

PLANNING BOARD

MARCH 19, 2018

PRESENT: Rick Meyer, Thea Sheridan, Larry Reynolds, Robert Forte, Edward Windas, Jared Cohen, Brian Magovern, Tom Burke and Chris Hoffman

ABSENT: Mayor Matthew Doherty and Michael Campbell

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

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 18, 2017 and by posting a copy of said notice at the Municipal Complex on the same date.

Workshop: Mr. Kovats gave a brief explanation on the application on the agenda and what type of approvals and waivers they will be seeking.

Mr. Hoffman made a motion to waive the reading and approve the minutes of the February 12, 2018 meeting, which was seconded by Mr. Meyer and approved by the following vote:

AYES: Mr. Meyer, Mr. Reynolds, Mr. Windas, Mr. Cohen, Mr. Magovern, Mr. Burke and Mr. Hoffman

NAYS:

ABSTAIN: Ms. Sheridan and Mr. Forte

Mr. Hoffman made a motion to waive the reading and approve the minutes of the February 12, 2018 executive session meeting, which was seconded by Mr. Cohen and approved by the following vote:

AYES: Mr. Meyer, Mr. Reynolds, Mr. Windas, Mr. Cohen, Mr. Magovern, Mr. Burke and Mr. Hoffman

NAYS:

ABSTAIN: Ms. Sheridan and Mr. Forte

Mr. Hoffman made a motion to waive the reading and approve the resolution granting approvals to Tenth Avenue Associates Urban Renewal LLC. 707-709 10th Avenue, which was seconded by Mr. Burke and approved by the following vote:

AYES: Mr. Meyer, Mr. Reynolds, Mr. Windas, Mr. Cohen, Mr. Magovern, Mr. Burke and Mr. Hoffman

NAYS:

ABSTAIN: Ms. Sheridan and Mr. Forte

Mr. Meyer made a motion to waive the reading and approve the resolution denying the application of ELW 610 LLC, 1501 D Street, which was seconded by Mr. Burke and approved by the following vote:

AYES: Mr. Meyer, Mr. Reynolds, Mr. Windas, Mr. Cohen, Mr. Magovern, Mr. Burke and Mr. Hoffman

NAYS:

ABSTAIN: Ms. Sheridan and Mr. Forte

500 MAIN STREET PARTNERS URBAN RENEWAL LLC – 604 FIFTH AVENUE

Appearing for this application was owner Barry Depeppe, attorney John Haulenbeek, and engineer Rich DiFolco. Mr. Haulenbeek submitted a revised sheet 3 of the engineering plans, a west elevation, pictures of the existing site, and a letter regarding a tank scan of the property.

Mr. Depeppe stated this project is the last piece of the puzzle for their future construction at 500 Main Street. Part of that application required the purchase of the property at the rear of 500 Main Street owned by AP's Seaport Inlet Marina. To do that they purchased 604 5th Avenue to give the marina the parking they need. Phase 1 of the project is to demolish the garage, put in a gravel parking lot with 20 parking spaces and use the existing home on the site as offices. Employees for the marina and his commercial building at the old Havens and Hamptons site are parking on

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Fifth Avenue; now they would be able to park in this new parking area and be off the street. There will be no winter boat storage on this lot. Phase two would be to put a two-story addition on the house (the first floor being commercial and an apartment on the second floor, and to make the existing house first floor commercial and the second floor residential. When complete there will be two commercial units and two residential units on the property. The basement would be a storage area possibly leased to the marina. The lighting at the Riverwalk site has blinders on them but if they are removed it will provide adequate lighting across the property line to this lot. Mr. Venezia asked for a lighting plan to be submitted because the property is uphill and fenced in. Mr. Depeppe stated there is existing plantings on the property that they will maintain and they are proposing more landscaping and fencing at the entrance of the parking lot. Phase 1 has been started and is planned to be complete in April or May. Have no plans to start Phase two in the next 24 months.

Mr. DiFolco discussed the Board engineer's review letter. There is no environmental impact on this property. Felt a traffic study was not needed because the traffic will be like what exists at the lot across the street. The parking lot will not remain gravel it will be paved in the future. There will be signage to create a fire parking lane. When it is paved the lines will be painted. Storm-water management is not an issue. There will be some trees removed on the west side of the property where the parking will be.

Mr. Windas asked if there is enforcement for the parking. Mr. Depeppe stated it will be handled through his lease agreements. Mr. Windas asked about placement of trash and recycling receptacles. Mr. Depeppe stated they would be at the rear of the property similar to residential collection.

Mr. Burke asked about commercial vehicles parked on the south side of Fifth Avenue. Mr. Depeppe stated those are owned by Pizzolato and will be relocated.

Mr. Depeppe added the two apartments would have two bedrooms and two bathrooms and be approximately 1300 square feet.

