

1st: Moore  
2nd: Bace  
Date: Feb 3, 2022

## Minutes of January 20, 2022

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for January 20, 2022 was called to order at 7:00 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, Mayor Clark, Mr. Glackin, Mr. Bace, Mr. Pereira, Mr. Horner, Ms. Bossert, Mr. Fabozzi, Mr. Grossman, Mr. Lencsak

### **Absent:**

**Professionals:** Mr. Gregory Vella, Esq., Mr. Trevor Taylor-CME Associates, Mrs. Sharon Keegan-Zoning Official

**MOTION:** To approve the minutes of the Re-organization meeting of January 6, 2022.

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

**Voice vote:** Yes

**MOTION:** To approve the Executive Session minutes of the Re-organization meeting of January 6, 2022.

**Offered By:** Horner **Seconded By:** Moore

**Voice vote:** Yes

**Carryover Case #20-20L:** Velez, 107 Tenth Street; Block 21, Lot 12, R-70 zone. Applicant is requesting a six-month extension of variance approval granted on February 18, 2021.

### **Kelsey Velez, homeowner sworn in.**

**Ms. Velez:** Explained that due to Covid and some medical issues, they have not been able to start any construction yet. They are requesting an extension of their variance approval and hope to begin construction later this year.

**Public comments:** No one came forward

**Motion:** To approve a one year extension to February 17, 2023.

**Offered By:** Bossert **Seconded By:** Bace

**Voice vote:** Yes

**Motion passes.**

**New case #21-17L:** Hazlet Self Storage LLC/Devon Self Storage, 3434 Highway 35; Block 210, Lots 2.01, 2.02, 3, 4, 5 & 6, BH zone. Applicant is proposing to redevelop the existing vacant commercial building into a self-storage facility.

**Attorney Vella marked exhibits as follows: A-1 Minor Site Plans dated 7-2-2021, A-2 Land Use Board application and A-3 Sign Variance application with drawings.**

**Jennifer Johnson, attorney for applicant came forward.**

**Ms. Johnson:** Stated that the application was to convert the existing Sports Authority building into a self-storage facility with minor changes to the SE corner of the building. An elevator shaft is being added, drive aisles are being reconfigured and new concrete islands and curbs are being installed. There will be a slight reduction in impervious coverage at 66%. A variance is being requested for the sign at 216 square feet.

**Shannon Dodge, senior VP of construction for Devon Self Storage sworn in.**

**Exhibit A-4 marked – Colored handout (10 sheets)**

**Mr. Dodge:** Explained they are doing interior renovations, adding a second story and elevators for interior, self-storage. There will be 651 units of varying sizes for rent. 10x30 is the largest size. Customer access will be 7 days a week from 6:00 am to 10:00 pm. There will be a manager on site 6 days (office closed Sundays) between 9:30 am and 6:00 pm. There will be a CCTV system for security. The interior and exterior will be monitored by cameras. The building will be two tone gray with red accents. They will be adding more trees and greenery in the rear adjacent to the residential neighborhood. Lights will be directed downward to limit spillage. They are on photocell so they will come on and go off automatically. There will be a dumpster in the rear that is for employee use only. Customers will access the building by using the keypad in the front and rear. There will be no outside storage or parking of oversized vehicles.

**Clifton Quay-StanTec Engineering sworn in.**

**Mr. Quay:** Stated that there is a low frequency of trips generated by this type of business and there will be a reduction in traffic with this adaptive reuse. There will be a reduction in ground water. There are currently 257 spaces for the Sports Authority

building while the Self-Storage use only requires 88 spaces. The sign is 216 sq ft so it will be visible from the highway. Evergreens will be added to infill the buffer near residential areas. The impervious coverage is pre-existing non-conforming with minimal change by this application. There will be no substantial detriment to the zoning plan or public good. The storm water management system is functioning well and no modifications are needed. The applicant agrees to the technical comments in CME's letter dated 12-1-2021. They will add signage for no overnight parking or idling of trucks. There will be no trash pick up before 7 am and tractor trailers will be limited to office hours of employees. The fire hydrant will be relocated subject to review and approval by the Fire Official.

**Motion:** To approve with conditions

**Offered By:** Moore **Seconded By:** Bace

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh	<u>X</u>	<u>          </u>
Mr. Moore	<u>X</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. Pereira	<u>X</u>	<u>          </u>
Mr. Bace	<u>X</u>	<u>          </u>
Mayor Clark	<u>X</u>	<u>          </u>
Mr. Glackin	<u>X</u>	<u>          </u>
Alt #1 Vacant	<u>          </u>	<u>          </u>
Alt #2 Mr. Grossman	<u>          </u>	<u>          </u>
Alt #3 Mr. Lencsak	<u>          </u>	<u>          </u>
Alt #4 Vacant	<u>          </u>	<u>          </u>

**Motion passes.**

**Executive Session:**

**Motion:** To go into Executive Session to discuss pending litigation.

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

**VOICE VOTE:** Yes

**Motion:** To close executive session:

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

**VOICE VOTE:** Yes

**Citizen Hearing: No one spoke.**

**Motion: To close citizen hearing.**

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

**VOICE VOTE:** Yes

**Motion: To Adjourn**

**Offered By:** Cavanagh **Seconded By:** Glackin

**VOICE VOTE:** Yes

**Respectfully submitted:  
Laura McPeck**