

**Bradley Beach Planning Board  
Regular Meeting Minutes  
Thursday, April 26, 2018 at 6:37 PM**

Meeting is called to order by Chairman Psiuk. The Board and the public recite the Pledge of Allegiance.

Open public meeting announcement is made by the Board Secretary.

**Roll Call:**

Present: William Psiuk, John Weber, Norman Goldfarb, Marc Rosenthal, Douglas Jung, Jane DeNoble, Meredith DeMarco, and Alan Gubitosi

Absent: Rafael Albanir, George Waterman, Paul Williams

Also Present: Mark Steinberg, Esq. – Attorney to the Board, Gerald Freda, PE, PP, CME – Board Engineer, and Jennifer Beahm, PP, AICP – Board Planner.

**Approval/Adoption of Minutes:**

Regular Meeting Minutes of February 22, 2018 are approved and adopted on a motion made by Chair Psiuk and second by Alan Gubitosi. All members present in favor.

**Resolutions Memorialized:** None.

**Applications Under Consideration:**

**PB18/01 – 1200 Main Street, LLC – Block 6, Lot 2.01 – 1200 Main Street** – Applicant is seeking Site Plan approval to demolish the existing structure and amenities on the property and build a mixed-use building with onsite parking. The mixed-use building is proposed to consist of two (2) retail commercial units on the first floor and residential apartments on the second and third floors. There are a total of fourteen (14) apartments consisting of four (4) 1-bedroom apartments and ten (10) 2-bedroom apartments being proposed. The Applicant is requesting variances for building height, number of loading spaces, number of driveways per lot, and any and all other variances deemed necessary by the Board.

Applicant is represented by Jennifer S. Krimko, Esq.

Exhibits marked into evidence:

Exhibit A-1 - Plan survey with topography consisting of one (1) sheet prepared by Robert L. Vallee, P.L.S, dated July 25, 2017, with no revisions.

Exhibit A-2 - Architectural plans consisting of four (4) sheets, prepared by Stephen J. Carlidge, AIA, of Shore Point Architecture, P.A. dated December 14, 2017, revised through March 19, 2018

Exhibit A-3 - Preliminary and Final Major Site Plans consisting of ten (10) sheets, prepared by Jason L. Fichter, P.E., P.P., C.F.M., C.M.E., of InSite Engineering, LLC, dated January 12, 2018 and revised through March 19, 2018

Exhibit A-4 – Aerial Overview prepared by Insite Engineering dated April 25, 2018

Exhibit A-5 – Color Rendered Site Plan prepared by Insite Engineering dated March 19, 2018

Exhibit A-6 – Color Rendered Elevations prepared by Shore Point Architecture undated

The height discrepancy in the ordinance is discussed with regard to 36 feet vs. 40 feet.

Stephen Carlidge, AIA of Shore Point Architecture is sworn in and accepted.

Mr. Carlidge provides the Board with a general overview of the plans and the changes that were made since the informal presentation. Mr. Carlidge provides justification for the proposed 10 foot and 9-foot ceiling heights. The trash chute and recycling are discussed. It is indicated the project will comply with paver sidewalks, street trees, and lighting.

There is concern expressed with the opening facing Main from the parking area. It is indicated a railing or something of that nature can be placed in the area but there will be no curb cut onto Main Street.

Jason Fichter, PE, PP – sworn in and accepted.

It is indicated the possibility of providing 2 chutes, 1 for recycling and 1 for trash will be investigated.

Jerry Freda questions if there is room for 2 dumpsters in the enclosed area being provided for same. Mr. Fichter indicates no there is not.

There will be someone to handle the garbage from the chute to the dumpster. The property will be maintained through a management company and they will determine frequency of pick-up accordingly.

Ms. DeMarco questions if one of the spaces indicates as retail space could be a restaurant? It is indicated no it will not be because then a variance would be required for parking. If a restaurant were to be proposed in the future they will have to come back for a variance.

Ms. DeNoble questions the elevation on the side of the building and it is indicated it will not be a wall of stucco and it will have windows.

Mr. Gubitosi questions the west, front elevation and the wall units and if it is necessary. He would rather see the equipment on the roof and eliminate the visible grills. It is indicated that this may be possible.

Chair Psiuk questions the roof hatch. It is indicated that it will be for maintenance use only. Chair Psiuk also questions the usability of rooms if ADA clearances are adhered. It is indicated that they comply and it would be the responsibility of the tenant for the placement of furniture in the rooms as it relates to their individual disability.

Jerry Freda requests if a concrete type planter can be installed vs. a curb or railing at the open end of the parking area facing Main Street. As it is easier to drive over a curb vs. a planter and a planter is more visible when backing up. It is indicated that this would be possible. A discussion takes place with regard to the different styles of roofs, their heights and types.

Mr. Rosenthal does not feel that stucco lasts and suggests an alternate material. Mr. Carlidge indicates if stucco is installed properly it should not pose a maintenance issue.

It is suggested that plain awnings be placed over the retail store fronts in a dark navy or black color with no writing or logos. One on the Main Street side and one on the Lake Terrace side.

