

1st: Sachs
 2nd: Lencsak
 Date: 6/20/19

Minutes of June 6, 2019

The Regular Meeting of the Hazlet Township **Land Use Board** scheduled for June 6, 2019 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. Sanfilippo, Mr. Sachs, Mr. Horner, Ms. Bossert, Mr. Glackin (came at 7:20 pm), Mr. Fabozzi, Mr. Belasco, Mr. Moore, Mr. Bace, Mr. Grossman, Mr. Lencsak

Absent: Mr. Cavanagh

Professionals: Mr. Vella, Esq., Mr. Mullen-T&M, Mrs. Keegan-Zoning official

Motion: To approve the minutes of the Regular meeting of May 2, 2019.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>ABSTAIN</u>
Mr. Cavanagh, Chairman	_____	_____
Mr. Sanfilippo, Vice Chairman	<u>X</u>	_____
Mr. Fabozzi	<u>X</u>	_____
Ms. Bossert	<u>X</u>	_____
Mr. Horner	<u>X</u>	_____
Mr. Moore	<u>X</u>	_____
Mr. Belasco	<u>X</u>	_____
Mr. Glackin	_____	_____
Mr. Sachs	<u>X</u>	_____
Alt #1 Mr. Bace	_____	<u>X</u>
Alt #2 Mr. Grossman	<u>X</u>	_____
Alt #3 Mr. Lencsak	<u>X</u>	_____
Alt #4	_____	_____

Motion passes.

Memorialization case # 18-17L: Outfront Media LLC, Route 35 & Hazlet Avenue; Block 166.09, Lot 18, BH zone. Applicant was granted a Use Variance and Preliminary and Final Site Plan approval to replace the existing billboard with a two sided electronic LED message board.

Offered By: Moore

Seconded By: Fabozzi

ROLL CALL

	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Fabozzi	X	_____
Ms. Bossert	X	_____
Mr. Horner	X	_____
Mr. Moore	X	_____
Mr. Belasco	_____	_____
Mr. Glackin	_____	_____
Mr. Sachs	_____	_____
Alt #1 Mr. Bace	_____	_____
Alt #2 Mr. Grossman	X	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4	_____	_____

Memorialization case #19-11L: Galletti, 10 Ohio Drive; Block 115, Lot 2, R-70 zone. Applicant was granted front, side and rear yard setback variances to construct a new two story, single family dwelling and retain existing sheds.

Offered By: Sanfilippo

Seconded By: Bossert

ROLL CALL

	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Fabozzi	X	_____
Ms. Bossert	X	_____
Mr. Horner	_____	_____
Mr. Moore	_____	_____
Mr. Belasco	X	_____
Mr. Glackin	_____	_____
Mr. Sachs	X	_____
Alt #1 Mr. Bace	_____	_____
Alt #2 Mr. Grossman	X	_____
Alt #3 Mr. Lencsak	X	_____
Alt #4	_____	_____

Memorialization case #19-12L: 524 Line Road; Block 246, Lot 29, R-70 zone. Applicant is was granted side and rear yard setback variances and lot coverage variance to retain an existing paver patio surrounding in ground pool.

Offered By: Bossert

Seconded By: Sanfilippo

ROLL CALL

	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Fabozzi	X	_____
Ms. Bossert	X	_____
Mr. Horner	_____	_____
Mr. Moore	_____	_____
Mr. Belasco	X	_____
Mr. Glackin	_____	_____
Mr. Sachs	X	_____
Alt #1 Mr. Bace	_____	_____
Alt #2 Mr. Grossman	X	_____
Alt #3 Mr. Lencsak	X	_____
Alt #4	_____	_____

Memorialization # 19-13L: DeMeglio, 34 Region Drive; Block 120.01, Lot 2, R-100 zone. Applicant was approved to add a level to existing dwelling and construct a roof over existing front deck. Front, side and lot coverage variances approved.

Offered By: Sachs

Seconded By: Sanfilippo

ROLL CALL

	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	_____	_____
Mr. Sanfilippo, Vice Chairman	X	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	X	_____
Mr. Horner	X	_____
Mr. Moore	_____	_____
Mr. Belasco	_____	_____
Mr. Glackin	_____	_____
Mr. Sachs	X	_____
Alt #1 Mr. Bace	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	X	_____
Alt #4	_____	_____

Amending and ratifying Ordinance # 1636-19 concerning the rezoning of Block 68.13, Lot 26 and Block 69.01, Lot 8 pursuant to a settlement agreement approved by the Superior Court of the State of New Jersey in Highview Homes LLC V. Township of Hazlet.

