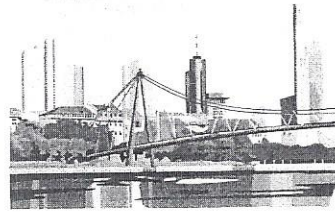


March 9, 2015

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, Tom Prince,
David Raimann, Paul Swindell

Alternates:

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

Absent: Mayor Roma, Cliff Schiel

APPLICATION

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

This application is continued from the February 9, 2015 Meeting

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.

In support of its application, the applicant submitted the Preliminary and Final Site Plan, Survey, Architectural Plans, Traffic Impact Study, Stormwater Management Report and other documentation as itemized in the review letters of T and M Associates dated December 19, 2014 and March 6, 2015. At the February 9, 2015 hearing the following exhibits were submitted:

- A-1 Color Aerial Exhibit dated February 9, 2015.
- A-2 Color Rendered Site Plan dated January 26, 2015.
- A-3 Color Rendering of Proposed Signs.
- A-4 Outline Plan of Interior of Building.
- A-5 Color Rendering of Elevations of Building.
- A-6 Color Rendering of Vehicle Circulation.

At the March 9, 2015 hearing, the following exhibits were submitted:

- A-7 Color Rendered revised site plan dated March 9, 2015.
- A-8 Revised Color Rendering of Elevations of Building showing similar façade treatment to left side elevation facing Seaman Avenue.
- A-9 Vehicle Circulation Exhibit for WB-50 Truck.

The applicant's engineer, Douglas Grysko, P.E. testified with regard to the proposed operations of the CVS Pharmacy and retail store. Mr. Grysko testified that he would comply with the site plan details requested in the review letters of T and M Associates dated December 19, 2014 and March 6, 2015. At the March 9, 2015 hearing, Mr. Grysko testified that the plans had been revised to eliminate some design waivers that had previously been requested. A sufficient 10-foot wide buffer along Lot 11 and a 21.3-foot buffer along Lot 5 have been provided. In addition, the length of the loading area has been increased to 60 feet in accordance with the ordinance and the required sight triangles have been provided at the proposed driveways and intersections. Mr. Grysko also testified that the trash compactor noise level will comply with the Borough noise ordinance and it will only be run during daytime business hours. A timer will be installed to prevent it from running after 9:00 p.m. and before 7:00 a.m.

The applicant's architect, Robert Gehr, testified with regard to the interior and exterior of the CVS Pharmacy and Retail building. Mr. Gehr agreed to revise the architectural plans so that the Seaman Avenue side of the building would be consistent with the design of the other sides of the building.

The applicant's Traffic Engineer, Nick Ververese, testified with regard to the traffic impact study he had submitted and he concluded that the project will not significantly impact the roadway or intersection capacity of the surrounding roads. At the February 9, 2015 hearing, Mr. Ververese testified that 59 parking spaces are proposed; however, he would work with the Planning Board professionals to reduce the number of spaces and add additional landscaping in the parking area. At the March 9, 2015 hearing, Mr. Ververese testified that the parking spaces had been reduced from 59 spaces to 56 spaces. Mr. Ververese also testified that a tractor-trailer could safely and efficiently enter the site from Beachwood Boulevard traveling south and exit the site through Seaman Avenue to Route 166. Yellow striping will be added along the "no parking" area along the north side of Beachwood Boulevard and the stop line for the left turn lane on

Beachwood Boulevard will be moved back, to meet the Board Engineer's approval and subject to Ocean County and NJDOT approvals.

The applicant's professional planner, William F. Masters, Jr., P.P., testified with regard to the requested variances and design waivers. Mr. Masters testified that the relief requested was consistent with the Borough's Master Plan and there would be no substantial detriment to the public good. Mr. Masters testified that the sign variances are required to provide visible identification of the CVS operations to the traveling public. He testified that the benefits achieved by granting the relief requested would substantially outweigh any possible detriment and that redevelopment of the project results in an upgrade of the premises.

