

1st: Moore
 2nd: Glackin
 Date: 4/21/2022

Minutes of April 7, 2022

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for April 7, 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, Mr. Sachs, Mr. Glackin, Mr. Fabozzi, Mr. Horner
 Mr. Bace, Mr. Grossman, Mr. Lencsak

Absent: Mr. Pereira, Ms. Bossert

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

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

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

Voice vote: Yes

Memorialization case #21-23L: Valenza/Traut, 78 Thirteenth Street; Block 39, Lot 4, R-70 zone. Applicant was granted variances to retain an existing covered patio, concrete patio, shed and pavers.

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(Abstain)	<u> </u>	<u> </u>
Ms. Bossert	<u> </u>	<u> </u>
Mr. Horner	<u> </u>	<u> </u>
Mr. Pereira	<u> </u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Sachs	<u> </u>	<u> </u>
Deputy Mayor 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 # 21-22L: JJP Realty/BP Gas Station, 375 Middle Road; Block 120, Lot 68, R-100 zone. Applicant received Preliminary and Final site plan and Use

variance approval to install new underground gasoline storage tanks, enlarge pump islands and modify canopy.

Carried to next meeting.

Carryover case #21-09L: Margarella, 175 Highway 36; Block 47, Lots 2,3,5,6, 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.

Case carried to May 19, 2022 without further notice.

New case #21-21L: Hazlet 66 LLC Phase II; 1030 Highway 36; Block 68.13, Lot 17 & 18, BH zone. Applicant is seeking Preliminary and Final site plan approval to construct five self storage buildings. Variances and waivers requested.

Mr. Vella confirmed the notice and jurisdiction is good.

Exhibit A-1 marked as Preliminary and Final Site plan (20 sheets) dated 11-30-2021 (last revised 2-9-2022), A-2 as Architectural floor plans dated 7-8-2021 (last revised 10-8-2021) and LUB-1 as CME's report dated 3-14-2022.

Robert Simon, attorney for applicant came forward.

Mr. Simon: Stated that this was a Phase II application for five additional self-storage buildings in addition to the approval received under Phase I to renovate the existing building on Route 36. The property is located in the Business Highway zone where Self Storage is a permitted use.

Matthew Lang, COO of Snap Box Self Storage sworn in.

Mr. Lang: Indicated that there is an increased need for self-storage because many people are downsizing their homes and many people have been priced out of the market currently so need a place to store their belongings while they are in transition. Access hours will be 6 am-9 pm via key card. Office hours will be 9 am-6 pm, closed on Sundays. There will be two full time employees. There will be security cameras inside and out to monitor activity. There will be a total of 316 units under Phase II. No hazardous material will be stored and there will be no outside storage. The lights will be on a timer and will be off by 11 pm.

Lisa DeGerolamo, Engineer with Dynamic Engineering sworn in.

Exhibit A-3 marked as Mounted Aerial of subject property.

Ms. DeGerolamo: Noted that the property borders Flat Creek and contains some wetlands. There are three access points from Route 36 and the parking is in the rear of the building.

Exhibit A-4 marked as Mounted Colored site plan.

Ms. DeGerolamo: Explained there would be fencing around the property with gates to the rear access road and front of the building. Separation between buildings is 25' where 35' is required. There is a 10' setback for parking to the building and the property line. Trash enclosure will be on the south side of the 'L' shaped building. Some pavement will be removed and will improve storm water recharge. There are underground pipes to discharge to Flat Creek. She stated that there will be a reduction in impervious coverage and outflow from the site. The owner is contemplating a Phase III development in the front near the highway (possibly retail).

Board discussion regarding using grass area as a retention basin.

Ms. DeGerolamo: Stated that the buffer between the property and Dutch Lane will be maintained. A chain link fence will be installed, and landscaping will be extended along the building. There will be wall mounted and pole lighting. Existing light fixtures to be maintained. There will be a pylon sign and a wall mounted sign. Variances are required for the number of parking spaces (58), loading spaces, building setbacks and refuse area buffering.

Robert Nocella, Architect sworn in.

Mr. Nocella: Explained that the access doors are on the ends of the buildings. The L shaped building will only have interior units, none facing Route 36. Interior hallways will be 5' wide and 8' high. Bathrooms are provided in the main building. The units will have electric but no climate control. There will be lighting in the hallways and each unit. Carts are provided to move items to the interior units.

Exhibit A-5 marked as Mounted Architectural Building Exteriors dated 4-7-2022.

Mr. Nocella: Noted that the outside facades facing Route 36 will be lined with landscaping. The building will have a gabled roof, metal siding and a stucco tower with faux doors.

Exhibit A-6 marked as Colored Architectual rendering of NW corner

Mr. Nocella: Explained that the front façade will be comprised of metal, windows and stone. They will discuss adding more windows to create a more aesthetically pleasing

effect. The L shaped building closes off the site and creates better security. The roof heights and building materials are varied for visual interest.

Board discussion regarding adding doors along the sides of building instead of the ends.

Gary Dean, Traffic Engineer sworn in.

Mr. Dean: Indicated there are currently three pre-existing driveways into the site. The owner would like to retain them because a Phase III is being planned. The overall nature of the self-storage business is passive and the traffic impact will be low. The overall design reduces impervious coverage and the functionality of the site is good. The site meets all the needs for a self-storage facility and is a low volume development.

Case carried to May 5, 2022 without further notice.

Motion: Executive Session

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

VOICE VOTE: Yes

Citizen Hearing: No one spoke.

Motion: To close citizen hearing.

Offered By: Sachs **Seconded By:** Moore

VOICE VOTE: Yes

Motion: To Adjourn

Offered By: Sachs **Seconded By:** Moore

VOICE VOTE: Yes

**Respectfully submitted:
Laura McPeek**