

PLANNING BOARD

MARCH 13, 2017

PRESENT: Rick Meyer, Thea Sheridan, Michael Campbell, Jared Cohen, Edward Windas, Brian Magovern, Thomas Burke, Robert Forte, and Chris Hoffman

ABSENT: Matthew Doherty, Larry Reynolds, Judy Rokoszak

ALSO PRESENT: Board Attorney Douglas Kovats, Borough Engineer Robert Mannix, 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 February 3, 2017 and by posting a copy of said notice at the Municipal Complex on the same date.

Mr. Kovats administered the Oath of Office to Jared Cohen.

Workshop: Mr. Kovats gave a brief explanation on the two applications on the agenda.

Mr. Hoffman made a motion to approve the minutes of the January 9, 2017 meeting, which was seconded by Mr. Meyer and approved unanimously.

TENTH AVENUE ASSOCIATES URBAN RENEWAL LLC – 707 10TH AVENUE

Appearing for this application was attorney Jennifer Burgess, engineer Rich DiFolco, architect Brian Berzinkis, and applicant Barry Deppepe. Mr. Kovats marked exhibits into the record. Ms. Burgess explained the proposal is for preliminary and final site plan approval for a four-story building with a parking garage and 60 rental units. Seeking variances for rear yard setback and building height. Proposing 97 parking spaces which complies with RSIS standards. Also, seeking approval for a minor subdivision to combine the lot of 707 10th Avenue with the Borough's parking lot.

Mr. Deppepe gave a background on other projects he has done throughout town. This project differs than those on Main Street because it isn't a three or four story building at a 0 setback, it has an easement and setback of 15 feet.

Mr. DiFolco addressed the review letter from the Board's engineer. He presented the plan showing the first-floor parking and surrounding uses. The first floor is an enclosed parking area with access on 10th and Railroad Avenue. Will have adequate signage to ensure vehicles do not make a left onto 10th Avenue when exiting. There are 90 covered spaces under the building. There will also be mechanical rooms, elevators and a lobby on the first floor. Behind the building will be the trash area. The existing alley behind the building which is accessed from Main Street will be extended out to Railroad Avenue. There will be a sidewalk completely around the building. There will be seven parking spaces in the alley. There will be an access easement with Jaeger Lumber to allow for the expansion of the alley. The rear yard setback of 1 foot is increasing to 7.5 feet but still requires a variance. Tenth Avenue will be widened in front of the building. Will install a new crosswalk at the western portion of the property going towards the train station. The hardship for the rear yard setback is due to the requirements for parking. The building is exactly big enough to meet the requirements for parking space size and lane widths. A concept plan for the proposed parking lot at 13th Avenue and Railroad which is part of the redeveloper's agreement was submitted, which adds an additional 46 public parking spaces. Will comply with impervious coverage and will provide a breakdown of the calculations to Borough engineer. The proposed lighting plan for the rear is because it's lighting an alley, a walkway, a commercial property and the school property. Doesn't feel light spillage would be an issue. Would like a waiver to grant their proposed lighting plan. Explained the lighting plan for the Railroad and Main Street sides of the building which they feel will be adequate. Trash pickup would be in the rear alley about twice a week. Street trees and shrubs will be planted along the front of the building on Tenth Avenue. Requesting waivers from the submission of an environmental impact statement and traffic study. The property is already developed with a building and paved surface. The amount of rain that would run off onto the pavement will be decreased. There will be signage, new crosswalks, new paving, etc. to address traffic. Also, they met with the Police Chief to address any concerns.

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Mr. Magovern suggested speaking with the police department about making Railroad Avenue a two-way street.

Ms. Sheridan asked if the residential units will have separate water meters. Mr. Depeppe replied yes.

Mr. Burke asked about bicycle racks. Mr. Depeppe would like to install hanging options for bicycles on the first-floor walls.

