

1st: Cavanagh  
 2nd: Bossert  
 Date: 8/1/19

**Minutes of July 18, 2019**

The Regular Meeting of the Hazlet Township **Land Use Board** scheduled for July 18, 2019 was called to order at 6:00 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, Mr. Sachs, Mr. Horner, Ms. Bossert, Mr. Glackin, Mr. Moore, Mr. Grossman, Mr. Lencsak

**Absent:** Mr. Fabozzi, Mr. Belasco, Mr. Bace

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

**AN ORDINANCE AMENDING ORDINANCE #1641-19 OF THE TOWNSHIP OF HAZLET, COUNTY OF MONMOUTH, STATE OF NEW JERSEY TO PROVIDE FOR THE COLLECTION OF DEVELOPMENT FEES IN SUPPORT OF AFFORDABLE HOUSING AS PERMITTED BY THE NEW JERSEY FAIR HOUSING ACT** Board review and comments to Township Committee on proposed ordinance.

**Mr. Vella:** Explained that this was the same ordinance previously reviewed and was reintroduced due to a lawsuit that was filed.

**Public comments. No one spoke.**

**Motion:** That the ordinance is consistent with the master plan.

**Offered By:**           Moore                **Seconded By:**           Sanfilippo          

<u>ROLL CALL</u>	<u>YES</u>	<u>ABSTAIN</u>
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>  X  </u>	<u>          </u>
Mr. Moore	<u>  X  </u>	<u>          </u>
Mr. Belasco	<u>          </u>	<u>          </u>
Mr. Glackin	<u>          </u>	<u>  X  </u>
Mr. Sachs	<u>          </u>	<u>  X  </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

**Motion passes.**

**Carryover case #18-10L:** Atlantic Outdoor Advertising/155 Middle Road Hazlet LLC, 155 Middle Road; Block 66, Lot 9, BH zone. Applicant is seeking Use Variance and Preliminary and Final Site plan approval to erect a two sided digital billboard. Variances requested for height, sign area and front yard setback.

**Case carried to August 1, 2019 with no further notice.**

**Carryover 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. Robert Kasuba, attorney for Bisgaier Hoff came forward to represent Highview Homes LLC.**

**Mr. Kasuba:** Stated that they had re-noticed for 6:00 pm start in both official newspapers. Noted they will agree to a condition of approval to increase the amount of underground retention piping to 220 linear feet and will comply with all grading and drainage conditions.

**Joseph Hanrahan, Engineer with Hammer Engineering. (Previously sworn)**

**Mr. Hanrahan:** Noted that they would agree to direct traffic to make a left turn only onto Aumack Lane instead of Hemlock. They will create curb delineation as well as providing signage.

**Carl Pehnke, traffic engineer. (Previously sworn)**

**Mr. Pehnke:** Stated that they will work with the engineer to adjust the curbs as needed to restrict egress to left turn only. The township committee can review closing off Hemlock at that end. A traffic study and DOT approval would be required.

**Public comments:**

**Louis Itzkowitz, 128 Munro Avenue sworn in.**

**Mr. Itzkowitz:** Noted he is concerned about the traffic on Route 36 and a decline in the quality of life in Hazlet.

**Lisa Dimartino, 33 Hemlock St sworn in.**

**Ms. Dimartino**: Requested that Aumack Lane be made an exit only, not an entrance or to make Mountain and Hemlock one way streets.

**Arthur Scotto, 3 Mountain Ave sworn in.**

**Mr. Scotto**: Questioned where the staging for trucks and construction equipment would be?

**Mr. Hanrahan**: Stated that staging would be on site and access would be restricted to Route 36.

**Peter Doyle, 9 Appleton Drive sworn in.**

**Mr. Doyle**: Concerned about traffic on Route 36 which backs up before Middle Road already.

**Kim Stulb, 16 Mountain Ave sworn in.**

**Ms. Stulb**: Asked if the landscaping buffer and fencing could be extended to her property in the corner.

**Greg Dubin, 40 Buttonwood Dr sworn in.**

**Mr. Dubin**: Concerned about the water on the site, trucks coming in and out and feels that something must be done to ease the traffic onto Hemlock.

**Jamie Iacouzzi, 261 Middle Rd sworn in.**

**Ms. Iacouzzi**: Noted that the site contained the habitats of two endangered species and what was being done to address this issue.

**Mr. Hanrahan**: Noted that there is a Cafra permit under review and that they will comply with all regulations.

**Barbara Ronchetti, 614 Holmdel Rd sworn in.**

**Ms. Ronchetti**: Discussed tax credits given to certain properties. Noted that when Home Depot was built, Bedle Road was closed off and feels that Hemlock could be closed off. Discussed an entrance similar to Angela Circle that is an island with one way in and one way out.

**Sam Dimartino, 33 Hemlock St sworn in.**

**Sam Dimartino:** Asked about the storm drain to Flat Creek and about a ground water table impact assessment. Also asked about vacancies in the development.

