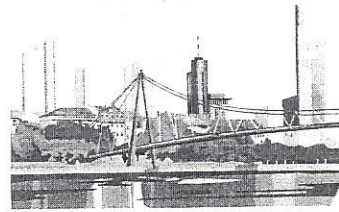


☒ APPROVED

February 9, 2015

Land Use Board Minutes
Beachwood Municipal Complex
1600 Pinewald Road @ 7pm



FLAG SALUTE:

CALL TO ORDER:

Pursuant to the applicable portions of the New Jersey Open Public Meetings Act, adequate notice of this meeting has been given. The schedule for this meeting of the Beachwood Land Use Board is listed in the Municipal Complex Building and delivered to the Asbury Park Press on January 5, 2015.

ROLL CALL MEMBERS PRESENT:

Tom Abramski, Ray DiBernardo, Councilman LaCrosse, David Raimann, Cliff Schiel

Alternates:

Mayor's Designee Ron Ross, Number 1 Randy Martin, Number 2 Dan Leonard

Absent: Tom Prince (Chairman), Mayor Roma, Paul Swindell (Vice Chairman)

APPLICATION

C V S Pharmacy
Block 2.29 Lots 6 -- 10
Atlantic City Blvd (166), Beachwood Blvd (CR4) and Seaman Ave

The site is located at the intersection of New Jersey State Highway Route 166 (Atlantic City Boulevard) with Beachwood Boulevard (Ocean County Road No. 4) and Seaman Avenue. It contains 5 lots comprising a total area of 1.165 acres and is located in the B-1 General Business Zone. Lot 6 is currently occupied by a 2-story dwelling with a detached garage and Lot 7 is occupied by a 2-story building used as a pre-school. Lot 8 is occupied by a 1-story/2-story commercial building with a paved parking lot. Lot 9 is occupied by a 2-story art gallery/framing store with a small paved parking lot and a detached cottage, and Lot 10 is occupied by a 1½ story dwelling. There is existing concrete curb along all lot frontages except Lot 10 and there is existing concrete sidewalk along Atlantic City Boulevard and Beachwood Boulevard.

The site lies within Flood Zone "X" (unshaded) which is an area determined to be outside the 0.2% annual chance floodplain. Soil mapping shows the site to consist of Lakewood sand (LasB), an excessively drained soil type with 0% to 5% slopes.

The applicant proposes to remove all existing buildings, driveways, parking areas and other appurtenances from the site and construct a 13,225 square foot retail store (CVS pharmacy) with 59 parking stalls, a 13 ft. wide loading area and a pharmacy drive-thru window. Ingress and egress will be to and from Beachwood Boulevard and Seaman Avenue - no access is proposed to or from Atlantic City Boulevard. Existing concrete curb is to remain except where existing driveways are being removed or new driveways are being constructed. Site improvements will include facilities for stormwater management, landscaping, buffer screening and lighting. Building mounted signs, freestanding directional signs and a freestanding pylon sign with an electronic message board are also proposed. Public water is available from Beachwood Boulevard and public sanitary sewer is available from Seaman Avenue.

Giving a summary of their reports was Pat Jeffrey from T & M Associates; Land Use Board Engineer and Ernie Peters from Remington, Vernick & Vena; Land Use Board Planner. Opening the application for CVS is Lynn Dunn from Hiering, Dupignac, Stanzione, Dunn & Beck, P.C. Attorneys at Law.

Ms Dunn introduced the following representatives for CVS; Doug Grysko, Professional Engineer/NJ Dynamic Engineering. Robert Gehr, Architech (NJ) Larson Design Proof. John Stiltner, Project Manager for Icon Sign Co. Nick Verderese, Professional Engineer Dynamic Traffic. William F. Masters Jr. Licensed Professional Planner NJ. Al Stien, Feinberg & McBurney Realty.

All representatives were sworn in by Mr. Ulaky, Land Use Board Attorney. Exhibits entered in to record are; A1 Color Ariel of the Site Plan dated 2/9/15. A2 Color rendered version of Site Plan dated 1/26/15. A3 Proposed Signage for the Site. A4 Outline Plan (essentially the floor plan of the entire store). A5 Colorized Version of Elevations. A6 Vehicle Circulation.