Mr. Berzinkis presented the architectural plans. The TDRC preferred a more urban look vs the original Victorian look they had proposed. He presented a picture board of other properties to give examples of the aesthetics to be used on their building. Proposing a brick or masonry element on the façade of the first floor while mixing it in with hardy board panels and metal panels as you go up the building. They have achieved 58 points on the sustainability checklist. Discussed the step backs on the building. Only signage would be at the entrances. Will install construction measures to address noise reduction being next to the train tracks. The measures they used to address sound at their Riverwalk site were very successful. The goal is to make the apartments year round rentals but the market may drive them to make them condos.

Mr. Mannix felt his concerns in his review letter were addressed.

Patrolman Mike Allen of the Police Department stated he is working with the applicant and Police Chief to address any traffic concerns.

Public:

Michael Federici, 705 10th Avenue, asked about a sticker to be used for parking. Mr. Depeppe stated the residents would have stickers on their vehicles identifying them as residents of the building. Mr. Federici stated he purchased his property because of the abundance of parking in the area and is concerned that will change because of the 60 residential units. Parking for the restaurants is important. Concerned about losing parking spaces for his customers, they will not park on 13th Avenue. Feels this will be a detriment to his business. Also concerned about how the parking will diminish on 10th Avenue when the Marina Grille opens. Also concerned about more traffic backing up on 10th Avenue. Would like to see all the head-on parking on 10th Avenue changed to three-hour parking, which would help his business and all the ones on 10th and Main Street. He would like to only see one parking space per a residential unit reserved. Would like the public parking to be three hours, seven days a week and 24 hours a day. He added is not against the project but is concerned about parking.

Jason Soares, 800 Main Street, stated he thinks we need developments like this. His business lacks customers in the winter. He feels this type of building will help his and other businesses in the winter. He doesn't see a parking problem in the winter, fall and spring, just in the summer. He fully supports the proposal.

Gene Creamer, Fourth Avenue, stated his concern is also parking. The current parking lot has ten-hour parking which is now being removed. Concerned about parking for commuters being lost. He was also concerned about the rear alleyway being congested and what type of easements for it are in place. He would also like to know the overhead clearance for the parking garage.

Walter Macgowan, owner of building at northwest corner of Main Street and 10th Avenue, stated he is heavily in favor of the application. His problem is with the seaport redevelopment plan itself. At some point the Mayor and Council and Planning Board must address parking because it's getting worse and not better. Feels the Borough is giving up too much parking. Feels the proposal is nice and will help his businesses.

Tabitha Falcone, 1000 River Road, stated she loves their work throughout town but doesn't feel their proposal fits with the shore community theme. She asked if there would be windows on the first floor. Mr. Berzinkis stated there would be no windows, the garage would be open air but screened with walls, shrubs and trees. She was concerned about those making the right turn on 10th Avenue. Also concerned about ten-hour commuter spaces being lost. In her experience where she lives many people have more than one car, even single people. They park on the street around their building. Concerned that they will have more cars on their property than they

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anticipate. She was concerned with residents parking in a public space all day. Mr. Depeppe stated they will only reserve 60 parking spaces for residents and only hand out 60 stickers. She asked that they require a minimum 12-month lease which Mr. Depeppe agreed to do.

Mr. Campbell clarified that the parking garage must be open because of emissions. He added that the DPW building on 13th Avenue being removed for the parking lot is a great thing. The building is in disrepair and not used. A parking lot will be a better use.

Mr. Kovats summarized the waivers and variances being requested.

Board Comments:

Mr. Meyer stated he has no issue on the traffic study waiver given they will work with the police department. Has no issue with the waiver on the environmental impact study. Parking is always a topic and is something we continue to work on. While the new parking lot on 13th Avenue isn't directly near this project it is adding more parking for the town. He is in favor of the application.

Ms. Sheridan stated she is glad there are affordable housing units. She was fine with the height, setbacks and step backs. Agrees the Mayor and Council do need to address parking at some point.