**John Abene, owner Highview Homes (previously sworn).**

**Mr. Abene:** Stated that they have had no problems renting out all the units at their other properties and he does not anticipate a problem renting these out.

**Sandra Hamlidd, Operations Manager for Highview Homes property sworn in.**

**Ms. Hamlidd:** Stated there would be security cameras in the common areas. Garbage collection would be according to the collection companies and is collected from dumpsters used by the tenants. There will be dog stations around the property containing bags and trash cans.

**Bill Shewan, 28 Mason Dr sworn in.**

**Mr. Shewan:** Questioned egress onto Route 36 and if a DOT waiver was possible. Asked if the dumpster on the south end could be moved since there is no buffer there. There are buffers on the right side where it would be camouflaged better. Asked about the Environmental Impact Study.

**Mr. Hanrahan:** Agreed to relocate the south trash enclosure to the other side of Building #6 where it would be buffered. Also agreed to extend berms and plantings up to the wetlands line and extend the 6' fence along the east and south sides.

**Public portion closed.**

**Attorney Vella read the list of conditions. Board discussion and questions.**

**Motion:** To approve with the conditions noted.

**Offered By:** \_\_\_\_\_ Sachs \_\_\_\_\_ **Seconded By:** \_\_\_\_\_ Glackin \_\_\_\_\_

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	_____
Mr. Sanfilippo, Vice Chairman	<u>X</u>	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	<u>X</u>	_____
Mr. Horner	<u>X</u>	_____
Mr. Moore	_____	<u>X</u>
Mr. Belasco	_____	_____
Mr. Glackin	<u>X</u>	_____
Mr. Sachs	<u>X</u>	_____

Alt #1 Mr. Bace \_\_\_\_\_  
Alt #2 Mr. Grossman \_\_\_\_\_  
Alt #3 Mr. Lencsak \_\_\_\_\_  
Alt #4 \_\_\_\_\_

**Five minute break. Meeting reconvened at 8:55 pm.**

**New case # 19-10L:** DGRC LLC/Buhler, Keyport-Holmdel Road & Bayview Avenue; Block 215, Lots 4,5,6,7,26,27,28 & 29, BH zone. Applicant is seeking Preliminary and Final Site Plan approval to convert a vacant lot into Inventory parking for Buhler Auto Dealership with associated improvements.

**Mr. Lencsak recused from application.**

**Mr. Vella:** Marked Exhibit LUB-1 as T&M review 5/31/19, LUB-2 as updated completeness review dated 7/15/19, LUB-3 as Third engineering review dated 7/15/19 and A-1 as Site plans dated 2/18/19 consisting of six sheets.

**Jeffrey Gale, attorney for DGRC LLC came forward.**

**Andrew Comi, Engineer with Kennedy Consulting sworn in.**

**Mr. Comi:** Explained that the site is a vacant property that is bordered by Holmdel Road, Bayview Avenue, Park Avenue and a landscaping business at the south end. The existing dealership is diagonally across Bayview Ave from the site and they are proposing to use it for excess inventory parking. A Use variance is required because the property is separated from the main dealership. Introduced Exhibit A-3 Mounted colored landscape plan. He noted that the driveway access is on Park Avenue. A traffic report was completed and they estimate 175 trips per month to the site. Variances are required for front and rear setbacks and lot coverage since the entire site will be utilized only for parking. Shrubs and trees will be placed around the perimeter of the property and a 6' vinyl fence in the rear. There will be 9 light poles on timers to go off one hour after dealership closes. There will not be any buildings on the site.

**James Higgins, Planner sworn in.**

**Mr. Higgins:** Noted this is a "d" variance triggered by the fact that the sites are separated by a roadway. The use is a permitted accessory use in the BH zone. The site is particularly suited as it is surrounded by other commercial uses. It is a low intensity use and has no substantial negative impact. There is no change to the delivery schedule, cars will still be delivered to the dealership and driven to the parking lot. There is no increase in the number of employees proposed. The lots will be consolidated by deed.

**Public comments. No one spoke.**

**Attorney Vella and Board discussed the conditions.**

**Motion:** To approve with conditions noted.

**Offered By:** Moore **Seconded By:** Sanfilippo

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
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>X</u>	<u>          </u>
Mr. Moore	<u>X</u>	<u>          </u>
Mr. Belasco	<u>          </u>	<u>          </u>
Mr. Glackin	<u>          </u>	<u>          </u>
Mr. Sachs	<u>          </u>	<u>          </u>
Alt #1 Mr. Bace	<u>          </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>

**Citizen Hearing: No one spoke.**

**Motion to close citizen hearing:**

**Offered By:** Bossert **Seconded By:** Horner

**VOICE VOTE:** Yes

**Motion to Adjourn:**

**Offered By:** Bossert **Seconded By:** Horner

**VOICE VOTE:** Yes

**Respectfully submitted:  
Laura McPeek**