

1st: Moore
 2nd: Bossert
 Date: March 3, 2022

Minutes of February 17, 2022

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for February 17, 2022 was called to order at 7:01 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, Mr. Glackin, Mr. Bace, Ms. Bossert, Mr. Horner, Mr. Grossman, Mr. Lencsak

Absent: Mr. Fabozzi, Mayor Clark, Mr. Pereira

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

MOTION: To approve the minutes of the Regular meeting of February 3, 2022.

Offered By: Moore **Seconded By:** Lencsak

Voice vote: Yes

Memorialization Case #20-20L: Velez, 107 Tenth Street; Block 21, Lot 12, R-70 zone. Applicant was granted a six-month extension of variance approval to August 17, 2022.

Offered By: Bossert **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> </u>	<u> </u>
Ms. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Mr. Pereira	<u> </u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Clark	<u> </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>

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.

Offered By: Moore **Seconded By:** Glackin

<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> </u>	<u> </u>
Ms. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Mr. Pereira	<u> </u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Clark	<u> </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>

Memorialization case #21-20L: Huber, 5 Stanford Drive; Block 192.03, Lot 11, R-70 zone. Applicant received variance approval to construct a 6’ x 30.4’ front covered porch with front yard setback and lot coverage variances.

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

<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> </u>	<u> </u>
Ms. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u> </u>	<u> </u>
Mr. Pereira	<u> </u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Clark	<u> </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>

Carryover case #21-11L: Burger King/Krishna Restaurant LLC, 734 Route 36; Block 120, Lot 1.01, IA zone. Applicant is seeking Preliminary and Final Site plan approval to construct a double drive through at the existing location.

Case carried to April 21, 2022 without further notice.

New case #21-18L: Costco, 2835 Highway 35; Block 192, Lots 1, 1.01 and 3, CD zone. Applicant is seeking Preliminary and Final site plan approval to conduct ADA parking improvements at the existing site.

Mr. Vella confirmed jurisdiction and marked Exhibit A-1 as Bohler Engineering plans (6 sheets) last revised 7/30/2021, A-2 as Architectural plans (3 sheets) dated 9/28/2021 and LUB-1 as CME's report dated 11/10/2021.

James Turteltaub, attorney for Costco came forward.

Mr. Turteltaub: Explained that the application was for revisions to the existing ADA parking spaces that alters the overall parking requirements. Costco is upgrading its facilities nationwide and this is part of that program.

Matthew Kunsman, Engineer (Bohler) sworn in.

Mr. Kunsman: Stated that the improvements are limited to the front right side of the building. Costco has instituted a nationwide program for ADA compliance at all of its' warehouses. There are new standards for ADA parking which require alterations to the existing configuration. A cart corral will be relocated resulting in the loss of two spaces. An additional two spaces will be lost due to the reconfiguration to allow for van accessible spaces. Total overall spaces will be 680. There are cross easements for parking throughout the site. New signage will be added and new crosswalks and symbols will be painted. There is an existing non-conformity for the distance of the parking to the building which will remain the same. The changes are not inconsistent with the site and there are no negative impacts. They agree to comply with the comments in CME's review letter. Parking lots will be milled and regraded. Bollards and wheel stops will be installed.

Public comments: No one spoke.

Mr. Vella: Conditions would be to submit a revised plan showing the relocation of the cart corral and traffic striping (epoxy), ADA spaces are subject to review and approval by the Construction Department and the requested submission waivers.

Motion: To approve with the conditions noted

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

<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> </u>	<u> </u>
Ms. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Mr. Pereira	<u> </u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Clark	<u> </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>

Section 26 Review: Board review of proposed township ordinance amending the zoning map of the Development Review Ordinance.

Board discussion clarifying the zone for a portion of Block 211, Lot 8.01 to show as Business Highway. It is attached to a commercial use and the DRO is being amended to reflect that. The easement for Bedle Road access to remain R-100.

Public comments: No one spoke.

Mr. Vella read the resolution into the record.

Motion: Ordinance is consistent with the Master plan.

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> </u>	<u> </u>
Ms. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Mr. Pereira	<u> </u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Clark	<u> </u>	<u> </u>
Mr. Glackin Abstain	<u> </u>	<u> </u>
Alt #1 Vacant	<u> </u>	<u> </u>
Alt #2 Mr. Grossman	<u>X</u>	<u> </u>
Alt #3 Mr. Lencsak Abstain	<u> </u>	<u> </u>

Alt #4 Vacant _____

No executive session required per Mr. Vella.

Chairman Cavanagh announced Kurt Otto will be leaving to take another position so Trevor Taylor will be replacing him as LUB engineer.

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 McPeek**