Mr. Campbell stated the three-hour vs ten-hour parking has been discussed among the police department and will be addressed. The water pressure for the building will be sufficient for use and fire safety. Any concerns the town has had have been addressed and he is in favor of the application.

Mr. Cohen stated any concerns he had have been alleviated and is in favor of the application. He understands parking is a bigger issue than just this application and should be addressed overall by the town.

Mr. Forte stated it is a good project and they have a good track record. Has no problem with the waivers or variances.

Mr. Magovern stated parking is certainly a problem. He would prefer the traffic study and environmental impact study be required for this and all future projects. Reiterated his suggestion that Railroad Avenue be changed to allow for a left-hand turn. Otherwise he is in favor of the application.

Mr. Burke stated he has no problem with the waivers. Feels there may be a lesser impact on traffic because people will park their cars and walk or ride their bicycles around town. Has no issue with the setbacks and step backs. He is in favor of the application. Feels they have done an outstanding job of addressing the parking. He added that parking on 10th Avenue east of the railroad tracks is already three-hour parking. Understands parking is an issue but feels it's also good for Belmar.

Mr. Hoffman stated it is a good application. Agrees the Mayor and Council should do something one day to solve the parking.

Mr. Windas stated he is in favor of the application. He is excited for the more urban design. Feels it works perfectly for that section of town. Also in favor of the waivers. He is in favor of the increased lighting in the alley as it can always be decreased if it turns out to be too much.

Mr. Kovats gave a summary of what the Board would be voting on.

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. Cohen, Mr. Windas, Mr. Magovern,
Mr. Burke, Mr. Forte and Mr. Hoffman

NAYS:

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At approximately 9:47 p.m. the Board took a recess. The Board reconvened at 10:00 p.m. and all members were still present.

500 MAIN STREET PARTNERS URBAN RENEWAL LLC – 500 MAIN STREET

Appearing for this application was attorney Jennifer Burgess, engineer Rich DiFolco, architect Brian Berzinkis, and applicant Barry Depepe.

Ms. Burgess stated they are seeking preliminary and final site plan approval with a lot consolidation. Proposing a three-story mixed use building with seven commercial units, two offices, and twenty-four residential properties. This site is listed in the redevelopment plan as a site in need of redevelopment. Proposing 58 parking spaces, 42 on site and 16 on the street, which complies with RSIS standards. There are no variances requested for this project. Photo boards of the proposal and existing site conditions were presented.

Mr. DiFolco stated they are requesting some waivers. He addressed the comments in the engineer's review letter. They will add a second ADA compliant parking space as requested. The parking spaces near the trash area will have signage to limit hours of parking and will be used by management so there will be no issues. Feels there is 18 ft. of space for each parking space but only 16 ft. is paved. There is room for a car to overhang the bumper. They have this at 800 Main Street and it works fine. Parking spot size for the diagonal parking on Fifth Avenue is similar to what exists at 800 Main Street. Would like the building sign to be five feet in length and it will not place it within the Borough right of way. The area of brick pavers in the rear of the building is flush with the pavement so they will put bollards up to prevent people from backing into pedestrians or the building. Agree to put more trees on Fifth Avenue per TDRC's comments.

Mr. Magovern asked if the electric will be underground. Mr. DiFolco replied yes.

Mr. DiFolco stated this site is already paved and has buildings on it. Their proposal increases the roof area which will address storm water issues and therefore they are requesting a waiver of submitting an environmental impact statement. Also installing pavers and an underground irrigation system. Also requesting waiver from submitting a traffic study since they are increasing the street parking and bettering the design and flow.

Mr. Windas stated the TDRC suggested removing two parking spaces on Fifth Avenue to give Strollo's an outdoor dining area. Mr. DiFolco stated they could install benches without limiting the width of the sidewalk which may be a better alternative. Mr. Depepe stated he will also discuss with the owner of Strollo's about indoor open air seating.

Ms. Sheridan asked for the height of the fence near the residential property. Mr. DiFolco stated it will be six feet.

Mr. Magovern asked about lighting. Mr. DiFolco stated they will have lighting that won't spill over onto the residential properties.

