

1st: Moore
2nd: Bossert
Date: 6-16-2022

Minutes of June 2, 2022

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for June 2, 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, Mayor Sachs, Deputy Mayor Glackin, Mr. Pereira, Ms. Bossert, Mr. Bace, Mr. Horner, Mr. Lencsak

Absent: Mr. Fabozzi, Mr. Grossman

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

MOTION: To approve the minutes of the Regular meeting of April 21, 2022.

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

Voice vote: Yes

Memorialization case #21-01L: Edge Builders/Cambridge at Hazlet, 140 Bethany Road; Block 196.03, Lot 1, R-70 zone. Applicant received Final Major Subdivision approval to construct 7 single family homes.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u> </u>
Mr. Moore, Vice Chairman	<u>X</u>	<u> </u>
Mr. Fabozzi	<u> </u>	<u> </u>
Ms. Bossert	<u> </u>	<u> </u>
Mr. Horner	<u> </u>	<u> </u>
Mr. Pereira	<u>X</u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Sachs	<u> </u>	<u> </u>
Deputy Mayor Glackin	<u> </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>

Carryover 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 additional self-storage buildings.

John Kaplan, attorney for applicant came forward.

Mr. Kaplan: Stated they are presenting their case tonight on a limited basis. This is their second appearance and the plans have been revised to present to the board for their feedback.

Mr. Vella marked Exhibit A-7 as Overall site plan exhibit, A-8 as Revised Architecturals, A-9 as Updated Architecturals, A-10 as Updated Site plan and LUB-2 as Updated CME review letter.

Robert Nocella-Architect sworn in.

Mr. Nocella: Explained that the changes include increased aisle widths, reducing the number of buildings from 5 to 4 and adding middle access doors to each building. There will be 363 total units. The units in the L shaped building will be drive up units. The heights and finishes on the front building have been varied for interest and the glass and canopied areas have been increased. There will be evergreens along the façade.

Eva Valenti-District Manager for Snapbox Storage sworn in.

Ms. Valenti: Stated that she oversees multiple properties and trains managers for different sites. She will be the district manager for the Hazlet site. Customers are informed of the parking rules, cart use and storage restrictions when they sign up. Security cameras monitor the site and are routinely checked. Entry will be by key code at the gate. She feels that the three entrances to the buildings are more than adequate to accommodate the number of people expected. The property will be checked each morning for any irregularities. Most people will use pick up trucks, vans or cars. Some will use rental trucks or small box trucks. There is one trash enclosure at the storage facilities for employee use only.

Steven Cattani-Engineer sworn in.

Mr. Cattani: Stated that the trash enclosure will be inside a gated area. There will be 36' between the old building and the new buildings. A fire hydrant will be added to the site and emergency access location will be added to Phase III plans. There will be above ground stormwater management for runoff with a significant reduction. The impervious coverage is reduced under Phase II and Phase III will still be less than what is existing now. Fencing will be replaced around the site and the buffer maintained along the border with Dutch Lane.

Public comments:

Chris Petrou, 16 Dutch Lane sworn in.

Mr. Petrou: Stated he is representing the Dutch Lane HOA. They have concerns about security and privacy. The existing fence is low and can be seen through. They would like to extend the new fence to the end of the property line along the residential side. They are also concerned about the lighting and timing of the lighting.

Mr. Vella marked Exhibit #O-1 as Picture of existing fence.

Mr. Cattani: Stated that the lights will be on timers to shut off at 9:30 pm. They will also provide screening around the hotbox.

Dyan Henry, 1054 Highway 36 sworn in.

Ms. Henry: Stated she lives in the single-family house adjacent to the site. She is concerned about privacy for her property and would like a solid fence along the property line.

Mr. Vella marked Exhibit #O-2 as Picture of subject property.

Public portion closed.

Case carried to 8/4/2022 with no further notice required.

Executive session: Pending litigation.

Offered By: Sachs **Seconded By:** Bossert

VOICE VOTE: Yes

Executive session closed.

Citizen Hearing: **No one spoke.**

Motion: **To close citizen hearing.**

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

VOICE VOTE: Yes

Motion: To Adjourn

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

VOICE VOTE: Yes

Respectfully submitted:
Laura McPeek