shipers stated the association will have a contract with a snow removal vendor that has the equipment to handle it.

Ms. West asked if cars could park outside the garage. Mr. Jensen replied no.

Mr. DeBlasio suggested protection for the meters at the rear of each building. Mr. Jensen will comply with the utility companies.

Mr. Shipers stated they will make one space in each garage for electric vehicles. He stated they will submit a sustainable design checklist as well.

Mr. Freda would like to see more details on the balconies.

Mr. Kovats questioned the design waivers being requested. He was concerned that the design guidelines for the seaport redevelopment zone are not being met. Mr. Shipers felt those guidelines have been in place for 20 years and nothing has been built yet. Ms. Paul felt the color scheme, materials, contracts, and windows fit within the design guidelines. Mr. Kovats asked if anything could be done to soften the look of the two ends facing 11th Avenue.

Mr. Freda was concerned there will be a lot of follow up work on his end to make sure the applicants comply with all the conditions. But they have made a lot of changes to the plans since they started with the TDRC. He would like a letter from the Borough detailing how garbage pickup will be handled.

Public: None

Board comments: Mr. Meyer stated they are getting rid of undesirable elements but is hung up on the architecture. Mr. Protonentis stated the look doesn't match the seaport design even though it looks okay. Mr. Almeida stated it is a nice project. He suggested a front door on each building into the first garage to give it more of a seaport look. Mr. McDermott suggested a concrete walk to those doors too. Mr. Lindsay stated it is an impressive project and an overall benefit. Mr. Forte stated it fits within the plan and will look beautiful. Ms. West stated it will be a tremendous improvement and would like to see the look softened. Mr. DeBlasio suggested softening the look of the west façade because that is what people will see driving down 11th Avenue. Mr. McDermott stated it will be a positive improvement. He was concerned about some of the details being light but thinks it can be worked out. He was concerned about abandoning the seashore look. He suggested some false parapet walls by the bay windows.

At 9:19 pm the Board took a recess. The Board reconvened at 9:27 pm. All were still present.

Mr. Shipers stated they would like to come back to a future meeting to address the engineer's concerns and the Board's concerns about the architecture. The application was carried to the July 18th meeting. Mr. Shipers will submit revised plans by the end of May.

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