John Stiltner, project manager for CVS, testified with regard to the signage. In addressing the Board's concerns about the excessive size of the freestanding sign, Mr. Stiltner testified that the sign was required for proper identification containing the CVS identification sign along with an electronic message

Open to the Public – CVS Only

Motion: LaCrosse Second: Raimann

Approve: All in Favor

Oppose:

Abstain:

Kevin Clancy – Sequoia Circle Toms River: questioned parking along Beachwood Blvd.

Michael Riethoff – Beachwood Blvd: expressed concerns about the trash compactor noise and parking in the CVS parking lot, as well as parking along Beachwood Boulevard.

Michael Burgos – Seaman Ave: questioned the buffer to his property

Close to the Public – CVS Only

Motion: LaCrosse Second: Raimann

Approve: All in Favor

Oppose:

Abstain:

RESOLUTION 2015-17 Approve CVS Pharmacy Block 2.29 Lots 6 – 10

Atlantic City Blvd (166), Beachwood Blvd (CR4) and Seaman Ave for preliminary and final major site plan approval, along with the requested sign variances and variance/design waivers from the Design Standards of Borough Ordinances

Motion: LaCrosse Second: Ross

Approve: Abramski, DiBarnardo, LaCrosse, Leonard, Martin, Prince, Raimann, Ross, Swindell

Oppose:

Abstain:

RESOLUTION 2015-18 Memorialize Resolution 2015-17 CVS Pharmacy Block 2.29 Lots 6 – 10

Atlantic City Blvd (166), Beachwood Blvd (CR4) and Seaman Ave for Preliminary and final major site plan approval, along with the requested sign variances and variance/design waivers from the Design Standards of Borough Ordinances

Motion: LaCrosse Second: Ross

Approve: Abramski, DiBarnardo, LaCrosse, Leonard, Martin, Prince, Raimann, Ross, Swindell

Oppose:

Abstain:

Please note: David Raimann had to excuse himself early from the meeting.

RESOLUTION 2015-19 Approve Meeting minutes from February 9, 2015

Motion: Leonard Second: DiBarnardo
Approve: All in Favor
Oppose:
Abstain:

RESOLUTION 2015-20 Approve Land Use Board Bill's List in the amount of \$762.19

Motion: Martin Second: Abramski
Approve: All in Favor
Oppose:
Abstain:

Correspondence:

Ocean County Planning Board Minutes dated January 14, 2015 and February 4, 2015 no
Beachwood properties listed
NJPO 2015 Winter/Spring Mandatory Training Programs

Motion - Open to General Public

Motion: Ross Second: DiBarnardo
Approve: All in Favor
Oppose:
Abstain:

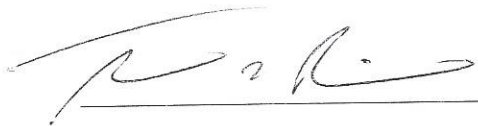
Motion - Close to the General Public

Motion: LaCrosse Second: DiBarnardo
Approve:
Oppose:
Abstain:

Motion - Adjourn Meeting

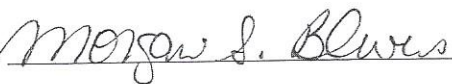
Motion: LaCrosse Second: Abramski
Approve:
Oppose:
Abstain:

Prepared by: M.S. Blevins



Tom Prince, Chairman

Attested to you by:



Morgan S. Blevins, Secretary

LAND USE BOARD BILL'S LIST
March 9, 2015

Applicant	Block	Lot	Account	Payee	Date	Amount	P.O. #
Advertis Public Contracts Professional Services C V S	2.29	3,7,8,9,11 Escrow		APP	3/4/15	\$ 93.50	
				ULAKY	3/4/15	\$ 138.39	
				Remington	2/10/15	\$ 530.00	
						\$	
						\$	
						\$	
						\$	
						\$	
						\$	
						\$	
						\$	
						\$	
						\$	
						\$	
						\$	
TOTAL						\$ 762.19	