Mr. Vella: Explained that this was the same ordinance the board had previously reviewed and voted on. It had been reintroduced due to a lawsuit filed against the township regarding noticing.

Public comments:

Attorney Vella swearing in Bill Shewan, 28 Mason Drive.

Mr. Shewan: Stated that he hoped all board members had read the ordinance.

Motion: That the ordinance is consistent with the Master plan.

Offered By: Moore **Seconded By:** Fabozzi

ROLL CALL	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u> </u>	<u> </u>
Mr. Sanfilippo, Vice Chairman	<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. Moore	<u> X </u>	<u> </u>
Mr. Belasco	<u> X </u>	<u> </u>
Mr. Glackin	<u> </u>	<u> </u>
Mr. Sachs Abstain	<u> </u>	<u> </u>
Alt #1 Mr. Bace Abstain	<u> </u>	<u> </u>
Alt #2 Mr. Grossman	<u> X </u>	<u> </u>
Alt #3 Mr. Lencsak	<u> X </u>	<u> </u>
Alt #4	<u> </u>	<u> </u>

Motion passes.

New case #19-03L: Palmer Beauty Supply, 549 Palmer Ave; Block 156, Lot 4, R-50 zone. Applicant is seeking Use variance and Site Plan approval to add a residential apartment to an existing non-conforming commercial use. Bulk variances required for existing non-conformities.

New case # 19-04L: M&A Rentals, 2150 Florence Ave; Block 62, Lot 1, R-100 zone. Applicant is seeking Use Variance and Subdivision approval to convert the existing home to a two family dwelling and construct an additional single family home on new lot.

Both cases (19-03L & 19-04L) carried to August 1, 2019 with no further notice due to attorney being in hospital.

Carryover case #19-15L: Dillon, 10 Carriage Road North; Block 66.02, Lot 2, R-70 zone. Applicant is seeking a variance to construct a 35' x 43' detached garage to house classic cars.

Mr. Vella: Marked Exhibit A-1 as Land Use application dated 4/3/2019, A-2 as survey and A-3 as Garage design plan. T&M report dated 5/3/2019 marked as LUB-1.

Robert Schillberg, attorney, came forward to represent applicant Mark Dillon.

Attorney Vella swearing in Mark Dillon, 10 Carriage Road North.

Mr. Dillon: Explained that he wanted to add a 35' x 43' detached garage in the rear of his property to house 4 classic cars. Insurance requires the cars to be housed inside overnight. There will only be electric in the garage - no gas, water or sewer. There is an 8' existing driveway that leads to the grass which will provide access to the garage. Cars are only taken out occasionally. There are no grading changes proposed. It will be moved over 10' to the left to allow more room on the right for vehicles to enter and exit. The existing shed will be removed. His lot is larger than the surrounding lots so any negative impact to neighbors is minimized. He could not find another house in Hazlet with a garage large enough to house his cars. He purchased this home for the purpose of adding a garage in the rear. The garage will be green with white trim and he will add windows in front.

Public comments. No one spoke.

Mr. Vella: Noted that the conditions were: No paving, repair work, no 3rd party rental, no utilities except electric, installation of at least 2 windows and revise plans to show the 8' access drive (grass). It will be owner occupied with a maximum of four vehicles.

Motion: To approve with conditions.

Offered By: Moore **Seconded By:** Belasco

ROLL CALL	YES	NO
Mr. Cavanagh, Chairman	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	X
Mr. Fabozzi	_____	X
Ms. Bossert	_____	X
Mr. Horner	X	_____
Mr. Moore	X	_____
Mr. Belasco	X	_____
Mr. Glackin	X	_____
Mr. Sachs	X	_____
Alt #1 Mr. Bace	_____	_____

Alt #2 Mr. Grossman _____
 Alt #3 Mr. Lencsak _____
 Alt #4 _____

Motion passes.

New case #19-16L: Coe, 11 Carlow Way; Block 255, Lot 91, R-70 zone. Applicant proposes to install an 18' round above ground pool with 6' setbacks to the side and rear property lines where 10' is required.

Case was carried to June 20, 2019 due to incomplete noticing.

Five minute break. Meeting reconvened at 8:20 pm.

New case #19-08L: Highview Homes LLC, Route 36 & Aumack Ave; Block 68.13, Lot 26 and Block 69.01, Lot 8, AH-1 zone. Applicant is seeking Preliminary and Final Site Plan approval to construct a 172 unit residential development with clubhouse including 26 affordable housing units pursuant to a COAH settlement agreement.

Mr. Vella: Marked Exhibit LUB-1 as T&M's report dated 6/4/2019, LUB-2 as Second engineering review and Exhibit A-1 as Site plan dated 2/26/2019 consisting of 17 sheets.

