

PLANNING BOARD

JUNE 15, 2015

PRESENT: Mr. Meyer, Ms. Sheridan, Mr. Campbell, Mr. Reynolds, Mr. Forte, Mr. Windas, Mr. Burke, Mr. Magovern and Mr. Hoffman

ABSENT: Ms. Rokoszak and Mr. Doherty

ALSO PRESENT: Board Attorney Douglas Kovats, Esq. 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, the Star Ledger, and the Asbury Park Press on December 22, 2014 and by posting a copy of said notice at the Municipal Complex on the same date.

Mr. Meyer made a motion to waive the reading and approve the minutes of the May 18, 2015 meeting, which was seconded by Ms. Sheridan and approved by the following vote:

AYES: Mr. Meyer, Ms. Sheridan, Mr. Reynolds, Mr. Burke, Mr. Magovern and Mr. Hoffman

NAYS:

ABSTAIN: Mr. Forte, Mr. Campbell and Mr. Windas

BSOK PARTNERS LLC – 501 MAIN STREET

Appearing for this application was attorney William Shippers, engineer Rich DiFolco, and applicant Ollie Klein. Mr. Shippers submitted a landscaping plan to the Board. Mr. Shippers stated he is partners with Mr. Klein. Their application is for a change of use from an ice cream store/bistro to a restaurant/bistro called Klein's on Main. It will be a relaxed colorful extension of the current Klein's restaurant. Only asking for one variance for the fence.

Mr. DiFolco stated they are in the Seaport Redevelopment Zone which is great for a restaurant use. The only improvements are the kitchen renovation, cosmetic changes and a fence along the south property line. The proposed fence is 15 feet away from the curb and won't affect anyone's view coming out of the 507 Main driveway. There will be no changes to the existing parking. There will be no additional lighting added to the site. The existing lighting on the telephone poles in front of the property provide sufficient lighting. They are requesting waivers from the submission of an environmental impact statement, storm water management and traffic study because the property is existing and there are no changes to the property.

Mr. Shippers stated the existing signage will stay the same, just the lettering would change to fit their type of business. Mr. Klein stated he is entertaining the idea of having local children and artists provide entertainment on site during the summer. Hours for outdoor entertainment would not go past 10 pm and no loud amplified music would be used.

Mr. DiFolco stated the proposed fence would be a white vinyl fence. The existing planters will be replanted with annuals and tropical type plants.

Mr. Magovern was concerned about the fence blocking view of a person coming out that could not see a pedestrian or bicycle coming. Mr. Shippers stated he could lower the last section of the fence to 4 feet and even move it back a little. He added they don't want to hinder anyone's site lines.

Mr. Windas asked if the tropical plants will survive the winter. Mr. Shippers stated there are some that will withstand the winter.

Ms. Sheridan asked what the hours of operation are. Mr. Klein stated it will be breakfast, lunch and dinner. She asked if it would be seasonal. Mr. Klein stated to start it would only be seasonal and then go from there.

Mr. Forte suggested just making the last section of the fence four feet high. Mr. Shippers agreed. Mr. Forte asked how many tables would be inside. Mr. Shippers stated there is counter seating and two tables.

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Mr. Magovern asked about occupancy inside. Mr. Klein estimated about twenty people.

Mr. Klein stated he hopes to be open by July 1.

Public: none

Board Comments:

Mr. Meyer stated Mr. Klein runs a great business and this application looks straight forward.

Ms. Sheridan wished them luck.

Mr. Campbell stated he can't wait.

Mr. Forte wished them good luck.

Mr. Burke stated it's a great project.

Mr. Reynolds, Mr. Magovern, Mr. Hoffman and Mr. Windas said good luck.

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

AYES: Mr. Meyer, Ms. Sheridan, Mr. Campbell, Mr. Reynolds, Mr. Forte, Mr. Windas,
Mr. Burke, Mr. Magovern and Mr. Hoffman

NAYS:

Public: none

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