

PLANNING BOARD
JUNE 21, 2022 7 PM

The Manasquan Planning Board held a zoom special meeting on June 21, 2022 at 4:05 pm with Vice Chairman Robert Young presiding.

Vice Chairman Robert Young stated that notification of this meeting was given to the Asbury Park Press and the Coast Star and the agenda for this meeting has been posted on the official website of the borough.

Vice Chairman Robert Young welcomed everyone and asked that everyone join him in a Salute to the Flag.

ROLL CALL: Present: Edward Donovan, Frank DiRoma, Robert Young, Greg Love, Mark Apostolou, Leonard Sullivan, Mark Larkin, and John Burke

Absent: Lori Triggiano, John Muly, and Neil Hamilton

Also present was Board Attorney George McGill and Board Engineer/Planner Albert Yodakis.

Mr. McGill read the Sunshine Laws for the meeting and the process to be followed for the zoom meeting.

APPLICATION

#10-2022 Manasquan Holdings – 176 East Main Street – Block 90 Lot 12 (ACME)

Mr. McGill stated that he does not believe a use variance is required for this application. He went over his reasoning for his statement and stated that a drive thru is a permitted accessory use.

Representing the applicant was Keith Henderson, Esq. He went over an issue that he had with a notice which has been cleared up.

Mr. McGill stated that he will accept this notice as being sufficient notice.

Mr. Henderson went over the application and the variances being requested. He also updated the members on a Borough Project (Streetscapes) which will include the area along the street on Main Street and route 71. He stated that the landscaping plan cannot be added to this area as they do not know what the town will be doing in the area.

Mr. McGill swore in Engineer Douglas Grysko, Architect Steven Lataro, Traffic Expert Justin Taylor, CVS representative Michelle Becker, and Al Yodakis.

The board accepted Mr. Grysko as an expert professional in engineering.

Mr. McGill marked the following exhibits: A-1 Aerial Map; A-2 Site Plan Rendering.

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Mr. Grysko went over the site plans that were submitted pointing out the green landscaping. He stated that the site will be renovated for a new CVS store. He went over how the property, and the building will be used and the changes to the parking lot and entrances/exits. He stated that they are proposing 4 extra spaces for banked parking along Colby. He went over the parking that is being proposed. He stated that there are two (2) variances being requested which are lot coverage where 60% is permitted 84.8% is proposed, parking stall signs 9x19 are required where 9x18 is proposed. He advised that there are other variances associated with the signs for the building. He went over where the signs will be located and what the purpose of each of them are and the size of the signs. He stated that they did not show the landscape along the roadways as this will fall under the Borough's TAP Grant Streetscapes Project. He went over the flow of the drive thru and deliveries. He stated that the restriction on the plans had a 50-year cap on it and the restriction expired in 2020. He went over the doors to the building and what each one will be used for as well as removing the existing door facing Route 71. He went over the size of the proposed parking stalls.

There was discussion on the parking spaces by the 7-Eleven and the landscaping in that area and the possibility of removing some of the spaces. There was also discussion on drainage and sprinkler system for the green areas.

Mr. McGill marked into evidence Exhibit A-3 CVS Signage Details

There was discussion on the signs at the parking lot entrances and bike racks.

Mr. Grysko stated that the applicant is willing to put bike racks on the property up near the building.

There was discussion on the banked parking spots and the process to get them in the future and how they get approved. There was discussion on making the four banked parking spots pavers if they are needed in the future or some other type of pervious material.

The Board accepted Mr. Lataro as an expert professional architect.

Mr. McGill marked into evidence Exhibit A-4 Proposed Elevations.

Mr. Lataro went over what the proposed plan is for upgrading the building which includes color changes and the CVS branding.

Mr. McGill marked into evidence Exhibit A-5 Preliminary Merchandise Plan.

Mr. Lataro went over the exits which will be the existing exits for the building.

There was discussion and clarification on the exits of the building and discussion on the signage variance being requested and the placement of the signs on the building and along the street.

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There was also discussion on the color of the roof and the west side of the building.

Mr. Lataro stated that there is a possibility of changing the silver roof to a gray with a lighter gray for the masonry. He also stated that there are some gray tones that have some blue hues to it that could be used.

The board accepted Justin Taylor from Dynamic Traffic as an expert Engineer.

Mr. Taylor went over the traffic pattern and the movement of motor vehicles on the site, driveways and the signs that are being requested. He also went over the variances being requested for the parking stalls.

There was discussion on the ingress and egress onto Route 71/Taylor Avenue and Colby Avenue. There was discussion on the right turn lane coming in from Colby Avenue which makes it look like you can only make a right turn.

Mr. Taylor stated that the arrow is showing where the drive thru is. He stated that he does not see a traffic issue if they remove that turn arrow stripping.

