

CITY OF ASBURY PARK  
ONE MUNICIPAL PLAZA  
ASBURY PARK, NEW JERSEY 07712

PHONE: (732) 775-2100  
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MICHAEL N. CAPABIANCO, CITY MANAGER  
CINDY A. DYE, RMC, CITY CLERK

## REQUEST TO AMEND A REDEVELOPMENT PLAN APPLICATION FORM

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1. APPLICANT INFORMATION:

Name: 316 Main Avenue, LLC

Address: c/o Sackman Enterprises, Inc. 165 W. 73rd Street, New York, NY 10023

Phone #: 212-595-5565 Fax: \_\_\_\_\_

Email: c.sackman@sackman.com

2. PRESENT OWNER (If not applicant):

Name: Same

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

3. PROPERTY INFORMATION:

Address: 316 Main Street

Block: 2508 Lot 1

Existing Use: Mixed-Use Proposed Use: Mixed-Use

Redevelopment Area and Area Subdistrict\*: CBD Redevelopment Zone, Mixed-Use District

4. ATTORNEY INFORMATION:

Name: Andrew J. Karas, Esq. c/o Fox Rothschild, LLC

Address: 49 Market Street, Morristown, NJ 07960

Phone #: 973-548-3332 Fax: 973-992-9125

Email: akaras@foxrothschild.com

6. Has the required escrow for anticipated expenses for meeting costs; and, professional services related to review of the application and preparation any reports, resolutions and ordinances of \$3,000 been submitted? (Applications will not be reviewed until the required escrow deposit has been received. At conclusion of the plan amendment procedure, remaining escrow funds will be returned to the applicant.)

yes

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7. Has the information shown in the application submission checklist been submitted? (Applications will not be reviewed until the required submissions have been received.)

yes

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Applicant Signature

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Applicant Name (please print)

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Date

#### APPLICATION SUBMISSION CHECKLIST\*\*

- Completed Application Form
- Escrow deposit of \$3,000
- A precise written description of the proposed amendment to the redevelopment plan, including proposed uses, and the nature of any deviations from the redevelopment plan requested.
- Conceptual plans to describe the amendment requested and any other deviations required. These can include a sketch site plan and floor plans. Plans need not be prepared by a licensed professional, but must be of sufficient detail to describe the amendment proposed.

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*\*Requests to amend the Waterfront Redevelopment Plan must have the consent of the Master Developer of the Waterfront Redevelopment Area.*

*\*\*City professionals and the Mayor and Council may request additional information that will help them complete their review.*

## THE PLAN AMENDMENT PROCESS

Within a redevelopment area, “d” type variances (also known as use variances) are not permitted. However, if a use or “d” type variance is necessary for a particular development or redevelopment project is proposed by an applicant, the applicant has the option of approaching the Mayor and Council to request that a redevelopment plan be amended to allow for the project as proposed.

The process for amending a redevelopment plan is as follows:

- A formal application is submitted to the Department of Planning and Redevelopment. Department professionals will review the application, and prepare a report for the Mayor and Council, with copies provided to the applicant.
- The Mayor and Council review the request for the amendment at a public meeting and determine if the request merits additional consideration. If the Council believes that it does, the proposed amendment gets forwarded to the Planning Board for the Board’s review as required by the Local Redevelopment and Housing Law. This referral to the Planning Board is done by resolution of the Mayor and Council.
- The Planning Board then reviews the request at one of their meetings, and makes comments and recommendations on the proposal, which are forwarded to the Council. The Planning Board’s comments and recommendations are sent to Council in the form of a report adopted by resolution.
- The Council then reviews the Board’s comments and recommendations, and decides whether the redevelopment plan should be amended. If the Council decides yes it should, an ordinance to amend the plan must be introduced. At a subsequent meeting, a public hearing on the ordinance is held and voted upon after public comment.

## **DESCRIPTION OF PROPOSED PLAN AMENDMENT**

316 Main Avenue, LLC is the owner of property located at 316 Main Street, Asbury Park, New Jersey (Block 2508, Lot 1) (“316 Main Street”). There presently exists on the property a two-story building with retail/commercial uses on the ground floor and residential dwellings on the second floor. The site measures 8,222 SF. The property is located in the CBD Mixed-Use District of the CBD Redevelopment Zone.

316 Main Avenue, LLC seeks to redevelop the property to erect three floors of additional residential apartments for a total of four floors of residential apartments. The ground-floor will retain retail space. A portion of the ground-floor will also accommodate a new parking area. Additional parking will also be created in a new basement. To alleviate curb cuts for driveway and the elimination of on-street parking spaces, access to the parking will be through the existing building at 700 Bangs Avenue. In turn, the following amendments are sought for the Redevelopment Plan:

HEIGHT: 55 ft.

PARKING: 1 space per unit.