

**PLANNING BOARD
JANUARY 11, 2016**

PRESENT: Messrs. Meyer, Forte, Reynolds, Campbell, Windas, Doherty, Burke, and Hoffman; and Ms. Rokoszak

ABSENT: Ms. Sheridan and Mr. Magovern

ALSO PRESENT: Board Attorney Douglas Kovats, Board Secretary April Claudio, and Borough Engineer Joseph Venezia

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 members Matthew Doherty, Michael Campbell and Larry Reynolds.

Mr. Campbell nominated Ed Windas as Chairman, which was seconded by Mr. Meyer and approved unanimously.

Mr. Windas nominated Mr. Meyer as Vice Chairman, which was seconded by Ms. Rokoszak. Mr. Forte nominated Mr. Campbell as Vice Chairman, there was no second. Mr. Meyer was appointed Vice Chairman by the following vote:

AYES: Messrs. Forte, Reynolds, Campbell, Windas, Doherty, Burke, Hoffman and Ms. Rokoszak

NAYS:

ABSTAIN: Mr. Meyer

Mr. Hoffman made a motion to waive the reading and approve the minutes of the November 16, 2015 meeting, which was seconded by Mr. Burke and approved by the following vote:

AYES: Messrs. Forte, Campbell, Windas, Doherty, Burke, and Hoffman

NAYS:

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

Mr. Meyer made a motion to waive the reading and approve the resolution appointing Douglas Kovats as Board Attorney, which was seconded by Mr. Hoffman and approved by the following vote:

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

NAYS:

ABSTAIN:

Mr. Meyer made a motion to waive the reading and approve the resolution establishing Open Public Meetings Act procedures, which was seconded by Mr. Doherty and approved by the following vote:

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

NAYS:

ABSTAIN:

Mr. Kovats suggested the Board designate the Coast Star, Asbury Park Press and the Star Ledger as the official Borough newspapers. Mr. Meyer made a motion to do so, which was seconded by Mr. Forte and approved unanimously.

ROBERT ELISEO – 803 OCEAN AVENUE

Joseph DeEsposito of Coney Waffles, one of the tenants, stated the property owner's application is to change the use of the building at 803 Ocean Avenue. He stated they would be one of the tenants of the building. His family has had a waffle and ice cream business in Coney Island for

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many years and are looking to open a new location. The building is currently split into two stores. The other business is Playa Bowls. They plan to operate from 10 am to 9 pm on weekdays and 10 am to 10 pm on weekends. There will be no indoor seating. There is an existing outdoor dining area that they will utilize.

Mr. Campbell asked if the business would be open year round. Mr. DeEsposito stated their lease is for year round but he's not sure yet.

Mr. Reynolds asked him if he is the owner of Playa Bowls too. Mr. DeEsposito replied no.

Lorene Zelik, additional owner of Coney Waffles, clarified that Playa Bowls is the other tenant in the building and they sell acai bowls and coffee.

Ms. Rokoszak asked if there is access from one side to the other. Mr. DeEsposito stated there is a door near the back of the building to access the bathrooms which are on Playa Bowls' side.

Mr. Forte realized that Ms. Zelik lives across the street from her and therefore stepped down and recused himself from the application.

Ms. Rokoszak asked about cooking facilities. Mr. DeEsposito stated they would only have a waffler maker.

Mr. Windas asked how many employees there would be. Mr. DeEsposito stated there would be 3-4 people.

Mayor Doherty asked if the change of use is for both sides or just one. Ms. Zelik stated when she met with the Zoning Officer she was advised that Mr. Eliseo was the applicant because the entire building needed approval for the change of use. Mr. Kovats clarified their application is for the change of use for both businesses.

Mr. Burke asked about Playa Bowls selling ice cream. Mr. DeEsposito stated they serve soft served fruit not ice cream.

Mr. Burke asked about signage. Mr. DeEsposito stated he would like to paint their signage on the building similar to how Playa Bowls already did. Mr. Kovats stated they did not apply for a sign variance and therefore they would need to submit a conforming application to the zoning officer since they did not ask for a variance and one is not being granted.

Mr. Windas asked about trash and recycling. Mr. DeEsposito stated there is an area at the rear of the building with dumpsters. Intend to enclose the dumpsters with fencing. Mr. Meyer asked if the dumpster is for their business or the building. Mr. DeEsposito stated he would like to share the dumpster.

Mr. Windas asked if there would be any outside entertainment. There would not be.

Mr. Kovats asked for an explanation on traffic and deliveries. Mr. DeEsposito stated there would be an ice cream delivery once or twice a week through the back entrance via a small box truck.

Mr. Burke asked about parking. Mr. DeEsposito stated they don't anticipate a lot of drive up traffic but more foot traffic from people already at the beach. Mr. Eliseo stated there is some parking at the rear of the building.

Mr. Campbell asked about Playa Bowls and the coffee business. Mr. Eliseo stated the coffee is part of Playa Bowls. Robert Juliani is the owner of Playa Bowls and built a coffee bar. Mr. Campbell asked for details on the operation of Playa Bowls. Mr. Eliseo stated there are four tables inside and two bathrooms and the owner of Playa Bowls built everything to code.

Mr. Kovats asked who Coffee Surf is. Mr. Eliseo stated it is Robert Juliani's business and is not a separate business.

Mr. Campbell felt an interior layout should have been submitted showing seating, counters, equipment, etc.

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There was discussion on whether or not a parking variance would be needed and how that affects their change of use application. Mayor Doherty felt that parking shouldn't be an issue because there would be more foot traffic than vehicle. Mr. Venezia was trying to determine what the parking requirement is based on the square footage as per the ordinance.

Ms. Zelik stated she thought they were short 11 parking spaces. Mr. Kovats clarified that calculation was determined based on the prior use of the gym.

Mr. Venezia stated the entire building requires 58 parking spaces which does not exist.

Ms. Zelik stated she would like to get the change of use approval so they can start to build out their space and then come back before the Board for the parking variance.

Mr. Kovats stated he would like to see more details on proposed signage as well.

At approximately 8:20 p.m. the Board took a recess. At approximately 8:25 pm the Board reconvened. All members were still present.

Mr. Kovats stated the applicant would like to carry the application to next month's meeting to allow for a re-noticing for additional variances and submittal of additional information.

Mr. Meyer made a motion to carry the application to the February 8, 2016 meeting, which was seconded by Mr. Burke and approved unanimously.

Public: none

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