

1st Moore
2nd Lencsak
Date: Feb. 17, 2022

Minutes of February 3, 2022

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for February 3, 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, Ms. Bossert, Mr. Fabozzi, Mr. Grossman, Mr. Lencsak

Absent: Mr. Horner

Professionals: Mr. Gregory Vella, Esq., Mr. Kurt Otto-CME Associates, Mrs. Sharon Keegan-Zoning Official

MOTION: To approve the minutes of the Re-organization meeting of January 20, 2022.

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

Voice vote: Yes

MOTION: To approve the Executive Session minutes of the Re-organization meeting of January 20, 2022.

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

Voice vote: Yes

Memorialization Case #20-20L: Velez, 107 Tenth Street; Block 21, Lot 12, R-70 zone. Applicant was granted a one-year extension of variance approval.

Carried to next meeting.

Memorialization 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 received Preliminary and Final Site plan approval to redevelop the existing vacant commercial building into a self-storage facility.

Carried to next meeting.

New case #21-20L: Huber, 5 Stanford Drive; Block 192.03, Lot 11, R-70 zone. Applicant is seeking variance approval to construct a 6'x30.4' front covered porch with front yard setback and lot coverage variances.

Ed and Melanie Huber (homeowners) sworn in.

Mr. Huber: Explained that he was proposing to build a front covered porch across the front of his house that encroaches into front yard setback. He has resided there since 1986 and has always wanted to add a front porch. The porch will be 6' x 30' across the front of the house. It will be open and there will not be any heat or utilities added. The front yard setback will be 20' and the lot coverage is 49%. Conditions of approval would be that the porch cannot be enclosed and any sidewalks will be repaired.

Motion: To approve with conditions

Offered By: Moore **Seconded By:** Pereira

<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> </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>X</u>	<u> </u>
Alt #3 Mr. Lencsak	<u>X</u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

Motion passes.

New case #21-09L: Margarella, 175 Highway 36; Block 47, Lots 2,3,5, and 6, BP-3 zone. Applicant is seeking Preliminary and Final Site plan and Use Variance approval to demolish existing building and construct a new 2 story mixed use building.

Exhibit A-1 marked as Preliminary and Final Site plan, A-2 as Response letter from A. Stockton, A-3 as Architectural renderings and floor plan and LUB-1 as CME review letter dated 11-21-2021.

Township committee members recused due to Use Variance request.

Kevin Morse, attorney for applicant.

Mr. Morse: Stated they are seeking approval to remove the existing building and construct a two-story mixed use building and new parking lot at 175 Highway 36. The

first floor will be offices and the second floor will contain four residential apartments. The property is located in the BP-3 zone so a Use variance is required for the residential development.

Michael Margarella, owner sworn in.

Mr. Margarella: Stated he is a builder, developer and HVAC contractor for over 40 years and will maintain his office at this location. There are four (4) apartments proposed for the second floor at market rent. He will have three (3) employees at the site between the hours of 8 am and 6 pm Monday through Friday. He will not keep commercial vehicles or large equipment at the site.

Andrew Stockton, engineer sworn in.

Exhibit A-4 marked as Colored rendering of Site plan

Mr. Stockton: Explained that the site is at the corner of Highway 36 and Munro Avenue and contains an inactive tavern building on the site with a small apartment above. All existing improvements will be removed and replaced with a new two story building and parking lot. The new building will be set back further from the highway than the existing building and there will be 28 parking spaces. The site will maintain one way traffic into the site from Route 36 and out onto Munro Avenue. New sidewalk, lighting and landscaping are being proposed. Drainage patterns are not changing and existing catch basins will be utilized. There will be no increase in runoff and no detrimental impacts to the surrounding area. Additional seepage pits will be provided if necessary. A Phase I environmental report was conducted and came back clear-no wetlands on site. They will meet all NJDOT and MCPB requirements. There will be no commercial vehicle traffic only light delivery trucks possible for the businesses. Apartments are proposed to be two bedroom units. Discussion about restricting traffic onto to Munro to left only.

Michael Biagioli, Architect sworn in.

Exhibit A-5 marked as Mounted colored rendering of Elevations, A-6 as Mounted colored renderings of Floor plans and A07 as Mounted colored renderings of Front and Sides.

Mr. Biagioli: Described the design and façade of the building to be constructed with new energy efficient and modern building materials. It will be an improvement to the site and the neighborhood. The height will be 24' with dormers on the front to give the building a more residential look. Access to the building will be through the front entrance. The building will be sprinklered and meets all fire codes. There will not be any outside decks on the rear of the building and a common garage for storage. There will not be a monument sign, only façade signs for the businesses.

Andrew Thomas, Planner sworn in.

Mr. Thomas: Stated that the site was previously a bar and has been vacant for five (5) years. The existing building is to be demolished and a new 2 story building constructed. The new building will be reoriented parallel to Route 36 with parking along the front. The front yard non-conformity is being removed. The building will be set back 56' from the front. There is a rear yard variance for one corner of the building that is at 20.5'. The site is specifically suited to this use because it is adjacent to residential properties along Munro Avenue and commercial properties on Highway 36. The Use variance is requested because the mixed use is not permitted in the zone. The application advances appropriate use and density. It enhances safety and public welfare and creates a desirable visual environment. There is no substantial detriment to the zoning plan or public good. There will be a 25' landscaped buffer to the residential zone. There are pre-existing non-conformities for lot width and lot area. The apartments are 800 square feet units. Discussion regarding reducing the units to one bedroom. They will provide an updated layout for Fire official review.

Carried to 4/7/2022 without further notice.

Public comments:

Amy Mescal, 152 Munro Avenue sworn in.

Ms. Mescal: Stated that she lives directly behind the site and is concerned that the second floor will be looking down into her backyard. The sight line when pulling out onto Route 36 from Munro is restricted. Water is already a problem and their sump pumps are always running. She is concerned about overflow parking on Munro. The road is being closed for bridge construction for a considerable amount of time.

Robert Mescal, 152 Munro Avenue sworn in.

Mr. Mescal: Expressed his concern that the drainage from the site will go directly into his backyard. Has an issue with the dumpster location and the noise that will be generated when it is emptied. He is concerned about the fire egress and possible storage of gasoline in the garage.

Kane Delaney, 155 Munro Avenue sworn in.

Mr. Delaney: Expressed his concern with the traffic coming out onto Munro because the vehicle lights will shine at this property. Stated that the side driveway was not used when it was a bar.

Mildred Pagan, 148 Munro sworn in.

Ms. Pagan: Is concerned that the dormers will affect the light coming into her property as well as the increased traffic and ongoing water issues.

Public comments closed.

Citizen Hearing: No one spoke.

Motion: To close citizen hearing.

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

VOICE VOTE: Yes

Motion: To Adjourn

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

VOICE VOTE: Yes

Respectfully submitted:
Laura McPeck