Attorney Vella swearing in Mr. Mullen, T&M Engineering.

Richard Hoff, attorney came forward as representative for Highview Homes.

Mr. Hoff: Noted they have applied for Preliminary and Final site plan approval for the project at the former site of the Holy Family School. This application is a result of an affordable housing settlement agreement. The development of the property is specific to the agreement and consistent with the concept plan.

Mr. Vella: Noted that there were completeness waivers identified by T&M Engineering in their review.

Motion: To grant completeness waivers.

Offered By: Moore **Seconded By:** Sanfillippo

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	_____	_____
Mr. Sanfillippo, Vice Chairman	<u>X</u>	_____
Mr. Fabozzi	<u>X</u>	_____
Ms. Bossert	<u>X</u>	_____

Mr. Horner	<u> X </u>	_____
Mr. Moore	<u> X </u>	_____
Mr. Belasco	<u> X </u>	_____
Mr. Glackin	<u> X </u>	_____
Mr. Sachs	<u> X </u>	_____
Alt #1 Mr. Bace	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4	_____	_____

Attorney Vella swearing in Joseph Hanrahan, Engineer with Hammer Engineering.

Mr. Vella: Marked Exhibit A-2 as Aerial Photo dated 6/6/2019 and A-3 as Mounted colored rendering of Site plan.

Mr. Hanrahan: Explained where the property is located and what streets are surrounding it. The lot to be built on is 16 acres with an existing school and parking lot. A 172 unit residential apartment complex is proposed consisting of four 3-story buildings, three 2-story buildings and a 2800 sf clubhouse. There are 345 parking stalls proposed. Access to the site will be via a two way driveway at the end of Aumack Lane and Hemlock Street and a right in only driveway from Route 36. The project has been designed in accordance with the settlement agreement and AH-1 zone. There will be two monument signs at each entrance. Four trash enclosures are proposed in different locations. Trash pick up will be as needed, typically twice per week. There is an increase in the impervious coverage but a reduction in pavement area. A Cafra permit had been applied for and is under review by NJDEP. Any existing residential encroachments will be allowed to remain.

Attorney Vella swearing in Thomas Brennan, architect.

Exhibit A-4 marked as Mounted colored elevation of buildings.

Mr. Brennan: Explained that the three story buildings consist of 24 units (8 per floor) with 1& 2 bedrooms and 9' ceilings. The affordable units are intermingled throughout the project in all buildings (26). The façade of the buildings will consist of cultured stone and siding in neutral tones. The shutters and doors will be black. HVAC units are self-contained on balconies so there are no roof top or ground units. The buildings will comply with all zoning codes. The units are high efficiency and quiet zone.

Exhibit A-5 marked as Mounted floor plans.

Mr. Brennan: Described the location of the balconies in the units. They are accessed by a slider in the dining area. They will have wrought iron railings and are flush with the building.

Exhibit A-6 marked as Mounted Clubhouse rendering.

Mr. Brennan: Explained the clubhouse will contain a kitchen, multi-purpose area, business office and bathrooms with fitness area. The siding and stone will match the other buildings. There will be a separate space for a leasing and management office.

Attorney Vella swearing in John Abene, member of Highview Homes LLC.

Mr. Abene: Stated that they will hire a professional management company to manage the complex and do the initial leasing from the business office. There will be a 24 hour access number and there may be a unit that is used onsite for management and leasing.

Attorney Vella swearing in Karl Pehnke, traffic engineer.

Mr. Pehnke: Stated that he had prepared a traffic impact study dated 2/19/2019. He took inventory and samples of traffic volume around and adjacent to the site. It includes a projection of additional traffic that may be generated by a new development using industry data. Trip generation data shows estimated trips to and from the site during peak and non-peak hours. The analysis shows the level of service will remain good at a C or better and there is no significant deterioration that requires changes to traffic control. There is a Letter of No Interest from the DOT for this project so no new permits are required to continue to use the existing Route 36 driveway access. The applicant does not have authority and is not proposing to close off any roads in the area.

Board discussion regarding options of closing off roads or restricting exiting from the site.

Attorney Vella carried this case to June 20, 2019 without further notice.

Applicant extended time for the township to respond from June 14, 2019 to June 20, 2019.

Citizen Hearing: No one spoke.

Motion to close citizen hearing:

Offered By: Sachs

Seconded By: Sanfilippo

VOICE VOTE: Yes

Motion to Adjourn:

Offered By: Sachs **Seconded By:** Sanfilippo

VOICE VOTE: Yes

Respectfully submitted:
Laura McPeck