Mr. Forte asked if there is a firm commitment from Strollos. Mr. Depepe stated it is still in discussion. The plan is they will be open this summer and construction would start in the fall which would mean he would not be open in 2018. There is a clause in the developer's agreement that would allow them to operate a food truck. Will also discuss the possibility for 2018 that they open in a different store front until its completed. Mr. Forte felt we shouldn't give up parking spaces if there is no guarantee Strollos will be there.

Mr. Depepe stated there will be storage lockers for the residential units to store their bicycles and other items.

Mr. Mannix questioned the storm water runoff. Mr. DiFolco stated they will amend the plan to reflect the change in grading that will prevent water from running off towards the building.

Mr. Berzinkis presented the architectural drawings. This proposal has a more residential look. The TDRC asked to see a differential between the commercial and residential spaces. Added some detail to the plans to break up the first and second floor by adding a band, changing the

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awnings and signage layout, and added more windows. The TDRC was concerned that their proposal would look too similar to their project across the street at Riverwalk. They propose shades of grey and whites with a mixture of brick and clap board façade. The rear elevation will look similar to the front elevation minus the awnings and signage. The corner of the building at 5th and Main Street will be more square than rounded because the TDRC wanted the corner to be prominent.

Mr. Kovats asked for the revised architectural elevation because their illustrated elevation did not match the plans submitted. Mr. Berzinkis stated the elevations were revised today and he had one copy of the new proposal to submit.

Ms. Sheridan liked the original 45-degree wall better than the squared off wall at the corner. Mr. Depeppe stated they struggled with how to design the corner of the building while not losing too much space in the building.

Mr. Berzinkis explained the step backs and setbacks.

Mr. Mannix felt his concerns in his review letter were addressed.

Public:

Spencer Heulitt 607 Fifth Avenue, stated he already sees a traffic issue on Fifth Avenue and feels this might create more of a problem. Feels there will be a gridlock situation or accidents when the Bridge is up. Chief Huisman stated they can consider it and feels they can come up with some kind of resolution.

May Ellen Gottdenker, 609 Fifth Avenue, asked about the angle parking on Fifth Avenue. Mr. DiFolco stated the road will not be shortened the parking will be set into the property. She was concerned the angle parking may be dangerous. Mr. Mannix stated the road will be narrower than it is today. Ms. Gottdenker did not like that. Chief Huisman stated the angle parking would be like what's on 10th and 8th Avenue which has not been a problem. He asked for clarification on the width of the road way. Mr. DiFolco stated the width will be within a foot of what it is today if not the same. Mr. Depeppe suggested removing two of the parking spaces closest to the intersection. Chief Huisman suggested decreasing the walkway one foot to move the diagonal parking closer to the building. Mr. Windas liked that idea. Mr. Mannix suggested doing that and removing one spot. Mr. Kovats suggested as a condition of approval the applicant's engineer will work with the Chief of Police and the Borough's engineer to come up with a design.

Board Comments:

Mr. Meyer stated he is ok with the waivers being requested and is in favor of the project.

Ms. Sheridan is happy to hear the Chief will work with the applicant and engineer to address the traffic concerns.

Mr. Campbell stated he is happy with the waivers and the application.

Mr. Cohen stated he is satisfied with the testimony given and is in favor of the application.

Mr. Forte stated it is fine.

Mr. Magovern stated he doesn't agree with granting waivers but is in favor of the application.

Mr. Burke stated he is in favor of the project and the waivers.

Mr. Hoffman stated he is satisfied with the application.

Mr. Windas stated he is satisfied with the application. Would like to see them do whatever they can so it doesn't look like the building across the street. He also hopes they will work out the traffic concerns with the Chief.

Mr. Kovats summarized the waivers being requested and what the Board is voting on.

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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. Cohen, Mr. Windas, Mr. Magovern,
Mr. Burke, Mr. Forte and Mr. Hoffman

NAYS:

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