

1st: Moore
 2nd: Bace
 Date: 2/6/20

Minutes of January 16, 2020

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for January 16, 2020 was called to order at 7:03 PM with a Salute to the Flag followed by a Moment of Silent Prayer and a Reading of the Letter of Compliance.

ROLL CALL:

Present: Mr. Cavanagh, Mr. Moore, Ms. Bossert, Mr. Horner, Mr. Fabozzi, Mr. Bace, Mr. Grossman, Mr. Lencsak, Mr. Pereira

Absent: Mr. Sachs, Mr. Sanfilippo, Mr. Glackin

Professionals: Mr. Vella, Esq., Mr. Mullan-T&M, Mr. Truscott-T&M, Mrs. Keegan-Zoning Official

Motion: To approve the minutes of the Re-org meeting of January 2, 2020.

Offered By: Moore **Seconded By:** Bossert

<u>ROLL CALL</u>	<u>YES</u>	<u>ABSTAIN</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u> </u>
Mr. Sanfilippo, Vice Chairman	<u> </u>	<u> </u>
Mr. Fabozzi	<u> </u>	<u>X</u>
Ms. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Mr. Moore	<u>X</u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Glackin	<u> </u>	<u> </u>
Mr. Sachs	<u> </u>	<u> </u>
Alt #1 Mr. Pereira	<u>X</u>	<u> </u>
Alt #2 Mr. Grossman	<u>X</u>	<u> </u>
Alt #3 Mr. Lencsak	<u>X</u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

Motion passes.

Memorialization case #19-24L: Costco Wholesale, 2735-2847 Highway 35; Block 192, Lots 1, 1.01,3, BH zone. Applicant received Preliminary and Final Site plan approval to remove the existing Bertucci's restaurant and construct a gas station.

Carried to February 6, 2020.

Carryover case #18-10L: Atlantic Outdoor Advertising/155 Middle Road Hazlet LLC, 155 Middle Road; Block 66, Lot 9, BH zone. Applicant is seeking Use Variance and Preliminary and Final Site plan approval to erect a two sided digital billboard. Variances requested for height, sign area and front yard setback.

Carried to February 20, 2020 without further notice.

Carryover case #19-14L: New Jersey Natural Gas, 469 S. Laurel Avenue; Block 120, Lot 9, R-100 zone. Applicant is seeking Preliminary and Final Site Plan approval to construct a natural gas regulator station with heater. Use variance and bulk variances requested.

Exhibit #A-1 marked as Site Plan by Najarian Associates revised through 11/15/2019 and LUB-1 marked as T&M 3rd Engineering report dated 12-4-2019.

Nancy Skidmore, Connell Foley-attorney for applicant came forward.

Ms. Skidmore: Explained that NJNG is proposing a natural gas regulator station on an easement at 469 S. Laurel Avenue. The site is owned by Arthur Smith and is located in the R-100 zone therefore, a D-1 Use variance is required. A "C" variance is also required for the wall and fence heights, signs on fences and existing driveway setback. The regulator is a public utility use and reduces gas pressure as it travels through pipelines.

Motion: To grant completeness waivers

Offered By: Cavanagh **Seconded By:** Moore

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u> X </u>	<u> </u>
Mr. Sanfilippo, Vice Chairman	<u> </u>	<u> </u>
Mr. Fabozzi	<u> X </u>	<u> </u>
Ms. Bossert	<u> X </u>	<u> </u>
Mr. Horner	<u> X </u>	<u> </u>
Mr. Moore	<u> X </u>	<u> </u>
Mr. Bace	<u> X </u>	<u> </u>
Mayor Glackin	<u> </u>	<u> </u>
Mr. Sachs	<u> </u>	<u> </u>
Alt #1 Mr. Pereira	<u> X </u>	<u> </u>
Alt #2 Mr. Grossman	<u> X </u>	<u> </u>
Alt #3 Mr. Lencsak	<u> X </u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

Exhibit LUB-2 marked as T&M's third completeness review dated 12-4-2019.

Peter Ciliberto, Engineer sworn in.

Mr. Ciliberto: Explained that there is no lighting, no parking or new roads proposed at the site. There will be no traffic impact. There is no storm water impact or ground infiltration and there will be no soil removal.

Exhibit #A-2 marked as Mounted Tax Map of Property in Question, A-3 as Mounted Aerial Exhibit and A-4 as Mounted Existing Site Conditions.

Mr. Cilieberto: Stated that this is a 4.9 acre site that borders Helfrich Bus Company, a mobile home park and some residential structures. There is a tree line along the border with the mobile home park. The site will be accessed by the existing curb cut and driveway. There are no wetlands on the site. There is a pre-existing commercial excavation business with heavy machinery existing on the property.

LUB-3 marked as Correspondence from township to Mr. Smith listing equipment permitted on site.

Mr. Cilieberto: Stated that when he visited the site, he saw approximately 20 vehicles parked on site in a large, open yard. Employees park their cars there while they are working. He conducted trip generation counts on 11/1/2019 and 12/19/2019. The peak hour(8-9 am) generated 12 vehicles entering and exiting the site and 19 trips all day.

Exhibit A-5 marked as Mounted Colored Rendering of Site Plan.

Mr. Cilieberto: Explained that the installation of the regulator is necessary for continued gas service to the area. This regulator station would replace the existing underground one at the intersection of Route 36 and Laurel Avenue. Weather and water cause service problems for the existing station. It would consist of piping, regulator, box, heater, valves and filters. The site would be monitored 24/7/365 with bi-annual maintenance trips. It would be surrounded by an 8' chain link fence with sliding gate for access. There would be an 8' sound wall installed to mitigate any noise and would meet all state noise regulations. An NJDEP permit has been issued. Twelve trees would need to be removed to install the station. A landscape buffer would be installed around the perimeter for visual screening. The mobile home park will be approximately 350' away from the easement so there will be no visual impact.

Kraig Sanders, NJNG Director of Transmission/Engineering & Operations sworn in.

Mr. Sanders: Stated that there are 230 regulator stations in their system, some below grade and some above ground.

Exhibit #A-6 marked as Mounted Aerial NJNG System Overview

Mr. Sanders: Explained that natural gas is driven by higher to lower pressures from larger pipes to smaller ones. Regulator stations are needed to step down the pressures and control the flow. As the pressure changes, there is a temperature drop so the gas is pre-heated to ensure safe delivery to residences. The improvements are part of NJNG's infrastructure improvement to ensure reliability and continued service. Population growth affects the functionality of the existing system.

Exhibit #A-7 marked as Six mounted photos of existing regulator station and equipment and #A-8 as Mounted regulator station schematic.

Mr. Sanders: Explained that water sits underground inside the existing regulator station and freezes causing service issues. The proposed regulator would be a Tier 1 station that will control the flow, reduce the pressure and heat the gas.

Case carried to February 20, 2020 with no further notice.

Citizen Hearing: No one spoke.

Motion to close citizen hearing:

Offered By: Bace **Seconded By:** Cavanagh

VOICE VOTE: Yes

Motion to Adjourn:

Offered By: Bace **Seconded By:** Cavanagh

VOICE VOTE: Yes

**Respectfully submitted:
Laura McPeek**