

**CITY OF BEVERLY  
JOINT LAND USE BOARD MEETING  
July 16, 2014~ 7:00PM**

**MINUTES**

Chairman Iaia called the Meeting to Order at 7:11pm.

**OPEN PUBLIC MEETINGS ACT STATEMENT**

Chairman Iaia read the following statement into the minutes: *In compliance with the Open Public Meetings Act, NJSA 10:4-6, this is to announce that Adequate Notice of this meeting was provided in the following manner: On January 23, 2014 advance written notice of this meeting was posted on the Official Bulletin Board in the City Hall, was emailed to THE BURLINGTON COUNTY TIMES for publication and emailed to the CAMDEN COURIER POST for advise, was filed with the Municipal Clerk, and was mailed to all persons who requested and paid for such notice. The proceedings of all meetings are electronically and manually recorded, and the Minutes will be on file in the Office of the Secretary of the Joint Land Use Board.*

**FLAG SALUTE**

Chairman Iaia led those present in the Flag Salute

**ROLL CALL**

**Present:**

Jacquelyn Bryan  
Lawrence Carlbom  
Maureen Cronin  
Pamela Hall  
Loretta Kimber  
Randy H. Miller  
Hal Robertson  
Daniel Schoen  
Jeffrey Iaia

Alternate 1 - John Haaf  
Alternate 2 - Scott Bills  
Secretary - Leigh-Ann Esaia  
Attorney - Tom Coleman  
Engineer - Stacey Arcari

**APPROVAL OF MINUTES**

A motion was made by Mr. Robertson and seconded by Mr. Schoen to approve the June 18, 2014 minutes of the Joint Land Use Board. A roll call vote was taken and all members were in favor.

**OLD BUSINESS**

The fee schedule has had the second reading at Council, was approved and will be in use twenty days after publication.

**NEW BUSINESS**

Application for review and determination of completeness as well as a public hearing was held on the application for Block 1162 Lot 1-5, 246 Warren Street. The application was completed by the Del Duca Lewis Law Firm on behalf of their client, Boos Development.

Boos States Development, LLC, is a retail developer from Florida and is credited with developing hundreds of the Family Dollar stores. Mr. Del Duca came before the JLU Board for preliminary and final site plan approval and 3 variances. The following variances were being sought:

1. To have 24 parking spaces instead of the required 42
2. Signage – they are requesting that rather than two signs, the client would like to put three signs on the property.
3. The client would like to increase the façade sign from 40 square feet to 81 square feet which would fit proportionally to the building

The client intends to consolidate the lots 1-5 to only a single lot. Upon approval from the Board on the variances deed consolidation will be sought

Mr. Del Duca provided the Board with photographs of the site.

Mrs. Cronin questioned Mr. Del Duca as to why they are seeking to open new stores if they have recently closed stores.

Mr. Del Duca stated that it is a Wall Street driven business and will close underperforming stores.

Mr. Coleman swore in Engineer Glenn Phillips of Corestates Group. Mr. Phillips is a mechanical and civil engineer and is licensed in NJ as well as 15 other states. Mr. Phillips is familiar with the site and is an expert in his field. The site plan preferred by the company is that the proposed building will have 24 parking spaces of which 2 will be handicapped. They are proposing to widen Perkins Street and repave with heavy duty asphalt. There will be a loading space on the east side with two dumpster enclosures. They have also recommended a 20' pylon sign that faces Warren Street.

Mr. Robertson questioned if a 20' sign was absolutely necessary. Discussion followed regarding the placement and size of the sign. Mr. Del Duca informed the Board that the height of the sign is not being brought before the Board since it is in compliance with the City's ordinance.

Because of the size of the building it is recommended that the façade sign be made to be proportional with the building which would cause the sign to be 81 square feet. In regards to landscaping there will be many more plantings, twelve new trees, and

keeping 5 of the trees already present. There will be the addition of a detention area to the east side of the building.

Timothy White of Boos Development Corporation was sworn in by Mr. Coleman. Mr. White stated that in the past four years they have built over 400 Family Dollars. Family Dollar is a new version of the old general store and is classified as a variety store with an average register ring of \$15 per visit. The hours of operation are from 9am until 10pm with three to four people working at one time. The store will receive a general truck delivery once a week and once a week the Pepsi Company will also deliver.

Discussion followed regarding the size of the signs, lighting, parking, and illumination. There being no further witnesses Ms. Arcari, Engineer from ERI, stated that while she initially recommended sod, hydroseeding was also acceptable.

The company intends to apply for Title 39 certification so law enforcement can access the site.

Following questions, answers, and testimony from the applicant, the meeting was opened to the public for discussion.

Bob Thibault, 614 Wheatley Avenue and City Council Member explained the size of the sign once it is elevated will appear smaller. He further stated that this is the beginning of redevelopment and a positive addition to the City.

Cynthia Robertson, 179 Warren Street, discussed concerns with the 20' sign because it will be directly across from her home. The applicant explained that at 20' it will be above the windows of her home.

Georgine Sarro of the Beverly Commons stated that the lights could not possibly be as bright as the lights in the church parking lot.

Rick Knudson of Jennings Street requested clarification on the size of the 20' sign

Mary Ellen Knudson of Jennings Street stated that the Board should not let the size of the sign be a dominating factor in their decision.

A motion was made by Mr. Schoen and seconded by Ms. Hall to close public session. All members were in favor.

As a result of the discussion, Boos Development agreed to lower the 20' sign to 15' and they will amend the plan to reflect the decision.

A motion was made by Mrs. Cronin and seconded by Mr. Schoen to grant the preliminary and final site plan with the three variances regarding parking and signs with waivers and amendments as stated. In addition, they have agreed that the signs lighting will be turned off within one hour of the store closing.

**COMMUNICATIONS**

Del Duca Lewis requested information for 246 Warren Street at Block/Lot 1162/1-5

Correspondence was received from the Township of Edgewater Park notifying the City of preliminary and final site plan approval for the installation of a wireless communications facility.

**BOARD/PROFESSIONAL COMMENTS**

None

**PUBLIC COMMENT**

A member of the public commented that it is very difficult to hear the Board when they are speaking

**EXECUTIVE SESSION**

No request for executive session

**ADJOURNMENT**

There being no further business, a motion to adjourn the meeting was made at 9:15pm by Mr. Schoen and was seconded by Mr. Robertson. All members were in favor – Motion carried.

Respectfully submitted,

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Leigh-Ann Esaia  
Joint Land Use Board Secretary

\_\_\_\_\_  
Date

APPROVED:

\_\_\_\_\_  
Jeffrey L. Iaia  
Chairperson

\_\_\_\_\_  
Date

ATTORNEY APPROVAL FOR RELEASE:

\_\_\_\_\_  
Thomas J. Coleman III

\_\_\_\_\_  
Date