The property will comprise of 5 lots. Lots 6 & 7, front on Beachwood Blvd. Lot 8 fronts on Atlantic City Blvd and lots 9 & 10 front on Seaman Ave. All lots are located in the B1 business zone where as a Drug Store and Retail sales are permitted. We plan to demolish all five structures and their driveways including the one on Atlantic City Blvd to make way for a new CVS pharmacy consisting of 13,225 sq feet with a drive through pharmacy window. Main entrance will be facing the northeast corner towards the intersection of Beachwood Blvd and Atlantic City Blvd. The drive through pharmacy window will be at the southwest corner. Loading and delivery areas including the trash and recycling enclosures will be located at the rear of building. Proposing 59 new parking spaces (mostly fronting along Atlantic Blvd and Beachwood Blvd) where as the ordinance requires 45 spaces. No new driveways on Atlantic City Blvd. A full movement driveway on Beachwood Blvd and a full movement driveway on Seaman Ave side and an egress only driveway at the rear of the site further down on Seaman Ave to provide egress movements for the delivery trucks and anyone who might not want to go in to the drive through facility. Beachwood Blvd is a county route, Atlantic City Blvd falls under the NJDOT and Seaman Ave falls under the Borough's jurisdiction. Circulation around building is generally two way circulation in the front facing Atlantic Blvd & Beachwood Blvd. Access to the drive through is where it becomes one way in a counter clockwise direction around the building. We are improving stormwater management on the site. Currently there are no stormwater management conveyance systems on the site. We will be installing a new series of underground pipes, inlets, catch basins etc which will be routed into two underground stormwater infiltration retention basin systems on site. We will also comply with all comments from the engineer regarding stormwater management.

Regarding utilities; all utilities are readily available, electric, gas, water and sewer.

New landscaping; we are proposing to install new trees and shrubs and perennials around the whole perimeter of the site. Site lighting; the parking areas will be low profile LED lights. Allows light to be directed straight down onto the parking areas and installed with a type of shield to minimize spillage and glare. On the building there will be several wall sconces and wall packed units to help illuminate the driving areas and are directed downward. There is also soffit lighting on the building at the entrance and under the canopy at the drive through, all directed downward versus spilling outward. Lights will automatically turn off one hour after operations closes.

Hours of operation will be 8 am to 10 pm Monday through Saturday and 9 am to 9 pm on Sunday. The drive through is usually staggered by an hour so Monday through Saturday will be open 9 am to 9 pm and Sunday from 10 am to 6pm.

The new store will employ approximately 30 full and part-time employees. 6 to 8 employees in the store at any one time.

Deliveries; one tractor trailer truck per week. Will come in off of Beachwood Blvd to the loading area behind the store and will take approximately 45 minutes to unload. Will leave by way of Seaman Ave and Atlantic City Blvd. There will be other deliveries (about 8 per week) for soda, news, candy etc but they will be box type trucks that most likely will use a parking space and come through the front door.

The dumpster will be located at the rear of the site and picked up once per week. Typically during business hours. There is also a recycling compactor unit in the rear as well and usually only needs to be picked up once a month.

Signage; two signs facing Beachwood Blvd. One will be the main CVS sign and one will be the sign towards the rear of the building for the drive through. There will be another small sign by the front door with the hours and the name of the pharmacist. Facing Atlantic City Blvd will be another main CVS and another drive through sign. No signs purposed for Seaman Ave side, just a decal on the window identifying the pharmacy pick up drop off. No real signs in the rear. A small sign on the delivery door saying that is the receiving entrance and one on the drive through canopy indicating that is the drive through and the vehicle clearance. (The ordinance reads one sign per wall so they are seeking a variance for signage) There will be a free standing sign at the south east corner, Atlantic Blvd and Seaman Ave. Total size of free standing sign is 42 feet where as 25 feet is permitted, so seeking a variance for that sign as well.

During and after the testimony given by all representatives; the board had a lot of questions. There were concerns over lighting, trash pickup, the use of their recycling compactor, how the neighbors will be affected, the size of the free standing sign, the buffers, why 59 parking spaces are needed when the ordinance only requires 45. One of the biggest questions was how the big semi tractor trailer trucks will be able to turn onto Beachwood Blvd and get into the CVS when there are always cars parked there. With so many unanswered questions, the board was unable to reach a decision tonight.

