

1st: Moore  
2nd: Sanfilippo  
Date: 8/1/19

### Minutes of July 11, 2019

The Special Meeting of the Hazlet Township **Land Use Board** scheduled for July 11, 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. Cavanagh, Mr. Sanfilippo, Ms. Bossert, Mr. Glackin, Mr. Belasco, Mr. Moore, Mr. Bace, Mr. Grossman

**Absent:** Mr. Fabozzi, Mr. Sachs, Mr. Horner, Mr. Lencsak

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

**Motion:** To approve the minutes of the Regular meeting of June 20, 2019.

**Offered By:** Moore

**Seconded By:** Bossert

**ROLL CALL**

	<b><u>YES</u></b>	<b><u>ABSTAIN</u></b>
Mr. Cavanagh, Chairman	<u>X</u>	<u>          </u>
Mr. Sanfilippo, Vice Chairman	<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. Moore	<u>X</u>	<u>          </u>
Mr. Belasco	<u>X</u>	<u>          </u>
Mr. Glackin	<u>X</u>	<u>          </u>
Mr. Sachs	<u>          </u>	<u>          </u>
Alt #1 Mr. Bace	<u>          </u>	<u>          </u>
Alt #2 Mr. Grossman	<u>          </u>	<u>          </u>
Alt #3 Mr. Lencsak	<u>          </u>	<u>          </u>
Alt #4	<u>          </u>	<u>          </u>

**Motion passes.**

**Memorialization case #19-16L:** Coe, 11 Carlow Way; Block 255, Lot 91, R-70 zone. Applicant was granted a 6' rear yard setback variance to install an 18' round above ground pool and reconstruct existing concrete patio with a 6' side yard setback.

**Offered By:** Bossert

**Seconded By:** Moore

**ROLL CALL**

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

**New case #19-09L:** Kmart Redevelopment II/OASG LLC; 3010 Highway 35; Block 239, Lots 1 & 1.01, HTCR zone. Applicant is seeking Preliminary and Final Site Plan approval to construct a Wawa convenience store with gas, Panera Bread restaurant and additional free standing restaurant as part of Hazlet Town Center Redevelopment.

**Stephen Nehmad, attorney came forward to represent OASG LLC and Edward Liston, attorney representing objector Hazlet Services Inc.**

**Mr. Nehmad:** Stated that they had renoticed for this special meeting. He noted this application required no variances and was consistent with the Redevelopment plan. The site will have less impervious coverage, enhanced landscaping and storm water management. The setback to the residential zone will be increased and a landscape buffer with 10' sound attenuation wall added. The center had been in disrepair with many vacancies and this application represents a solution to these existing conditions. He feels the opposition to this application by the objector is based on anti-competition. They are opposing the Wawa because it will compete with their businesses.

**Mr. Vella:** Marked Exhibit A-1 as Site plans last revised 2/5/2019, A-2 as Architectural Elevations last revised 2/7/2019 and LUB-1 as T&M report dated 5/9/2019.

**Attorney Vella swearing in Mr. Mullan, T&M Engineering.**

**Attorney Vella swearing in Matthew Rutt, Land Core Engineering.**

**Mr. Rutt:** Stated that he had planned the layout and redevelopment scheme of the shopping center. He noted there were completeness waivers requested in order for the application to be complete.

**Motion:** To grant the completeness waivers and deem the application complete.

Offered By: Moore

Seconded By: Sanfilippo

**ROLL CALL**

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

**Mr. Rutt:** Introduced Exhibit A-1A Aerial of site. He stated the site was 19.62 acres in total with 207,115 square feet of retail space. There are full access driveways on Route 35 and Bethany Road. Introduced Exhibit A-2A Mounted aerial with colored site plan. He noted there was a Panera Bread with drive thru, Aldi, Burlington, new restaurant and Wawa with gas proposed as part of this plan. The Planet Fitness will relocate to the old Kmart space. They are increasing the buffer to the residential area and installing a new façade on the entire building. They will mill and pave the older areas of the parking lot, restripe the newer areas and install landscape islands. They are maintaining the driveways on Bethany Road and will upgrade the sidewalks and lighting. Discussed Exhibit A-7 Mounted architectural rendering of Gas canopy and Trash enclosure details. Introduced Exhibit A-6 Mounted Elevation of Proposed Wawa and floor plan. This is a prototype Wawa store and the design is typical of most stores. He noted there would be front and rear entrances to the Wawa and the building will be finished on all four sides. There will be two free standing signs along the Route 35 frontage. Exhibit A-3 Mounted free standing sign exhibit introduced. There is one sign permitted per pad site. Exhibits A-4B Handout/Mounted sign detail and A-4C Pg 27 of Ordinance defining signs. One sign will be 497.1 square feet in surface area and the other will be 225.3 square feet. There are no sign variances required. Introduced Exhibit A-18 Mounted rendering of areas to be repaved and restriped.

**Five minute break. Meeting reconvened at 8:33 pm.**

**Attorney Vella swearing in John Montoro, Architect.**

**Mr. Montoro:** Stated he had designed the plan to renovate the center. He wanted to create a cohesive design with visual contrast and interest. He used different materials in similar colors to integrate the design of all the stores. Introduced Exhibit A-10 Mounted

Existing and Proposed Elevations, A-11 South Elevation and A-12 East Elevation. Noted there would be specific areas on the facades of the stores designated for signage with specifics for height, width, colors etc. There will be security lighting over the rear doors with shields. Light poles in the rear will be lower at 14'. Discussed PV-7 of Exhibit A-1, noted that the mechanical equipment will be shielded and set back on the roof.

**Attorney Vella swearing in Nathan Mosley, Traffic Engineer.**

**Mr. Mosley:** Stated he had evaluated site impacts of the shopping center on the local traffic. He evaluated the entrances and exits onto adjacent roads and the intersections surrounding the center. He did counts on weekdays and weekends. DOT has approved the site proposal with the exception of the Wawa site. There is a pending application for that site. He projected counts for 100% occupancy since the center was only 30% occupied at the time of the study using ITE trip generation data. Many of the trips generated will be from pass-by traffic which is already on the highway. Discussion regarding restricting left turns onto Bethany Road or design adjustments to ease the traffic exiting the center.

**Case carried to September 5, 2019 at 7:00 pm with no further notice required.**

**Citizen Hearing: No one spoke.**

**Motion to close citizen hearing:**

**Offered By:** Glackin **Seconded By:** Bace

**VOICE VOTE:** Yes

**Motion to Adjourn:**

**Offered By:** Glackin **Seconded By:** Bace

**VOICE VOTE:** Yes

**Respectfully submitted:  
Laura McPeek**