

1st: Horner
2nd: Bace
Date: 9/19/2019

Minutes of September 5, 2019

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for September 5, 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. Sachs, Mr. Glackin, Mr. Sanfilippo, Ms. Bossert
Mr. Moore, Mr. Horner, Mr. Bace, Mr. Grossman, Mr. Lencsak

Absent: Mr. Fabozzi

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

Motion: To approve the minutes of the regular meeting of August 15, 2019

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

<u>ROLL CALL</u>	<u>YES</u>	<u>ABSTAIN</u>
Mr. Cavanagh, Chairman	<u> X </u>	<u> </u>
Mr. Sanfilippo, Vice Chairman	<u> </u>	<u> X </u>
Mr. Fabozzi	<u> </u>	<u> </u>
Ms. Bossert	<u> </u>	<u> X </u>
Mr. Horner	<u> X </u>	<u> </u>
Mr. Moore	<u> X </u>	<u> </u>
Mr. Bace	<u> X </u>	<u> </u>
Mr. Glackin	<u> X </u>	<u> </u>
Mr. Sachs	<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>

Motion passes.

Memorialization case #19-20L: Wilder; 5 Rosemary Drive, Block 197.01, Lot 34, R-70 zone. Applicant received variance approval to retain existing paver driveway with a 0' side yard setback where 3' is required.

Carried to next meeting.

Memorialization case #19-18L: Ronko Developers; Munro Avenue, Block 39, Lot 14, R-70 zone. Board declined to hear case as it was found to be not substantially different from the previous application that had been denied.

Carried to next meeting.

Carryover case #19-09L: Kmart Redevelopment II/OASG LLC; 3010 Highway 35; Block 239, Lots 1 & 1.01, BH 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 for OASG LLC came forward.

Matthew Rutt-Engineer, advised he was still under oath.

Mr. Rutt: Discussed Exhibit #A-2 (site plan) and the reduced run off from the property. Discussion with board whether a design waiver was required for two transformers on the ground behind the building- no waiver required.

Nathan Mosely-traffic engineer, advised he was still under oath.

Mr. Mosely: Stated that they had done additional traffic counts to demonstrate peak summer hours. Introduced Exhibit #A-13 Additional report by Shropshire Associates. The existing driveway onto Bethany Road will be widened and restriped. Exhibit #A-14 introduced-Supplemental plan/Proposed modifications to entrance/exit between banks. There will be separate right and left turning lanes coming out of site and one inbound lane. The traffic flow and stacking will be improved.

Matt Flath-VP Asset Management Onyx Equities/OASG sworn in.

Mr. Flath: Stated there would be approximately 300 employees at the shopping center working at varying times. Deliveries would be between 7 am-10 pm with the exception of gas delivery to Wawa which is required whenever levels drop below a pre-determined threshold.

Public comments.

George Sparacino, 12 Skyline Drive sworn in.

Mr. Sparacino: Expressed his concern that the center will generate more traffic making it more difficult to make a left turn out of his development. Questioned why there was parking permitted behind the building.

Discussion with board about ways to improve the intersection of Ashleigh and Bethany. Signage/stripping proposed to instruct vehicles not to block the intersection.

Public portion closed.

Edward Liston, attorney for objectors came forward for cross examination.

Mr. Rutt: Stated there is a pending application with NJDOT for a review or letter of no interest. He believes traffic flow and internal circulation on site are well designed and effective.

Mr. Montoro: (Previously sworn) Explained that the color scheme for the center was determined beforehand and individual stores were blended into it as they came in.

Case carried to October 3, 2109 with no further notice required.

Carryover 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.

Case carried to October 3, 2019 meeting with no further notice.

Carryover 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.

Exhibit #A-1 marked as Subdivision plan by Remo Engineering dated 6/19/2018 and LUB-1 marked as T&M report dated 3/25/2019.

Mark Breitman, attorney for applicant came forward.

Mr. Breitman: Explained that the property contains an oversized single family dwelling. The applicant is asking for a 2 family use and to subdivide the lot to build an additional single family dwelling.

Mohammed Qureshi, 34 Bedle Rd sworn in.

Mr. Qureshi: Stated he is the owner of the property. The existing house contains 7 bedrooms and one bathroom which would be difficult to rent out as a single family residence so he would like to use it as a 2 family. He would like to use the property in the future for his family. He and his family are lifelong Hazlet residents. Introduced

Exhibit A-2 Copy of article in Community Magazine commending him for his assistance to the township during Superstorm Sandy in 2012.

Marc Remo, Engineer & Planner sworn in.

Mr. Remo: Discussed the bulk and use variances requested. He stated that the application fills a housing need, creates a desirable visual environment and will be a beneficial use with no substantial impairment to the public good or zoning plan. It will eliminate a dilapidated property and is particularly suitable because it is an oversized property and because of its location. Discussed the design waivers required.

Public comments. No one spoke.

Motion: To approve use variance.

Offered By: Bace

Seconded By: Sanfilippo

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

Motion: To approve subdivision with conditions noted.

Offered By: Bace

Seconded By: Horner

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

Citizen Hearing: No one spoke.

Motion to close citizen hearing:

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

VOICE VOTE: Yes

Motion to Adjourn:

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

VOICE VOTE: Yes

Respectfully submitted:
Laura McPeek