November 24, 2014

Land Use Board Minutes Beachwood Municipal Complex 1600 Pinewald Road

7:00PM

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.

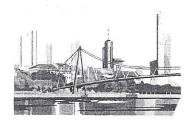
Pursuant to Resolution 2014-12, the Board granted the applicant preliminary and final major site plan, variance and design waiver approvals for the proposed development of a new 8,000 s.f. Quick Check convenience store with a pharmacy, eight (8) petroleum fuel dispensers under a canopy for ancillary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





foot setback. In addition, the underground infiltration basin which handles stormwater runoff from the building, a portion of the parking area along Harpoon Street and the Harpoon Street driveway, has been reduced by 50%. Mr. Jordan testified that no additional variances are required as a result of the proposed changes to the site plan. Mr. Jordan testified that he would supply drainage calculations to the Board's engineer for his review and approval prior to the issuance of any permits. In addition, Mr. Jordan testified that he would satisfy the technical requirements as set forth in the review letter of the Board Engineer, T and M Associates, dated November 11, 2014 The applicant's Traffic Engineer, Matthew Seckler, testified that the amended site plan is required due to requirements of New Jersey Department of Transportation. In order to obtain the required permits, widening of Route 9 along the site frontage was required, requiring the proposed site plan changes. Mr. Seckler testified that the truck circulation plan is safe and efficient for delivery trucks to maneuver through the site. Mr. Seckler also testified that he will prepare a site line exhibit for vehicles entering Route 9 from Harpoon Street, to be submitted to the Board Engineer for his review and approval.

Open to the Public - Quick Chek only

Motion:

Cairns

Second: Swindell

Approve: All in Favor

Abstain: Oppose:

John Pasciak - Forepeak Ave. If delivery is from 6 am till midnight; I'm asleep at 10 pm, they will wake me up!

Close to the Public - Quick Chek only

Motion:

Cairns

Second: Swindell

Approve: All in Favor

Abstain:

Oppose:

RESOLUTION 2014-46 Approve Amended Site Plan Application for Quick Chek Route 9 and Harpoon St Block 4.14 Lot's 1,3,5

Motion:

Ross

Second: Scheil

Approve:

All in Favor

Abstain: Oppose:

RESOLUTION 2014-47 Memorialize Resolution 2014-42 Variances required for Tiller

Avenue Road Extension Block 2.10 Lots 4 & 5 126 & 134 Tiller Ave.

Motion:

Second: Schiel

Approve:

DiBernardo, Cairns, Prince, Ross, Schiel, Swindell

Abstain: Oppose:

RESOLUTON 2014-48 Memorialize Resolution 2014-43 Rinderer Minor Subdivision Block

4.47 Lot 3 107 Compass Avenue

Motion:

Cairns

Second: Swindell

Approve:

DiBernardo, Cairns, Prince, Ross, Schiel, Swindell

Abstain:

Oppose:

RESOLOLUTION 2014-49Approve 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

All in Favor

Second: Ross

Attested to you by:

Approve: Abstain:

Oppose:

Prepared by: M.S. Blevins

Tom Prince, Chairman

Morgan S. Blevins, Secretary

LAND USE BOARD BILL'S LIST November 24, 2014

		Vollmann Rinderer	Vollmann	Ouick Chek	Hilahas	Hughes	Professional Services	Applicant
	P.	2.1 4.47	2.1	4.2/	4.2/	4.2/	7	Block
	C	ω ₅ 4, ε	4,5	л и и	ာ ပ	ာ ပ	ò	Lot
	E SCLOW	Escrow Escrow	Escrow	Escrow	ESCIOW	Escrow	1	Account
	Claky	Mallon Illaky	Ulaky	APP	Ulaky	Mallon	Ulaky	Payee
TOTAL	11/17/14	11/17/14	$\frac{11}{17}\frac{17}{14}$	11/17/14	11/17/14	11/17/14	11/17/14	Date
€	ω		7 9			\$ 4	\$ 1	
3,069.17	37.50	134.00	904.50 729.00	73.25	340.92	442.00	108.00	Amount
	14-01948	14-01947	14-01945 14-01946	14-01943	14-01942	14-01941	14-01940	P.O. #