

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)  
DAVID J. SAMUEL, PE, PP, CME  
JOHN J. STEFANI, PE, LS, PP, CME  
JAY B. CORNELL, PE, PP, CME  
MICHAEL J. McCLELLAND, PE, PP, CME  
GREGORY R. VALES, PE, PP, CME



TIM W. GILLEN, PE, PP, CME (1991-2019)  
BRUCE M. KOCH, PE, PP, CME  
LOUIS J. PLOSKONKA, PE, CME  
TREVOR J. TAYLOR, PE, PP, CME  
BEHRAM TURAN, PE, LSRP  
LAURA J. NEUMANN, PE, PP  
DOUGLAS ROHMEYER, PE, CFM, CME  
ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME

December 6, 2021

Hazlet Township Land Use Board  
1766 Union Avenue  
Hazlet, NJ 07730

Attn: Laura McPeck  
Land Use Board Secretary

**Re: Hazlet 66, LLC - Proposed Self-Storage Facility, Phase 2  
Preliminary & Final Major Site Plan Application #21-21L  
Completeness & Technical Engineering Review #1  
Location: 1030 NJSH Route 36  
Block 68.13, Lots 17 and 18  
Hazlet Township, Monmouth County, NJ  
Our File: HHZL0068.06**

Dear Land Use Board Members:

In accordance with your authorization, our office has performed a completeness and engineering review of the above-referenced application, including but not limited to, the following:

- Preliminary & Final Site Plan for Proposed Self Storage Facility (Phase 2), Block 68.13, Lots 17 & 18, Tax Map Sheet 107, NJSH Route 36, Township of Hazlet, Monmouth County, NJ”, prepared Steven R. Cattani, PE, of Dynamic Engineering, consisting of twenty (20) sheets, dated September 3, 2021, unrevised;
- Architectural Floor Plans & Elevations, entitled “Self-Storage Phase Two Units”, consisting of two (2) sheets (Floor plans and Building elevation views), prepared by SNS, Architects & Engineers, PC, dated July 8, 2021, last revised October 8, 2021;
- “Stormwater Management Report, Groundwater Recharge and Water Quality for Proposed Self Storage Facility, Phase 2”, prepared by Steven R. Cattani, PE, of Dynamic Engineering, dated October, 2021, unrevised;
- “Stormwater Management Operation & Maintenance Manual for Hazlet 66”, prepared by Steven R. Cattani, PE, of Dynamic Engineering, dated October, 2021, unrevised;
- “Report of Geotechnical Investigation”, prepared by Peter H. Howell, PE, and Patrick J. Granitzki, P.E., of Dynamic Engineering, dated September 24, 2021, unrevised;
- Copy of application to Bureau of Fire Prevention;
- Copy of Completed Environmental Assessment Checklist; and



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- Completed Application Forms, including Land Use Board Application, Development Application & Development Plan Checklist, Proof of Service, Disclosure of Ownership, W-9 Request for Taxpayer Certification and Proof of Taxes paid through October 31, 2021.

