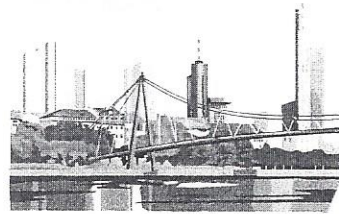


November 24, 2014

Land Use Board Minutes
Beachwood Municipal Complex
1600 Pinewald Road

7:00PM

☒ APPROVED



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 9, 2014.

ROLL CALL MEMBERS PRESENT:

William Cairns, Ray DiBernardo, Tom Prince, Cliff Schiel, Paul Swindell

Alternates:

Mayor's Designee Ron Ross

Absent: Councilman LaCrosse, Raimann, Mayor Roma, Alt. # 1 Tom Abramski

APPLICATION:

Quick Chek Amended Site Plan Application
Route 9 and Harpoon St
Block 4.15 Lot's 1, 3, 5

An application has been submitted on behalf of Quick Chek Corporation, contract purchasers of property located at Block 4.15, Lots 1, 3 and 5, a/k/a 533 Atlantic City Boulevard, Beachwood, New Jersey.

Pursuant to Resolution 2014-12, the Board granted the applicant preliminary and final major site plan, variance and design waiver approvals for the proposed development of a new 8,000 s.f. Quick Check convenience store with a pharmacy, eight (8) petroleum fuel dispensers under a canopy for ancillary fuel service, 13 interior seats and eight (8) exterior seats for customers of the fresh foods service; and

The applicant has submitted an application for an amended site plan approval. In support of the application; the applicant submitted the following exhibits:

- A-1 Original site plan submitted.
- A-2 Amended site plan, revised November 20, 2014.
- A-3 A Truck Turning Exhibit dated November 20, 2014.

The applicant's engineer, Derek Jordan, P.E. testified that as a result of requirements of the New Jersey Department of Transportation, the applicant has reduced the size of the proposed building from 8,000 s.f. to 6,520.5 s.f. The location of doors and building-mounted signs have been changed and 49 parking spaces are now provided, some of which have been relocated. The proposed building has been relocated closer to Capstan Avenue, providing a setback of 43.3 feet whereas the original site plan provided a 52.3

RESOLUTION 2014-49 Approve Land Use Board Minutes from October 27, 2014

Motion: Ross **Second:** Scheil

Approve: All in Favor

Abstain:

Oppose:

RESOLUTION 2014-50 Approve Land Use Board Bills in the amount of \$194.50

Motion: Cairns **Second:** Swindell

Approve: All in Favor

Abstain:

Oppose:

Correspondence:

NJPO Planner

Ocean County Planning Board Minutes dated October 15, 2014 No Beachwood Properties Listed
(Chairman Prince reviewed all correspondence)

Motion - Open to General Public

Motion: Cairns **Second:** Swindell

Approve: All in Favor

Abstain:

Oppose:

Motion - Close to the General Public

Motion: Cairns **Second:** Schiel

Approve: All in Favor

Abstain:

Oppose:

Motion - Adjourn Meeting

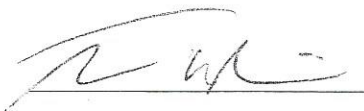
Motion: Cairns **Second:** Ross

Approve: All in Favor

Abstain:

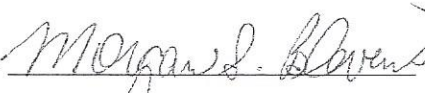
Oppose:

Prepared by: M.S. Blevins



Tom Prince, Chairman

Attested to you by:



Morgan S. Blevins, Secretary

November 24, 2014

TOTAL \$	3,069.17
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