Rich Despin – real brick veneer? – was 200 foot notice provided? Yes it was. What is the height of the existing building? It is unknown at this time. What is the height of the nursing home? It is indicated it is 4 stories and higher than this building. If a peaked roof were provided on this proposed building it would require another story to maintain the 10 foot ceiling height.

**THE BOARD TAKES A BRIEF RECESS AT 8:05 PM – AT 8:13 PM THE BOARD RETURNS AND ALL MEMBERS PRESENT AT COMMENCEMENT OF MEETING STILL PRESENT.**

Jason Fichter, PE, PP – reviews the Aerial Exhibit as well as the Color Rendered Site Plan Exhibit. These are all permitted uses. Utility connections are discussed and the meters are proposed to be protected with bollards. This proposal decreases impervious coverage as well as runoff and can comply with all Stormwater Management requirements.

Jerry Freda asks if the applicant will consider capturing roof runoff and installing a drywell under the parking lot. Since this is going to be new construction, we have the opportunity to make the existing situation better.

It is requested that soil testing be done since this was an automotive site.

The traffic along Main and the depressed curb for trash is discussed. There are two (2) driveways being proposed for vehicles and the sizes are compliant as well as their locations. The internal circulation of the site is discussed and it appears to work well.

Designating parking spaces for the residents is discussed and there will be 1 spot reserved per residential unit.

Sight triangles are compliant. Parking onsite is compliant with what is being proposed and the project is adding additional parking space along Main Street by eliminating the depressed curb along Main.

Refuse is proposed to be stored internally in rolling containers and will have private pick-up.

There are 14 LED lights proposed (7 wall mounted, 3 pole mounted, and 4 under building in the parking area). There will be little to no spillage.

It is discussed whether there can be 2 trash chutes, 2 compactors, and 2 dumpsters (1 of each for recycling and the other for regular trash).

Paver sidewalks are being proposed along Lake Terrace and Main Street to match the rest of the Borough.

Shade trees, lights, landscaping, and pavers will comply.

Signage is discussed and there is 1 sign permitted per store front.

Mr. Gubitosi questions whether 2 driveways are necessary. Jason Fichter indicates he believes it is a safer alternative and Jerry Freda, Board Engineer agrees.

It is indicated that the building height being proposed is a "c" variance not a "d" variance since the height is not exceeding 10% of that which is permitted.

Loading spaces are discussed as there will be single unit trucks expected. Jennifer Beahm indicates she does not agree with this as since we do not know who the tenants will be in the retail store, we cannot ascertain as to what size vehicles will be delivering. It is indicated that rear doors can be provided on the back of each of the retail units which can be accessed for deliveries. The third driveway is for refuse only, not to drive on.

It is indicated the proposed development will be adding street parking and eliminating a current coverage issue. The remainder of the positive and negative criteria are provided and discussed.

Chair Psiuk requests that the "refuse driveway" be made smaller and to stripe it to avoid it being utilized.

Monmouth County Planning Board approval will be required for this project.

Waivers are discussed in detail and will comply or does not comply.

It is indicated the retail tenants will bring their trash directly to the dumpster within the building.

Rich Despin – 600 Third Avenue – questions whether the street lights will match? It is answered that they will match the Borough. It is asked if the building will have sprinklers. It is answered that yes it will. Will there be a drain in the compactor area? Yes there will be if required.

A discussion takes place with regard to Fire Department review.

Jennifer Beahm questions the storage areas and it is indicated it is for non-flammable materials.

Jennifer S. Krimko, Esq. provides a summation.

Mark Steinberg, Esq. reviews all conditions that have been placed on the project should the Board find in favor of the application and a resolution be prepared for same.

**Based upon the application submitted to the Board and the testimony provided, Chair Psiuk makes a motion to approve this application with the revisions and conditions as discussed, moved and seconded by John Weber.**

**Those in Favor:** Alan Gubitosi (w/comment), Meredith DeMarco (w/reservation and comment), Jane DeNoble (w/comment), Marc Rosenthal (w/comment), Douglas Jung (w/comment), Norman Goldfarb (w/comment), John Weber (w/comment), and Chair Psiuk (w/comment)

**Those Opposed:** None.

**Those Absent:** Paul Williams, George Waterman, and Rafael Albanir

**Those Abstained:** None.

**Those Recused:** None.

**DUE TO TIME CONSTRAINTS IT IS DECIDED TO REVIEW THE REMAINING DISCUSSION ITEMS ON THE AGENDA AT THE MAY 24, 2018 MEETING. WITH NO FURTHER BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN WAS OFFERED BY CHAIR PSIUK, MOVED AND SECONDED BY MARC ROSENTHAL, ALL IN FAVOR. MEETING CLOSED AT 9:47 PM.**

**NEXT SCHEDULED MEETING WILL BE A REGULAR MEETING ON THURSDAY, MAY 24, 2018 AT 6:30 PM HERE IN THE MUNICIPAL COMPLEX MEETING ROOM.**

**Minutes submitted by Kristie Armour, Board Secretary**

**A motion to adopt was offered by William Psiuk and seconded by John Weber, all eligible in favor.**