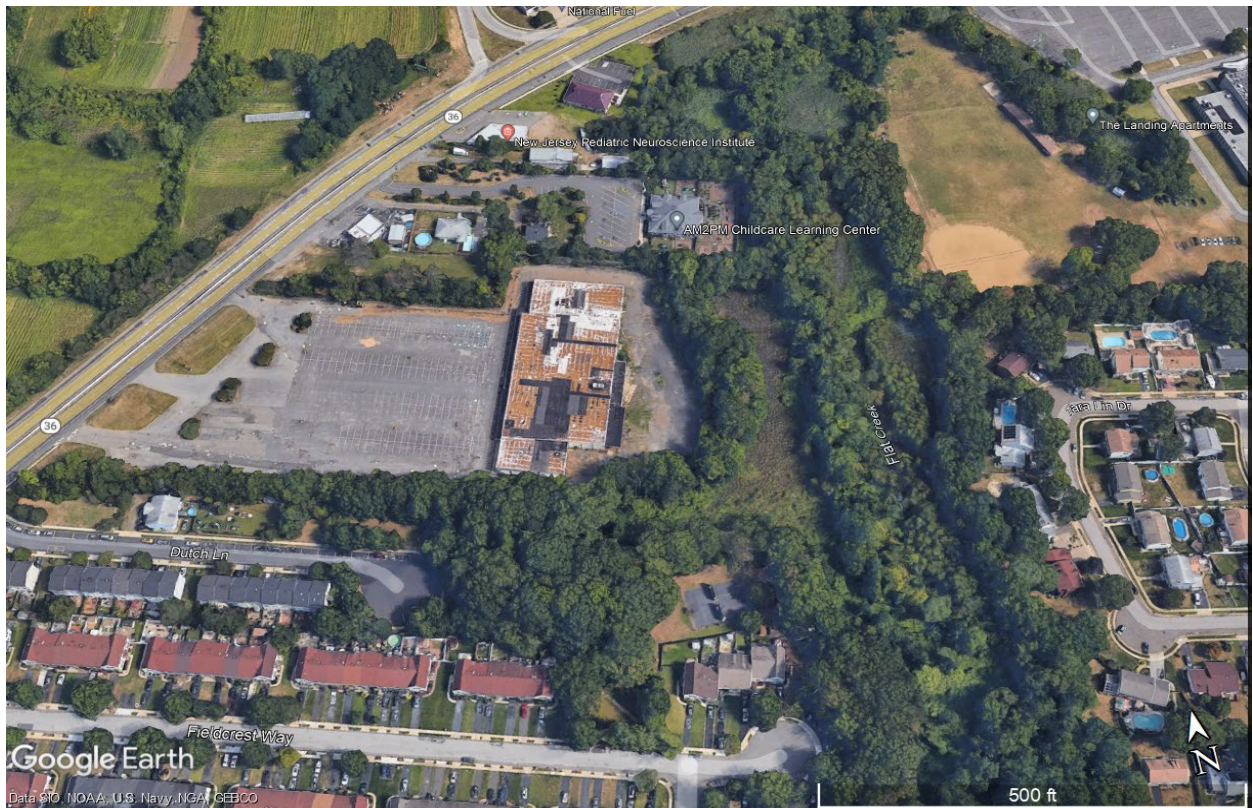
Based on our review, we offer the following:

- 1) The Applicant, Hazlet 66, LLC, is seeking Preliminary & Major Final Site Plan approval to construct five (5) self-storage buildings within the existing parking area in the front yard of the property. Four of the buildings have a footprint area of 8,550 square feet and are similar in shape, while the fifth building has an L-shape with a footprint area of 10,400 square foot. Access to each building is provided via internal drive aisles with exterior access to each storage units. In addition, the existing northerly drive aisle will be reconstructed and shifted north onto Lot 18 to provide access to the existing rear parking area of the property. This work includes the proposed filling of wetlands along Lot 18, which will require applicable NJDEP permits. Nine (9) parking spaces along the south side of the drive aisle will also be provided. The project will further include associated improvements such as utilities, lighting and pavement striping.
- 2) The subject 9.35-acre property is situated on the easterly side of NJSH Route 36 within the BH (Business Highway) Zoning District. The parcel provides approximately 525 feet of road frontage along Route 36. The properties to the east of the subject property are similar business highway type uses also within the BH Zoning District, while properties across Route 36 to the northwest are within the PAC (Planned Adult Community) Zoning District and to the southeast and west are residential properties within the R-70 and R-100 Zoning District. Presently, the site contains an existing vacant building with a large front parking area, which appears to have contained a grocery store/shopping center. The rear of the site is wooded and encumbered by freshwater wetlands associated with Flat Creek and the property is located in the CAFRA Zone. It should be noted that the Applicant has previously been granted approval for phase 1 of this project which consisted of the conversion of the existing building to a self-storage facility with associated site improvements and the parking lot in the front of the building to later be developed under phase 2 of the project.



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3) The Applicant has requested the following variances:

- a) **Section 181-408.14D:** Number of Parking Spaces. A total of 93 spaces are required; whereas, 58 spaces are proposed.
- b) **Section 181-409.08F:** Self Storage Facility Building to Building Separation. 35 feet building to building separation is required; whereas, 25 feet is proposed.
- c) **Section 181-410E.1.a:** Sign in Nonresidential Zone. One (1) façade sign is permitted; whereas, two (2) façade signs are proposed.
- d) **Section 181-408.11A:** In all zone districts in connection with every commercial, institutional and industrial use, there shall be provided, at the time that any building or structure is erected, enlarged, increased in capacity or has a change of use, loading spaces; whereas, no loading spaces are proposed. Based on the floor area proposed by the Applicant, two (2) loading spaces are required.