Mr. Taylor went over the traffic study specifically the weekends compared to the weekdays and how he came up with his information. He stated that according to the letter of no interest from the NJDOT they are allowed to maintain the existing 2 driveways on Route 71/Taylor Avenue.

Mr. Henderson stated that they cannot go into the street with any grading.

Mr. Grysko stated that the whole area is being re-surfaced and re-graded, but it will not extend into the roadway.

Mr. Henderson called on Michelle Becker, Registered Licensed Pharmacist in the state of New Jersey and currently serves a district leader for CVS.

Ms. Becker stated that she is familiar with the current plan and went over what the CVS would be carrying in the store. She stated that the drive thru would be strictly used for prescription and medical supplies. She stated that about 80% of prescriptions are e-scripts where the prescription is forward electronically to the pharmacy and if someone has a hard copy prescription, they drop it off and then there is an agreed upon pickup time.

There was discussion on the drive-thru and how it will be run when people drop off a paper prescription.

Mr. Love inquired about a new law with electric vehicle charging stations.

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Mr. Henderson stated that they will stipulate that they will follow the state law as it relates to the electric vehicle charging stations.

Mr. Grysko went over the landscape waivers. He stated that the drainage throughout the site will be improved through nonstructural and they will be introducing additional landscaping on site to promote the water infiltrating into those areas. He stated that they are providing landscaping within the site and the primary areas are not shown as the Borough will be doing a Streetscape project that would incorporate that area and it will be addressed when the Borough project is installed.

There was discussion on the Borough's Streetscape Project and what would happen if the project did not move forward.

Mr. Henderson stated that he believes they would need to come back to the board with a landscape plan if the Borough's project does not move forward.

Mr. Grysko stated that they have requested a design waiver for the buffering along the streets as this area falls under the Borough's project. He stated that landscaping is being provided along the western side of the building and at the entrance points of the driveways with landscape islands. He went over vines or trellis, shade trees, street trees, interior parking area landscaping, internal landscape islands. He also went over the parking stalls, site lighting, drive thru lighting, and LED lighting.

Mr. Yodakis went over the landscaping and green space that is being proposed. He went over his report.

Mr. Grysko stated that hours of operation will be the same as CVS has currently at the current store which are Monday – Sunday 7 am to 10 pm (Store); Monday – Friday 9 am to 8 pm; Saturday 9 am to 6 pm and Sunday 9 am to 5 pm (Pharmacy). He stated that when the inside pharmacy is closed the drive thru pharmacy is closed. He stated that deliveries will be during the day when the store is open. He stated that they will comply with all state regulations as it relates to the drive thru speaker and will work with the Borough regarding drainage with the Streetscapes project and perforated pipe. He also stated that they will add additional striping and fire lanes and will work with the fire official. He discussed the carts and how they will be stored and bollards along the building.

Mr. Apostolou made a motion to open the public hearing, seconded by Mr. Burke. Motion carried unanimously.

Mr. McGill Swore in Jason Bryant.

Mr. Bryant voiced his concerns and opinion on the need for bike racks, the signs on Taylor and Main not fitting in with the community and the color scheme trying to be like the municipal building across the street.

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Mr. Apostolou made a motion to close the public portion, seconded by Mr. Burke. Motion carried unanimously.

Mr. Henderson stated that the parking bank situation would probably not be able to work tonight. He stated that it would need to be a collaborative system where the applicant and the town will need to agree, and it could be triggered by either one. He agreed that they would make the bank parking pervious surface.

There was discussion on including bike racks to the plans.

Mr. Henderson stated that the applicant would be willing to add a bike rack and if an additional rack is required, they would add it.

Mr. Grysko stated that the racks could be placed on the west side of the building to the right of the front door.

Mr. Henderson stated that the applicant would give one bike rack and the engineers will meet to figure out if there is an opportunity for others.

There was discussion on the color scheme for the building.

Mr. Lataro stated that he will work with the CVS design team and will submit a color rendering.

There was discussion on the signage for this project.

Mr. McGill swore in Joe Stanley, preferred developers for CVS in the state of New Jersey.

Mr. Stanley stated that CVS is willing to make the monument signs smaller and would be consistent with what the board would find acceptable. He stated signage is an important component for the business as well as for the people that are visiting and passing through.

There was discussion on the size of monument signs and the CVS branding on the signs.

It was agreed that the monument sign size would be 3' tall and 4' wide including the base with the CVS branding. It was also agreed to remove the pharmacy sign on the east side of the building.

Mr. Apostolou made a motion to approve this application as stipulated and agreed, seconded by Mr. Sullivan. Motion carried by the following vote:

AYES: Mr. Donovan, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke.

NAYS: None

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ABSTAIN: None

Mr. Donovan made a motion to close the special meeting, seconded by Mr. Apostolou. Motion carried unanimously.

Date Approved: August 2, 2022