

Technical & Design Review Report

801 MAIN STREET

A meeting was held on May 11, 2021. The project was rated overall as being in compliance with the Borough of Belmar's Redevelopment Plan and Design Guidelines. The following are comments made by members:

1. Style and Themes:
 - a. Details on colors, design and materials of exterior fixtures and railings should be provided to TDRC and Planning Board. TDRC recommends it mirror or compliment existing exterior finishes.
 - b. Details on exterior lighting should be provided to TDRC and Planning Board.
2. Building Breaks and Stepbacks: N/A
3. Building Elements:
 - a. The design of a rooftop seating area was looked upon favorably.
4. Streetscape:
 - a. Elevation showing relocation of rooftop illuminated sign should be provided to Planning Board.
 - b. Planning Board should review parking requirements.
5. Additional Comments:
 - a. Occupancy details should be submitted and approved by the Fire Official and/or Construction Department.
 - b. Hours of operation of rooftop area should be provided to Planning Board.
 - c. Music on the rooftop shall be limited to acoustic only and end at 10 pm.
 - d. Details on litter control should be provided.
 - e. Type of tables and chairs and roof shade to be placed on the rooftop should be provided.
6. Overall Recommendation: The overall recommendation of the TDRC is to approve the plan for the rooftop seating area.