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- e) **Section 181-408.14B:** Handicapped parking spaces shall measure 12 feet wide by 18 feet long; whereas, ADA stalls in the front parking lot measure 8 feet wide by 18 feet long.
  - f) **Section 181-408.11B:** Standard institutional and light industrial/warehouse loading spaces shall measure at least 15 feet wide by 60 feet long, with a height clearance of not less than 20 feet. All other loading spaces shall measure at least 15 feet wide by 45 feet long, with a height clearance of not less than 15 feet; whereas, no loading spaces are proposed, but loading zone striping is shown along front of building.
- 4) Although not requested by the Applicant, it appears the following variances may be necessary:
- a) **Section 181-408.11D** – No loading area shall be located in a front yard; whereas, a loading zone is indicated along the front perimeter of the building. We note this variance was previously granted under phase 1.
- 5) The Applicant has requested the following design waivers:
- a) **Section 181-512B.3:** Building Setbacks. The minimum setbacks for buildings from driveways, parking spaces and private streets within the site shall be 10 feet for nonresidential developments; whereas, 0 feet is proposed.
  - b) **Section 181-507I.1:** The perimeter of all parking lots shall be set back from all rear and side lot lines by a minimum of 10 feet; whereas, 5.1 feet is proposed. We note this is an existing non-conformity and was previously granted under phase 1.
- 6) The Applicant has requested the following submission waivers:
- a) **Preliminary Site Plan Checklist Item H:** An extension of off-tract improvements necessitated by the proposed development.  
*Our office has no objection to this waiver for the purpose of deeming the application complete.*
  - b) **Preliminary Site Plan Checklist Item M.5:** Submission of Environmental Impact Statement.  
*Freshwater wetlands will be filled as part of this project. Considering the environmentally sensitive elements throughout the site, including freshwater wetland areas and buffers, an environmental impact statement may be warranted.*
  - c) **Preliminary Site Plan Checklist Item M.12:** If applicable, application for State ingress and egress approval.  
*The site is accessed via NJSH Route 35 under the jurisdiction of NJDOT. At a minimum, the Applicant must obtain a letter of no interest from NJDOT as a result of the proposed improvements.*



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- d) **Final Site Plan Checklist Item 4:** Payment of Performance Guarantee in favor of the Township, prepared by the Township Engineer and approved by the Township Attorney.

*Our office has no objection to this waiver for the purpose of deeming the application complete.*

Based on our review of the submitted information, we find that the Applicant has addressed all of the submission requirements set forth in the Ordinance. Therefore, we recommend that this application be deemed **COMPLETE** for consideration by the Land Use Board subject to the Applicant complying with all applicable notification requirements as set forth in the Hazlet Township Land Use Ordinance and the Municipal Land Use Law.

Enclosed please find our Technical Engineering Review No. 1. The Applicant remains responsible to address the comments contained therein.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

**CME Associates**

Kurt Otto, PE, PP, CME, CFM  
*Land Use Board Engineer*

KO:LZ:

Enclosure

cc: Greg Vella, Esq., Board Attorney  
Sharon Keegan, Zoning Board Officer  
Hazlet 66, LLC, Applicant  
Dave Rooke, Township Water and Sewer Department  
Steven R. Cattani, PE, Applicant's Engineer  
Robert F. Simon, Esq., Applicant's Attorney



## **HAZLET TOWNSHIP LAND USE BOARD**

***Proposed Self Storage Facility Phase 2  
Preliminary & Final Major Site Plan  
Block: 68.13, Lot: 17 & 18  
Applicant: Hazlet 66, LLC***

**HHZL0068.06**

### **TECHNICAL ENGINEERING REVIEW NO. 1**

#### **A. General**

1. In accordance with the Municipal Land Use Law NJSA 40:55D-70c, the Applicant must provide testimony to demonstrate that the positive benefit of the requested variances substantially outweighs any detriment from not conforming to the ordinance requirements.
2. The Applicant shall provide testimony as to the currently proposed Phase 2, including the new buildings proposed number of storage units, access, security lighting, maximum number of employees, hours of operation, etc...
3. The Applicant shall provide testimony as to the newly proposed storage buildings along the front of the site and whether the conditions of the previous approving resolution will still carry, including: no storage of materials onsite in the parking areas, light schedule, rental spaces, etc....
4. Presently, only one (1) trash enclosure services the entire property and this is to the rear of the existing building. Testimony should be provided to verify that same is adequate for a storage facility of this size, and whether similar type enclosure is needed to service the newly proposed front buildings.
5. Revise the architectural drawings and Site Plans to indicate the number of storage units for each proposed building.
6. If any HVAC units are proposed, indicate their location on the site plan.
7. It appears both phases of the project will function as one in the same. We recommend the two lots to be consolidated.