(This is a summary of the proceedings)

(During the proceedings, we took two 10 minute breaks)

Open to the Public – C V S Only

Motion: LaCrosse Second: Ross

Approve: All in Favor

Oppose:

Abstain:

Michael Rietoff 127 Beachwood Blvd	Are there variances for this top line? (Pointing to the site plan exhibit) there is no protection. Is this it or there is another meeting after this?
Doug Grysko CVS	We have an 8 ft board on board fence. We can add additional shrubby there, as long as we don't impact the site triangle
Michael Rietoff 127 Beachwood Blvd	Is this a typical size for CVS, seems you are squeezing too much in, like you don't have enough properties?
Doug Grysko CVS	No, this is a typical size.
Michael Rietoff 127 Beachwood Blvd	How often is the trash compacted
Doug Grysko CVS	Not sure at this time

Close to the Public – C V S Only

Motion: LaCrosse Second: DiBernardi

Approve: All in Favor

Oppose:

Abstain:

RESOLUTION 2015-11 C V S Pharmacy Block 2.29 Lots 6 – 10 Atlantic City Blvd (166), Beachwood Blvd and Seaman Ave will be carried over to the March 9, 2015 meeting without notice. (The Board was unable to make a decision with so many unanswered questions, for instance; the widening of the road, the driveway, the free standing sign, Seaman Ave side of building, the elimination some parking spaces and replace with landscaping. CVS will submit a new site plan prior to the next meeting for everyone's review).

Motion: LaCrosse Second: Ross

Approve: DiBernardo, LaCrosse, Martin, Raimann, Schiel, Ross, Abramski, Leonard

Oppose:

Abstain:

RESOLUTION 2015-12 Memorialize Resolution 2015-04 for Land Use Board Attorney; Robert Ulaky from Dasti, Murphy, McGukin, Ulaky, Cherkos & Connors.

Motion: LaCrosse Second: Schiel

Approve: DiBarnardo, LaCrosse, Raimann, Schiel

Oppose:

Abstain:

(Ineligible to vote due to absence at last meeting) Abramski, Leonard, Martin

RESOLUTION 2015-13 Memorialize Resolution 2015-05 for Land Use Board Engineer; Pat Jeffrey from T and M Associates.

Motion: LaCrosse Second: Schiel

Approve: DiBarnardo, LaCrosse, Raimann, Schiel

Oppose:

Abstain:

(Ineligible to vote due to absence at last meeting) Abramski, Leonard, Martin

RESOLUTION 2015-14 Memorialize Resolution 2015-06 for Land Use Board Planner; Remington, Vernick and Vena.

Motion: LaCrosse Second: Schiel

Approve: DiBarnardo, LaCrosse, Raimann, Schiel

Oppose:

Abstain:

(Ineligible to vote due to absence at last meeting) Abramski, Leonard, Martin

RESOLUTION 2015-15 Approve Meeting Minutes from January 12, 2015 Re-organization meeting

Motion: LaCrosse Second: Schiel

Approve: DiBarnardo, LaCrosse, Raimann, Schiel

Oppose:

Abstain:

(Ineligible to vote due to absence at last meeting) Abramski, Leonard, Martin

RESOLUTION 2015-16 Approve Land Use Board Bill's List in the amount of \$9,394.38

Motion: LaCrosse Second: DiBarnardo

Approve: All In Favor

Oppose:

Abstain:

Correspondence:

Ocean County Planning Board Minutes dated December 17, 2014

(Secretary Raimann reviewed the correspondence)

Motion - Open to General Public

Motion: Ross Second: DiBernardo
Approve: All In Favor
Oppose:
Abstain:

NO PUBLIC COMMENT

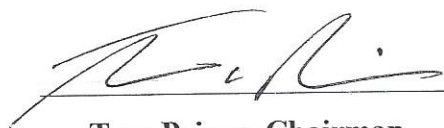
Motion - Close to the General Public

Motion: Ross Second: DiBernardo
Approve: All In Favor
Oppose:

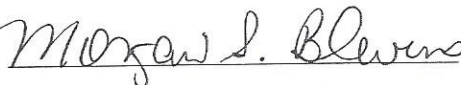
Motion - Adjourn Meeting

Motion: LaCrosse Second: DiBernardo
Approve: All In Favor
Oppose:
Abstain:

Prepared by: M.S. Blevins


Tom Prince, Chairman

Attested to you by:



Morgan S. Blevins, Secretary

[illegible]