

PLANNING BOARD

MARCH 21, 2016

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

ABSENT: Mr. Windas, Mr. Reynolds, and Mr. Doherty

ALSO PRESENT: Acting Board Attorney Dan Roberts, Esq., 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. Hoffman made a motion to waive the reading and approve the minutes of the February 8, 2016 meeting, which was seconded by Ms. Sheridan and approved by the following vote:

AYES: Ms. Sheridan, Mr. Meyer, Ms. Rokoszak, Mr. Burke and Mr. Hoffman

NAYS:

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

Ms. Sheridan made a motion to waive the reading and approve the resolution granting site plan approvals to Robert Eliseo, 803 Ocean Avenue, which was seconded by Mr. Burke and approved by the following vote:

AYES: Ms. Sheridan, Mr. Meyer Ms. Rokoszak, Mr. Burke and Mr. Hoffman

NAYS:

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

CHEF'S INTERNATIONAL – 709 MAIN STREET – ANCHOR TAVERN

Appearing for this application was attorney John Jackson, President of Chef's International Robert Cooper, architect Robert Lombardi, and engineer/planner John Palus.

Mr. Jackson stated he has been before the Board prior for Chef's International's plans for the 9th Avenue Pier and marina building. Chef's has purchased Connolly Station and is doing extensive renovations. Their proposal is to expand the existing outdoor dining area and add a permanent canopy over it. It will be used as a family friendly restaurant with a bar.

Mr. Palus gave a brief description of the property and surrounding uses. They are removing about 580 square feet of the building on the south façade to make the 8th Avenue outdoor seating façade linear with the building. The variances being requested are for the replacement of the existing overhang on Main Street, corner clearance for an intersection, signage, and a proposed permanent canopy over the outdoor dining area on 8th Avenue. The existing 3 foot brick wall on the 8th Avenue side would be replaced with a 3 ft. wrought iron open fence. The signage

PLANNING BOARD

MARCH 21, 2016

currently existing on the building is more than what they are proposing. The ordinance allows awnings over outdoor dining area; the proposal of a more permanent awning or canopy that's a hard structure would be similar and appropriate. All of the proposed are a big improvement over what is there today. The positives outweigh the detriments. Parking demand is reduced. There is parking on 8th Avenue, Main Street, and 8 undesignated parking spaces on the property for restaurant workers. There will be some lighting in the outdoor dining area shining down but nothing shining out off the building. Deliveries would be similar to how Connolly Station had theirs.

Council member Magovern asked how the canopy would be supported. Mr. Palus stated there would be columns.

Mr. Burke asked about the waiver of the environmental impact statement. Mr. Palus stated there is no change in use of the building and no increase in the impervious coverage and therefore an environmental impact statement would not be necessary.

Mr. Burke asked about the apartments above the restaurant. Mr. Palus stated there are five apartments that are there and will remain but will be renovated and the number of bedrooms would be reduced.

Mr. Lombardi explained the renovations they are currently doing to the apartments and the restaurant. He submitted illustrated architectural renderings. The new canopy would match the new exterior look that they just did. The outdoor dining area would have a bar that they plan to have an awning or pull down door that locks over it to protect it during the winter and keep it looking nice. The existing entrances to the building will remain. Handicap accessibility inside and out was increased and made better.

Ms. Sheridan asked what the height is under the canopy. Mr. Lombardi stated it's about 9 feet.

Mr. Forte asked what the width of passable sidewalk will be. Mr. Lombardi stated the width of the sidewalk would remain the same on both Main Street and 8th Avenue. The proposed canopy on 8th Avenue doesn't encroach over the sidewalk; it stays within their fenced area.

Mr. Cooper spoke about the operations of the restaurant. He submitted a copy of the proposed menu which is geared around a wood burning chicken rotisserie that they have installed. The outdoor area would be open at the same time as the interior restaurant. He is very excited about this business and hopes it will encourage others to renovate the downtown.

Mr. Campbell asked how their meeting with the Police Department went regarding their liquor license. Mr. Cooper stated it went very well and will work with the Police Department to address any of their concerns.

Mr. Forte asked how many months the outdoor area would be open. Mr. Cooper stated it would be open based on weather permitting.

Ms. Rokoszak asked about music. Mr. Cooper stated they would intend on having music. He would like to have light acoustic music outside which would shut down at 10 pm. Mr. Jackson

PLANNING BOARD

MARCH 21, 2016

added that the Mayor and Council would have control over this through the liquor license process.

Mr. Magovern asked if the wood burning rotisserie would give out an odor. Mr. Cooper stated he would imagine a smell but it won't be any more than an odor coming out of a place cooking all day.

Public: Pat Wann, 119 18th Avenue, stated she is happy that the building is being fixed up. She was concerned about an outdoor bar being the property is so close to St. Rose School and the school kids walk around there.

Gene Creamer, Fourth Avenue, questioned if this property is in the seaport redevelopment zone or the seaport redevelopment area or district. Mr. Roberts stated it is in the seaport redevelopment zone however it might have been referred to as an area or district which is just an interchange of similar words.

Board Comments:

Ms. Sheridan stated she appreciates all of the efforts put in to renovating the building. She had concerns about the site triangle but those have been addressed.

Mr. Forte stated he has no objections; the variances are minor.

Mr. Campbell stated he likes the whole thing and it will be wonderful for the town.

Ms. Rokoszak stated she appreciates all of the renovations being done. She does have a concern about the outdoor bar.

Mr. Magovern stated he has concerns about the number of people that could be dining outside and the noise it would create. He is concerned about parking demand increasing but he does like the proposal.

Mr. Burke stated he thinks they have met all the requirements for granting the variances.

Mr. Cooper stated they will manage the place effectively so there will not be any issues.

Mr. Hoffman stated he is impressed with the project.

Mr. Meyer stated he has no problem with the presentation; it's an improvement over what's there now. If the police department is pleased with how it will be run then he will trust them.

Mr. Campbell made a motion to approve the application, which was seconded by Mr. Burke and approved unanimously.

OUTDOOR DINING ORDINANCE AMENDMENT

Mr. Roberts explained Mr. Kovats drafted an amendment to the outdoor dining ordinance that would prohibit outdoor dining in the rear of commercial properties that abut a residential zone.

PLANNING BOARD

MARCH 21, 2016

Mr. Magovern stated he is concerned about people living near a commercial property having to deal with people eating and noise on the other side of the fence. He mentioned there was a property that got approval for outdoor dining in the rear but that business is now closed. He would like to prevent this type of situation from happening in the future.

The Board discussed the difference between a residential use versus a residential zone.

Mr. Magovern asked if this would apply to beachfront commercial properties too. Mr. Roberts stated it would.

The Board agreed to recommend to the Mayor and Council that they adopt this ordinance.

Mr. Campbell made a motion to authorize Mr. Roberts and/or Mr. Kovats to prepare a writing to the Mayor and Council with their comments, which was seconded by Ms. Sheridan and approved unanimously.

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