

CITY OF ASBURY PARK
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To: Mayor and Council
From: Michele Alonso, PP/AICP, Director of Planning and Redevelopment
CC: Joseph Maraziti, Esq., Redevelopment Counsel
Jennifer Porter for AP Triangle, LLC, Applicant
Date: October 1, 2019
Re: AP Triangle, LLC
Cookman, Heck and Asbury Avenues
Block 3203, Lots 1-5 and 15-19
Block 3206, Lots 1-4
SITE PLAN CONCEPTIAL REVIEW

Project Description

The applicant, AP, Triangle, LLC 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 subdivision 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.

Purpose of Redevelopment Entity Meeting

Pursuant to the Waterfront Redevelopment Plan:

“All construction projects within the redevelopment area shall receive comments from the TRC prior to submission to the Mayor and Council acting as Redevelopment Agency for the City. Upon conceptual approval by the City of Asbury Park, the Mayor and Council, acting as the Redevelopment Authority, the matter shall then be submitted to the Planning Board for preliminary and final site plan approval, pursuant to statute.”

Therefore, the Mayor and Council must review the project concept for general consistency with the tenants contained within the Waterfront Redevelopment Plan. Detailed site plan review will take place at the Planning Board level.

Zoning Considerations

The submitted plans conform to the waterfront redevelopment plan requirements for use, bulk, maximum height, minimum lot size, and minimum number of parking spaces.

The project meets the majority of the design requirements of the redevelopment plan, however a few of the design requirements are not met and require a waiver.

The following design requirements are not met:

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 Comments and 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.

Revisions based on TRC comments:

The applicant has revised the drawings to conform with TRC comments 1,2, 3, 5, 6 and 7:

Single walkways were added to buildings 1 and 3 which are mountable by vehicles traversing the rear drive aisles and entering the driveways.

Site plan was modified to move Building #3 from 1.2' off of Cookman Avenue to approximately 4.6 ' off of Cookman Avenue

The open space was narrowed north of Building 2 by 4' to maintain a 24' cartway width as one enters the community;

Narrowed the remaining portion of the cartway behind Building 1 (north of Building 3) to 20'

Narrowed the cartway behind building 2 and building 3 from 24' to 20' in connection with the addition of the walkway behind the driveways of building 3.

Added a small connecting walk between the rear drive aisle and Cookman Avenue

The 60' cable fence along the frontage of the townhomes have been replaced with a 42" metal railing fence.

Aluminum panels have been eliminated and replaced with gray slate cementitious trim and the aluminum clad windows have been replaced with black windows. Similarly, the black aluminum front door has been replaced with a Masonite door.

Light fixtures have been added outside the alley entry doors.

Five bollard lights have been added along the walkway area plan behind building 3 for illumination.

More native species have been added to the landscaping. Large areas of Liriope have been replaced with sedge grasses and perennial plantings.

Planting along the eastern property line have been enhanced to include areas of evergreen trees, small shade trees to form groves, native ornamental grasses, native shrubs and perennials.

Fencing has been added to the eastern property boundary. Square lattice wood fencing is proposed with lattice gates added at the northern and southern ends of the internal walkway with limited access.

Plantings in the street facing private patios have been revised to provide a continuous evergreen screen of Skyrocket Junipers (5-6 feet in height).

The maintained lawn area has been reduced in size.

Southern buffer areas were revised to accommodate the new sidewalk connecting the site interior to Cookman Avenue and to closer align with the property line.

Director's Comments and Recommendations

The applicant shall have to demonstrate how the proposed townhouse architecture fits into the design guidelines and architectural styles of the redevelopment plan.

The applicant should reconsider the skyrocket juniper in the front yard area to a more street facing friendly plant.

The applicant should reconsider having the A/C units in the front yards of the townhouses abutting the street. While the front yards are considered part of the recreation space for the units, it is still public facing space.

The applicant should start discussions with the municipality regarding the future use and ownership of the open space at the corner of Cook and Heck. It should be developed in conjunction with this application for development.

