

CITY OF ASBURY PARK  
ONE MUNICIPAL PLAZA  
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### **Technical Review Committee**

**To:** Mayor and Council  
**From:** Michele Alonso, PP/AICP, Director of Planning and Redevelopment on behalf of the Technical Review Committee  
**CC:** Joseph Maraziti, Esq., Redevelopment Counsel  
Jennifer Porter for AP Triangle, LLC, Applicant  
**Date:** October 1, 2019  
**Re:** TRC REVIEW  
AP Triangle, LLC  
Cookman, Heck and Asbury Avenues  
BBlock 3203, Lots 1-5 and 15-19  
Block 3206, Lots 1-4  
SITE PLAN CONCEPTIAL REVIEW

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The Asbury Park TRC met on July 11, 2019 to review the proposed development by AP Triangle who is an affiliate of Asbury Partners in the Waterfront Redevelopment Plan Area. The TRC was attended by Yvonne Clayton, Barbara Krzak, Douglas Cleeland, Michael Sullivan and Michele Alonso. AP Triangle's team present consisted of Jennifer Porter, attorney, Frank Minervini, architect, Sean Delany Engineer, Brian Leff, Landscape architect, and Keenan Hughes, planner.

The applicant is proposing a 48 unit stacked townhouse residential community development project on an approximately 2-acre portion of the triangular-shaped block bounded by Cookman Avenue, Asbury Avenue and Heck Street. It will be a "for sale", condominium project. This project will also require a sub division to divide it from the rest of the "Triangle." The site is 2.4 acres.

The Project will consist of three (3) rows of buildings, comprised of sixteen (16) townhomes each for a total of 48 units. One row of townhouses is located along the Heck Street frontage. A second row is located along the Asbury Avenue frontage. The third row is located along an

internal landscaped courtyard. The two end units of each townhouse row are proposed to be 3 stories in height (with mezzanine). The remainder of the units are 4 stories in height. Each townhouse dwelling has two proposed parking spaces with one located in an attached garage and one driveway parking space. As part of the overall development of the block, a public space of 15,000 square feet is proposed at the northeast corner of the Heck Street and Cookman Avenue intersection. The Applicant owns the balance of the block and intends to develop the public space as part of a subsequent phase of development and will remain a lawn area until it is developed. It is unclear whether the corner will be dedicated public space or will continue to be privately owned.

Unit sizes range from 715 square feet to 2884 square feet. The corner units are 3 stories with all other units at 4 stories. The project was described by the architect as a "contemporary ocean side look." The materials consist of composite cedar look shakes, vertical cement board, metal for the bays, and vinyl windows. The architect used bays to break up the massing of the building. The architect stated that the building does not speak to the art modern style that is mentioned in the redevelopment plan. The A/C condensers for the will be in the ten (10) foot front yard of the townhouses that face Heck Street. Each frontyard is separated from the sidewalk with a five (5) foot cable fence. The townhouses do not have backyards. The 10 foot front yard serves as garden space. Each townhouse has a roofdeck. Twenty four (24) of the units face the alley with the alley as the principal and only entrance to the unit.

The townhouses have a ten (10) foot setback from Heck Street. The edge of the townhouses have a 1.2 foot setback from Cookman Avenue. The project is 76% lot coverage based on the proposed subdivision line.

Parking for the units will only be in driveways and garages in the internal alleys. Access from the street for the alleys will be off of Heck Street with loss of one (1) off street parking space. The alleys are 24 feet wide. Two (2) parking spaces are provided per unit with one space in the structure and one space on an asphalt driveway. Each pad is 20 feet in length and 9 feet in width. Landscaping is in between every second driveway. Street amenities will be added to Asbury Avenue. Eight (8) houses will not face the alley or the street, but will face a meandering sidewalk connecting Asbury Avenue and Cookman Avenue. The Infrastructure improvements for all the streets have been finished. There is no pedestrian walkway or sidewalk within the alleys.

The majority of the property is located in FEMA flood zone X. The portion that will remain undeveloped opens is space is in FEMA flood zone V. Drainage will connect to stormwater inlets. Groundwater recharge is not required, but they will look at options to alleviate flow and shall have a plan developed for the planning board which may include some recharge. Transformers will be located at the ends of the project and have enough room for plant screening. There will be gas lines for grills for the roof decks. The post office will require a cluster mail box of which the location has not been determined.

All lights will be LED. Each entryway will have a light and the roof decks will have lights. Street lighting is already installed. They will look into a possible pole mounted light in the alley.

The area between the townhouses and the undeveloped triangle on Cookman Avenue will be heavily landscaped with a dense screen to block headlights from the alley shining onto Cookman Avenue. Grasses are proposed to screen the A/C condensers in the front yards. There will be ornamental plantings between every two driveways. Most of the plants selected for

the project are native plants supplemented by plants that do well in a seaside environment such as roses and hydrangeas. 13 shade trees (Honeylocust and London Plane) and 14 ornamental trees are proposed. 650 ornamental grasses as well are proposed. An irrigation system is proposed. Miscanthus and fescues are plants recommended that thrives in the area.

## Zoning considerations

Multi-family residential uses in the form of apartments are permitted principal uses as well as attached, single family residential townhouses within the Prime Renewal Area only. The townhouses comply with the zoning outlined in the Waterfront Redevelopment Plan and the bulk standards, but requires deviations from the following design standards:

***Building Walls shall be finished in stone, brick, stucco, cast stone, wood shingle and wood or Hardiplank Clapboard. Materials and colors shall be further specified by the Technical Review Committee's List.*** – The applicant is proposing metal cladding as a material.

***Frontage fences shall be made of metal or wood pickets-*** The fence design is not wood pickets.

***Frontal fences shall have different designs than adjacent lots and shall be painted white.*** –Color is not white.

***Windows shall be subdivided into lights by muntins, and the lights shall be square or vertical in proportion. The lights throughout the building shall be uniform in size or proportion, an exception being when windows become gradually smaller toward the upper stories. Muntins on windows at ground level shall be true divided lites.*** –the proposed windows do not muntins.

***Window sills should be provided, and lintels may be shown. The window sill should slightly overlap the width of the window opening, but shall not project more than 2 inches.*** –There are no window sills.

***Facade colors shall be selected from a single quadrant of the color wheel. This technique, without specifying particular colors, allows a range that is automatically harmonious. In addition to white, the designated quadrant shall be the lighter saturations of the yellow-to-red quadrant. This encompasses the cream, ochre, pink, terra-cotta, range. Trim and attached elements may be white or a darker or lighter saturation of the wall color. Awnings, signage, doors and shutters may be any color, however, dark blues, greens and reds are traditional.*** – The townhouses are proposed to be in gray tones.

TRC recommendations:

The TRC made the following recommendations to the proposed development:

1. Fences at Heck Street shall be no taller than four feet in height and be transparent.
2. The edge of the townhouses shall be more than 1.2 feet from Cookman Avenue.

3. There shall be pedestrian access from the Drive Alley to Cookman Avenue.
4. Pathway connecting Asbury Avenue and Heck Street shall be realigned to line up with Bergh street and that the pathway be public access.
5. A pedestrian walkway shall be added to the alleyways.
6. Metal facade material shall be reconsidered with a more traditional material found in the waterfront area.
7. The alleys shall be visually screened using plantings and solid fencing consistent with the architectural finishes of the buildings.
8. The A/C units shall be moved from the street frontages.