

PLANNING BOARD

AUGUST 20, 2018

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

ABSENT: Jared Cohen and Jennifer Nicolay

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 of the items on the agenda.

Mr. Hoffman made a motion to approve the minutes of the May 21, 2018 meeting, which was seconded by Mr. Meyer and approved by the following vote:

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

NAYS:

ABSTAIN: Mr. Windas and Mr. Burke

GREG KAPALKO - 1600 HIGHWAY 71

Appearing for this application was Mr. Kapalko and his attorney Michael Rubino. Mr. Rubino stated this application is for a change of use and a waiver of a site plan application. The former tenant Mr. Shrimp has moved out and would like to split the store into two storefronts. One would be a chiropractic office and the other side would be RKE Athletics. The intensity of the site is quite less. Mr. Rubino explained in 1997 Mr. Kapalko got approvals from this Board to rebuild the building after a fire and at that time it was all retail use.

Mr. Kapalko stated RKE would have two full time employees and one to two-part time employees. Their hours of operation are Monday through Friday 10 am to 6 pm and Saturday 10 am to 2 pm. The Mr. Shrimp lit sign will be removed and awnings with letter will be installed for the new businesses to match the awnings of the other tenants. He submitted a proposed floor plan of the space. The chiropractic office would be a second location for them and therefore would only be open 3 ½ days to start. There would be one employee with a maximum of six patients per hour. The hours of operation would be approximately 9 am to 6 pm on weekdays. The only exterior changes to the building would be the addition of some windows and replacement of garage doors in the rear with double wide doors. There will be no changes to the 14 apartments above. There will be no changes to the existing parking.

Public: none

Mr. Meyer stated he has no problem with the application if they comply with the engineer's letter.

Mr. Venezia asked about existing lighting. Mr. Kapalko stated there is no change. Mr. Venezia asked if the awnings will be lit. Mr. Kapalko replied no. Mr. Venezia asked if trash collection would be less intense. Mr. Kapalko replied yes. He added his commercial tenants create mostly recycling and the Borough's recycling center is right across the street.

Ms. Sheridan stated she has no issues with the application.

Mr. Campbell stated he has no problem with it. There have been some sewerage and storm drain issues from Mr. Shrimp that will now go away.

Mr. Reynolds stated he has no problem with the application.

Mr. Magovern stated it looks good.

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Mr. Burke stated he has no issues with the application but asked about the parking. Mr. Kapalko stated their parking situation has worked well for 20 years. He stated there are 27 spaces in front. There are spaces for the commercial units in front of the building and spaces in the rear for the residential units. The employees share the spaces in the rear with the residential tenants during the day when they aren't home.

Mr. Hoffman stated this is a good application.

Mr. Windas stated he is in favor of the application.

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. Windas, Mr. Reynolds, Mr. Magovern, Mr. Burke and Mr. Hoffman

NAYS:

Mr. Kapalko asked the Board to look at the change of use ordinance and see if any changes could be made to allow an application like is which is going to a less intense use to be approved administratively without Board approval. Mr. Kovats stated he could review the ordinance with Mr. Venezia and see if there are some tweaks that can be made.

ZONING BOARD OF ADJUSTMENT YEAR END REPORT

Mr. Kovats explained the purpose of the report. Ms. Claudio explained the Zoning Board's concerns regarding the ordinance changes they suggested. She stated the Mayor and Council felt the Planning Board was better suited to do the review of the ordinances and then make recommendations to them. Mr. Kovats will reach out to the Zoning Board attorney, Mr. Kennedy, and the Borough Attorney, Mr. Cannon to discuss this further.

ORDINANCE 2018-13

Mr. Kovats explained the ordinance, which allows for residential on the first floor only for the parcel along Shark River. He stated this is consistent with the Master Plan.

Mr. Campbell made a motion to approve the ordinance and to allow for it to move forward, which was seconded by Mr. Windas and approved unanimously.

PUBLIC COMMENTS

Mr. Kapalko stated this ordinance change affects his property and asked if he must do a full site plan application. Mr. Kovats stated he would have to file an amended site plan application, so the Board can review the change.

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