

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

PHONE: (732) 775-2100
WWW.CITYOFASBURY PARK.COM



JOHN MOOR, MAYOR
AMY QUINN, DEPUTY MAYOR
EILEEN CHAPMAN, COUNCILPERSON
YVONNE CLAYTON, COUNCILPERSON
JESSE KENDLE, COUNCILPERSON

MICHAEL N. CAPABIANCO, CITY MANAGER
CINDY A. DYE, RMC, CITY CLERK

REQUEST TO AMEND A REDEVELOPMENT PLAN APPLICATION FORM

1. APPLICANT INFORMATION:

Name: Monroe Realty, 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: 510 Main Street, 704-712 Monroe Ave

Block: 2503

Lot 1-5

Existing Use: parking lot; vacant residential dwelling
car repair shop

Proposed Use: See attached Rider

Redevelopment Area and Area Subdistrict*: Main Street Redevelopment Plan; Community Shopping Zone

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

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

Applicant Signature

Applicant Name (please print)

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.

**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

Monroe Realty, LLC is the owner of property located at 510 Main Street and 704-712 Monroe Avenue, Asbury Park, New Jersey (Block 2503, Lots 1-5). There presently exists on the various properties a parking lot, a vacant residence, and a car repair shop. The combined lots measure 14,700 SF (0.34 acres). Presently, Lot 1 is located in the Main Street Redevelopment Zone, Community Shopping Zone. Lot 2 is in the B2 Zone and Lots 3, 4 and 5 are in the R1 Zone. As part of the application herein, Monroe Realty, LLC requests that Lots 2 through 5 be included in the Main Street Redevelopment Zone.

Monroe Realty, LLC seeks to develop the combined lots to erect a 5-story mixed-use building (42,451 SF), having a total of 60 residential units (36,807 SF) along with 5,644 SF of retail space on the ground floor. The proposed building will have penthouse pop-ups. The height of the proposed building at roof level is 59 ft. The height to the top of the penthouse pop-ups is 69 ft. and 9 inches. The permitted height in the Community Shopping Zone is 35 ft. or a maximum of 3 stories. A total of 57 parking spaces will be provided on site in a ground-floor and basement-level parking garage. Included in the proposed development are 9 low and moderate affordable housing units. In turn, the following amendments are sought for the Main Street Redevelopment Plan:

EXPANSION OF REDEVELOPMENT AREA: Block 2503, Lots 2 through 5 to be included in the redevelopment plan and the Community Shopping Zone.

HEIGHT: 60 ft. and a maximum of 5 stories, plus an additional 12 ft. for penthouses which do not exceed 20% of the total roof area.

PARKING: 0.9 spaces per unit