Mr. Magovern asked if AP's marina will store boats on this property in the winter. Mr. Depeppe replied no. He stated the parking lot is for vehicular parking only. No boat storage. Mr. Magovern asked about water runoff to the east. Mr. DiFolco stated there are no changes to the east side of the property and all water will drain away from the east of the property.

Mr. Kovats asked about lighting for the proposed sign. Mr. Depeppe stated the sign will not be illuminated. Mr. Kovats asked how gravel will be contained on site. Mr. DiFolco stated there is a retaining wall at the rear of the property now. Mr. Kovats asked if any of the trees to be removed will be replaced. Mr. Depeppe replied no.

Mr. Forte asked for clarification on the entrances to the apartments. Mr. Depeppe showed him the entrances on the west elevation exhibit.

Mr. Venezia asked if the existing fence on the property will remain and if the retaining wall will be repaired. Mr. Depeppe stated the retaining wall that is in disrepair is on the neighbor's side of the property line. The fence will remain.

Mr. Magovern asked if they will alleviate the on-street parking. Mr. Depeppe stated he will, the commercial tenants in the Riverwalk building are parking on the street and will now park in this new lot.

Mr. Haulenbeek stated the engineer's report indicated ten parking spaces are required and they are proposing twenty.

Public:

Richard Ray, 602 5th Avenue, stated they have had problems with electric wires.

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Judith Laubersheimer, 600 5th Avenue, asked if the marina will use this site. Mr. Depeppe stated there is a pending lease agreement. She was concerned about the number of boats currently in the marina. Mr. Magovern suggested she speak to the Fire Marshall about the boats.

Spencer Heulitt, 605 5th Avenue, asked the lighting will be restricted to the parking area. Mr. Depeppe replied yes.

Laurie Yeranian, 135 Terrace Road, felt it was prudent to do a traffic study because it's a dangerous intersection. She asked for a plan for the lot behind 500 Main Street. Mr. DiFolco showed the approved site plan for the property.

Dee Anderson, 127 Terrace Road, was surprised this property can be mixed use. Mr. Kovats explained the seaport redevelopment zone boundaries. She asked if the Board could prohibit liquor and food establishments. Mr. Kovats explained that those are not the type of uses being proposed however they are allowed. Mr. Depeppe stated there will be no liquor or bas. She was concerned about water runoff when they do Phase 2.

Ron Yeranian, 135 Terrace Road, asked if the fire violations at the marina have been addressed. The Board advised him to contact the Fire Marshall.

Ms. Anderson feels it's not a small scope project and thinks a traffic study needs to be done as well as an environmental impact study. She requested the recycling cans be relocated to the northwest corner. Mr. Depeppe stated that wouldn't be necessary for Phase 1 but would relocate them for Phase 2.

Vera Jelley, 128 Terrace Road, asked where the commercial zone ends. Mr. DiFolco explained it stops at their property line.

Mr. Venezia stated he would like a drainage report submitted prior to the parking lot being paved. Mr. DiFolco felt it wasn't needed because storm water was addressed in the report. The water drains north and west.

Patricia Ray, 602 5th Avenue, asked what's happening on the side by her. Mr. Depeppe stated nothing.

Mr. Depeppe stated a traffic study was not done for his other two projects at 5th and Main Street. He did meet with Police Chief Huisman to address the parking on 5th Avenue.

Mr. Magovern suggested the neighbors bring their concerns about the marina to the Mayor and Council meeting.

Board Comments:

Mr. Meyer stated he is not minimizing the neighbors' concerns but they are not related to the application. They have tried to alleviate the parking issues and direct drainage away from the neighbors. He supports the application.

Ms. Sheridan stated the traffic concerns were looked at by the town and not specific to this project. She had no issues with the application.

Mr. Reynolds stated Mr. Depeppe is bending over backwards to accommodate everyone however he believes a traffic study is needed.

Mr. Cohen stated he has no issue with the application and feels it will help the parking issue.

Mr. Magovern stated he understands the marina problems but Mr. Depeppe is a responsible landlord and professional. Felt a traffic study and environmental study should be required.

Mr. Burke agreed with Mr. Meyer. There has been some traffic studying done. Feels a study should be done for the whole neighborhood by the town not the applicant.

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Mr. Hoffman agreed with some of the other Board members' comments. Suggest they go to the Mayor and Council with their concerns. He asked if a traffic study would help. Mr. DiFolco stated it wouldn't reveal anything. He added they are well under the floor area ratio for this property and the intensity is allowed.

Mr. Windas felt a traffic study wasn't necessary because it wasn't done for the other projects. Doesn't see the need for an environmental impact study either.

Mr. Hoffman made a motion to approve the application and grant the waivers for the traffic and environmental impact studies, which was seconded by Mr. Meyer and approved by the following vote:

AYES: Mr. Meyer, Ms. Sheridan, Mr. Windas, Mr. Cohen, Mr. Burke, Mr. Hoffman and Mr. Forte

NAYS: Mr. Magovern

ABSTAIN: Mr. Reynolds

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