

## PLANNING BOARD

DECEMBER 13, 2021

PRESENT: Rick Meyer, Tony Almeida, Jay McDermott, William Lindsay, Tom Burke

ABSENT: Bob Forte, Ted Protonentis, Tom Carvelli, Mark Walsifer, and Nick Valente

ALSO, PRESENT: Board Attorney Doug Kovats, Esq., Board Engineer Jerry Freda, 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 January 4, 2021 and by posting a copy of said notice at the Municipal Complex on the same date.

Mr. Burke made a motion to approve the minutes of the September 20, 2021 meeting, which was seconded by Mr. Meyer and approved by the following vote:

AYES: Mr. Meyer, Mr. Almeida, Mr. McDermott, Mr. Lindsay, and Mr. Burke

Mr. Meyer made a motion to approve the resolution establishing the 2022 meeting dates, which was seconded by Mr. Lindsay and approved by the following vote:

AYES: Mr. Meyer, Mr. Almeida, Mr. McDermott, Mr. Lindsay, and Mr. Burke

Mr. Kovats explained Ordinance 2021-36. The Mayor and Council did first reading on the ordinance. It now comes to the Planning Board for review and determining if it is consistent with the Master Plan and Development Regulations. There is no expansion to the Seaport Redevelopment Zone. The changes to the plan are specifically for the parcel known as Block 87 Lots 1, 2, 3. The only changes are removing some permitted uses, allowing five stories, and a height of 60 feet.

Mr. Freda stated the plan was written to be in compliance with the Master Plan. This parcel is near two high rise buildings, the train station and the Route 35 bridge. The original Seaport Redevelopment Plan was designed for Main Street, but this parcel is unique.

Mr. Burke questioned how being near the Route 35 bridge is relevant. Mr. Freda explained due to the larger heights of other structures including the bridge, and this being off of Main Street, it is more suitable for more height. He added that he doesn't believe the vision of the redevelopment plan was to have the whole area look the same.

Mr. Almeida asked if Marina View Towers is exempt from the redevelopment plan. Mr. Freda replied yes. He asked if Block 87 is in a flood zone. Mr. Freda stated it is not.

Mr. Meyer stated the Seaport Redevelopment Plan has a provision that does not permit condemnation. Mr. Freda agreed.

Public: Joe McEvoy, 700 Main Street, sought clarification on the height and gave his opinion on what he thinks should be done with those properties.

Gene Creamer, 4<sup>th</sup> Avenue, stated there was an old deed restriction prohibit the sale of alcohol on lot 1 that should be investigated. He also felt the parcel was best suited for a marijuana dispensary.

Tony Repetti, 406 6<sup>th</sup> Avenue, also the owner of Block 87 Lots 1,2,3, stated when he purchased the properties, he was told the liquor prohibition was an unenforceable clause, as they do sell liquor there.

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Gerald Buccafuso, 409 5<sup>th</sup> Avenue, was concerned about train noise bouncing off the building. He felt a sound study should be done before the Council approves the ordinance.

Mr. Repetti stated the concept plan for the site is not one straight wall and has breaks in it to absorb the noise.

Mr. Burke stated a developer will need to make sure traffic is addressed and they adhere to the Master Plan in regards to it.

Mr. Lindsay stated he has concerns about the development of the site but that will be addressed later.

Mr. Almeida stated the Board needs to consider the future of the property and not just what one developer is proposing.

Mr. Meyer stated he did not see an issue with the plan amendments.

Mr. McDermott agreed. The seaport redevelopment plan has evolved over the years. This location is ideal for a more creative development.

It was suggested the Council review the development regulations, which allow for a 50 ft. height limit, and determine if that also should be amended.

Mr. Kovats will prepare a letter to the Mayor and Council with the Board's findings and recommendations.

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