

## PLANNING BOARD

MAY 17, 2021

PRESENT: Jay McDermott, Rick Meyer, Ted Protonentis, Tom Carvelli, Bill Lindsay, and Nick Valente

ABSENT: Bob Forte, Tom Burke, and Mike Campbell

ALSO, PRESENT: Board Attorney Doug Kovats, Esq., Board Secretary April Claudio, Borough Engineer Sam Avakian and Borough Planner Christine Bell

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 15, 2020 and by posting a copy of said notice at the Municipal Complex on the same date.

Workshop: Mr. Kovats gave an explanation on the application for MB1 Belmar LLC, 801 Main Street.

Mr. Lindsay made a motion to waive the reading and approve the minutes of the April 19, 2021 meeting, which was seconded by Mr. Meyer and approved by the following vote:

AYES: Mr. McDermott, Mr. Meyer, Mr. Protonentis, Mr. Carvelli, Mr. Lindsay, and Mr. Valente

NAYS:

ABSTAIN:

### MB1 BELMAR LLC – 801 MAIN STREET

Appearing for this application was Joel Brudner of MB1 Belmar LLC, his attorney Jennifer Krimko, traffic engineer Maurice Rached, and architect Dan Governale.

Mr. Kovats marked the following exhibits: A1 application, A2 checklist, A3 photos, A4 survey, A5 site plan, A6 packet of additional documents, PB1 engineering review letter and PB2 TDRC review letter. Ms. Krimko offered A7, renderings with photos.

Ms. Krimko stated the application is for a seasonal rooftop patio to be used in conjunction with the existing brewery and restaurant.

Mr. Brudner stated he acquired the property in 2014 and did extensive renovations. The building now houses the brewery and restaurant as long as 7 tenants. The brewery was a limited brewery however they have since acquired the Jacks Tavern liquor license and it is now a restricted brewery. The brewery consists of two levels: 100 seats on the first floor, 87 seats on the second floor in the restaurant and 237 seats in the brewery. The one tenant, Jake's Crab Shack, is the only one that is open at night. The rest close before the brewery hits its peak use.

The rooftop will have a bar with a sunshade and removable tables and chairs. There is already an elevator and staircase that goes to the roof. The roof would be used weather permitting. Any music on the roof would be acoustic and they will abide by town guidelines.

Mr. Governale stated they are proposing a boardwalk type flooring on the roof from the elevator to the seating area. All materials used will be in harmony with existing building materials. The existing illuminated sign on the roof will be relocated and secured to the wall of the rear of the building. The roof top seating area will have 152 seats.

Mr. Rached stated the parking is adequate and the expanded use will not disturb the balance. There is more use at night than mid-day. Many people will use Uber, Lyft, the train, carpool and ride bicycles. Believes there will be no significant change to the parking. They are allowed to use shared parking within 500 feet for the five spaces needed.

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Ms. Krimko submitted A8, an elevation, to show where the sign will be relocated.

Mr. Brudner stated the hours of operation will be 12 pm to between 10 pm and 2 am. Typically ending at midnight. The roof will be dependent on weather.

Mr. Kovats requested that depictions of the railing, tables and chairs and screening be submitted. Ms. Krimko agreed to submit it to the Board and the TDRC.

Mr. Kovats asked if a trash receptacle will be placed on the roof. Mr. Brudner believed there would be but has not determined the location yet.

Mr. Kovats asked about lighting. Ms. Krimko stated it is low lighting on the walkways and string lighting on the bar for ambience.

Mr. Meyer was concerned about parking. Mr. Valente asked about recycling. Mr. Brudner stated they handle their own refuse collection; it does not go through the Borough. Mr. Carvelli asked Ms. Bell about the parking. Ms. Bell stated parking is an issue throughout the town. She suggested the town do a parking study.

Public: Linda Sharkus, 4<sup>th</sup> Avenue, started to talk about the use of the building going from a bakery to a brewery. Ms. Krimko objected because the original application is not relevant to this application. Ms. Sharkus was concerned about creating a parking issue for other businesses.

Gene Creamer, 4<sup>th</sup> Avenue, asked if a solar survey was done for the roof. Mr. Brudner stated he has looked into solar and would like to have it but is trying to figure it out.

Board: Mr. Valente was concerned about the number of tables and chairs and where everyone will park. He liked the plan but was concerned about the intensity.

Mr. Carvelli liked the project. Felt as a town parking needs to be looked at, but the applicant shouldn't be penalized for that.

Mr. Meyer stated it will be a good addition to the downtown. Mr. Protonentis agreed.

Mr. McDermott echoed the Board's concerns about parking, but this will be a nice addition.

Mr. Protonentis made a motion to approve the application, which was seconded by Mr. Carvelli and approved by the following vote:

AYES: Mr. McDermott, Mr. Meyer, Mr. Protonentis, Mr. Carvelli, Mr. Lindsay, and Mr. Valente

NAYS:

ABSTAIN:

Public: none

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