#### **B. Layout, Traffic & Circulation**

1. The applicant shall provide testimony in support of the provided circulation plans. We note the plans include a SU-30, refuse truck, and fire truck accessing site from Route 36, entering from new northerly access way, and circulating around the existing building. However, there is no circulation plan showing adequate turning movements within the newly proposed 4-unit storage buildings for a loading vehicle, and whether the reduced 25' separation from building to building is adequate to handle required turning movements. The circulation plans shall be



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revised to confirm all movements for all vehicles within the four-unit complex in the front, and confirm where customers will enter gated area, at Phase 1 gate to the north of existing building, or the new lift gate at the front.

2. In addition to comment #1 above, the circulation plan should confirm an anticipated customer vehicle (SU-30) is able to queue up in front of the new security fence to the north. Presently, the wheel radius appears to show the truck will not square up to the new key pad.
3. We defer to Township Fire Official as to the proposed access into and around the site. It appears turning movements within the 4-unit front area are tight, considering the reduced separation between buildings, as per requested variance (35 feet required, 25 feet proposed).
4. Testimony shall be provided as to the anticipated maximum traffic demand for facility based on number of units. Testimony shall also be provided in support of the variance request for reduced parking, whereas 93 spaces are required and 58 spaces are proposed.
5. The Applicant's Engineer should address the traffic impact of the proposed use on the adjacent roadway network. Analysis shall include: commercial use traffic and movements, emergency vehicles, refuse and recycling vehicles, and overall movements in and out of site.
6. We note that existing sidewalk from the adjoining Dutch Village Condo extends up to the driveway entrance of the subject property. We defer to the Board whether the sidewalk should be extended along the remaining frontage of the property. It should be also be noted that the Applicant has requested a waiver to an extension of off-tract improvements necessitated by the proposed development.
7. The site plan indicates the middle driveway to remain open during construction for phase 2 access. The Applicant should confirm whether same will remain open after construction of phase 2.

**C. Grading, Drainage and Utilities**

1. The proposed project meets the definition of Major Development, as per DRO Section 181-525.02. Therefore, the project must meet the stormwater quantity, quality, recharge, and non-structural stormwater management strategies requirements listed in Section 181-525.04.
2. In accordance with Section 181-525.04E, the applicant shall utilize non-structural stormwater management strategies to the maximum extent practicable. One example of non-structural stormwater management strategies that can be utilized for the site is the protection of the existing ditch along the northeasterly common lot line which collects most of the runoff of the existing parking lot and appears to provide some form of water quality benefits. The development of the site proposes to fill this existing feature which eliminates the existing water quality benefits for the site. The Applicant's Engineer shall provide testimony, and revise the design to mitigate the negative water quality impacts associated with the removal of this existing feature.



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3. The existing runoff for the site sheet flows along the existing pavement and drains into the existing large landscape islands along the frontage of the property as well as the existing ditch along the northeasterly common lot line which appears to provide some form of storage. Therefore, the existing peak flow calculations should be revised to include the runoff storage associated with these existing features for a more accurate evaluations of the existing site runoff.
4. The Stormwater Management Report includes a summary of existing and proposed peak flows for POA #2; however, the routing hydrographs are not included in the report. Same should be provided for further review.
5. Mitigate the runoff impacts associated with the area to the north of proposed DA #1. Same appears to drain towards the adjoining neighboring properties to the north. The grading should be revised to ensure that this area drains to the existing inlet along the northeasterly property line.
6. The pre and post drainage area maps should be revised to include time of concentration paths including slopes, the lengths of sheet, shallow concentrated and channel flows to substantiate the time of concentrations used in all existing and proposed hydrographs.
7. Indicate the extent of the existing 8" clay sanitary pipe extending west of the manhole located to the north of the renovated building from phase 1 to demonstrate there will be no impacts to proposed utilities associated with phase 2 of the project.
8. We note the existing on-site water main will be removed and a new 8' water main is proposed to be connected within the right-of-way of Route 36. The Applicant should outline if any comments have been received from the applicable review agency.
9. We note an on-site fire hydrant will be relocated. We defer review of the relocated fire hydrant, as well as other utility review, to the Township Fire Official for overall approval, and the Township Sewer Utility Engineer.

**D. Landscape and Lighting**

1. The Applicant should discuss parking lot landscaping in accordance with Section 181-507I. We note the front area does not proposed any plantings to buffer the buildings from Route 36. In addition, the internal buildings do not have foundation plantings, and instead have asphalt around all sides. We recommend, at a minimum, the frontage landscaping be enhanced to screen the buildings from the roadway, with screening, street trees, and foundation plantings.
2. In accordance with Section 181-509H7, maximum illumination of 2.5 foot candles is required for vehicular traffic and pedestrian safety within the parking lot, whereas light levels up to 4 foot candles is provided in the parking area along the relocated drive aisle.
3. Existing pole lights are proposed to remain in front of the buildings, however, their previous use, as tall parking lot lights, is no longer viable, as they are just needed to light the new access





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drive, and appear to provide too much illumination for the need. We recommend switching to a more appropriate light structure and illumination level.

4. Provide testimony as to the previous Phase 1 approval regarding lighting levels, and security lighting timing, and that proposed for the new buildings.

**E. Architectural**

1. The Applicant should provide testimony to demonstrate how the proposed self-storage buildings conform with Section 181-502 Architectural Design Standards, of the Township's Ordinance. In particular, we note the proposed buildings do not conform to the Architectural Design Standards of the Township Ordinance with respect to the following:
  - a) Section 181-502C – Massing – No building shall be permitted to have a total measurement greater than 150 feet in length along any wall, roof, or footprint plane. Building wall offsets, including both projections and recesses, shall be provided along any building wall measuring greater than 50 feet in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long wall. We note the front building has wall lengths of 300 feet and 240 feet. The interior buildings are proposed to be 190 feet long.
  - b) Section 181-502E – Horizontal Courses – All visibly exposed sides of a building shall have an articulated base course and cornice the base course shall be traditionally proportionate to the overall horizontal and vertical dimensions of a façade...”. No base course is proposed on any new buildings.
  - c) Section 181-502J – Physical Plant – All air-conditioning units, HVAC systems, ...shall be shielded from view for a minimum distance of 500 feet. Confirm HVAC unit locations and shielding.
  - d) Section 181-502K – Materials, Colors and Details – All materials, colors and details used on the exterior of a building shall be architecturally compatible with the style of such buildings...” We note the front building is mainly proposed as a manufactured metal building, beige.
  - e) Section 181-502.U.2. - Vertical offsets at least two feet in depth shall be introduced for each 50 feet of building length; whereas, no vertical offsets are provided for the proposed buildings.
  - f) Section 181-502.U.4. - The front and two side elevations shall be constructed of brick, architectural concrete masonry units (i.e., split face block) or architectural precast concrete a minimum of 50% of the façade; whereas, the proposed buildings are manufactured metal buildings throughout.



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- g) Section 181-502.U.4. - Metal siding or panels shall be limited to no more than 50% of the facade. whereas, the proposed buildings are manufactured metal buildings throughout.

**F. Environmental**

1. The newly proposed northerly access drive through Lot 18 proposes to fill an existing drainage ditch, with noted wetlands. This will require NJDEP permitting, as well as NJDOT acceptance since the new piping of the discharge from Route 36 will impact a NJDOT drainage system. Provide testimony as to necessary permits, and pre-application work performed or discussions with state agencies, and overall proposed development of the new access drive.
2. The Applicant should outline if any comments have been received from NJDEP and the Township Environmental Commission for the benefit of the Board.
3. A note should be added to the plans that states any imported fill needs to meet the definition of Clean Fill, pursuant to the Technical Requirements for Site Remediation (as found at NJAC 7:26E-1.8).
4. The NJDEP freshwater wetlands permits, transition area waivers and/or flood hazard area permits should be forwarded to this office for our files.

**G. Detail Comments**

1. Provide an NJDOT pavement repair detail associated with the new water connection within the right-of-way of Route 36.
2. Provide a detail for the 6" bollard proposed at the corner of the L-shape building.

We reserve the right for future comments pending receipt of revised plans.

The Applicant should indicate the status of all required outside agency approvals as required, including but not limited to, the following:

- i. NJDEP (LOI, CAFRA)
- ii. NJDOT
- iii. Hazlet Township Fire Prevention Bureau
- iv. Hazlet Township Sewer Utility
- v. Bayshore Regional Sewerage Authority
- vi. New Jersey American Water Company
- vii. Hazlet Township Police Department
- viii. Freehold Soil Conservation District