

1st: Moore  
 2nd: Bossert  
 Date: 7-11-19

**Minutes of June 20, 2019**

The Regular Meeting of the Hazlet Township **Land Use Board** scheduled for June 20, 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. Horner, Ms. Bossert, Mr. Glackin, Mr. Belasco, Mr. Moore, Mr. Bace, Mr. Grossman, Mr. Lencsak

**Absent:** Mr. Sanfilippo, Mr. Fabozzi

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

**Motion:** To approve the minutes of the Regular meeting of June 6, 2019.

**Offered By:** Sachs                      **Seconded By:** Lencsak

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

**Motion passes.**

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

**Offered By:** Moore                      **Seconded By:** Horner

**ROLL CALL**

**YES**

**NO**

Mr. Cavanagh, Chairman	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
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.**

**Carryover 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.

**Attorney Vella swearing in Christopher Coe, 11 Carlow Way.**

**Mr. Coe:** Explained that they want to install an 18' round above ground pool. They don't want to be too close to the A/C unit in the yard so are requesting a 6' side and rear yard setback. He noted that their yard is very narrow and the pool will take up most of the yard if moved over the 4'. They are not proposing a pool deck at this time. There is a 6' fence and bushes between the yards. He will move the pool over to eliminate the side yard variance and keep the rear yard setback at 6'.

**Public comments. No one spoke.**

**Motion:** To approve with conditions.

**Offered By:** Sachs **Seconded By:** Belasco

**ROLL CALL**

**YES**

**NO**

Mr. Cavanagh, Chairman	_____X_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____X_____	_____
Mr. Horner	_____X_____	_____
Mr. Moore	_____X_____	_____

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	_____	_____

**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 July 18, 2019 with no further notice.**

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

**Mr. Nehmad:** Stated his agreement to a special meeting the second week of July to review this application since the agenda is so busy. Asked for clarification of who Mr. Liston was representing. He will re-notice for the July 11<sup>th</sup> meeting date if Mr. Liston is not available on July 9th.

**Mr. Liston:** Will check his availability for July 9th or July 11<sup>th</sup> and will notify board of his availability. Stated he represents Hazlet Services Inc (Saad Abbasi & Zafar Ahmen) and Hazlet Plaza Gulf (Mohammed Qureshi).

**Case carried to July 9, 2019 at 7:00 pm with no further notice. If Mr. Liston is not available, meeting will be scheduled for July 11, 2019 at 7:00 pm and re-noticing will be completed.**

**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.**

**Attorney Vella advised Thomas Brennan, architect had previously been sworn and was still under oath.**

**Mr. Brennan:** Explained that there will be roof drains and leaders to the ground to remove rain water from the roofs. There is no exterior outward lighting and no flood lights.

**Attorney Vella advised Joseph Hanrahan, Engineer with Hammer Engineering, previously sworn and still under oath.**

**Mr. Hanrahan:** Explained that all downspouts will be connected to underground pipes to direct water away from site. It will be directed into the creek. There are approximately 20 downspouts on each building.

**Public comments for Architect only.**

**Attorney Vella swearing in Angel Salerno, 26 Hemlock Street.**

**Ms. Salerno:** Asked how many buildings there would be and how many stories.

**Mr. Brennan:** Stated there are 7 residential buildings and 1 club house. They are 3 stories near the highway and 2 stories in the rear.

**Attorney Vella swearing in Bill Shewan, 28 Mason Drive.**

**Mr. Shewan:** Asked what waivers were required for the ordinance.

**Advised this was not a question for the architect.**

**Attorney Vella swearing in Kevin Lavan, 7 Carlisle Ct.**

**Mr. Lavan:** Asked what the setback to Flat Creek was.

**Mr. Brennan:** Stated it was over the 100' required.

**Attorney Vella swearing in Greg Dubin, 40 Buttonwood Pl.**

**Mr. Dubin:** Discussed the balconies in the rear of Building #6 facing Tara Lin and the impact on privacy to those residences.

**Attorney Vella swearing in Lucille LoSapio, 126 Bethany Road.**

**Ms. LoSapio:** Asked how the 1 or 2 bedroom units are distributed and what the difference was between the affordable units and market rate units.

**Mr. Brennan:** Stated the affordable units are distributed throughout all buildings and will only have one bathroom. There are varied amounts of one and two bedroom units in each building.

**Attorney Vella swearing in James Hennessy, 19 Tara Lin Drive.**

**Mr. Hennessey:** Asked how the common areas were heated and cooled?

**Mr. Brennan:** Explained there are cooling strips/PTAC units that cool and heat the common areas with vents on the third floor.

**Attorney Vella swearing in Robert Trent, 17 Lake Ave.**

**Mr. Trent:** Discussed entrances and exits to the development and closing off Hemlock.

**Mr. Brennan:** Explained that there was a five unit garage on site for residents to rent. It would include the spot in front of each garage and would only be for residents. Discussed the club house having auto locking doors with residents scanning in to the building with a key fob.

**Exhibit #A-7 marked as Revised Floor Plan.**

**Mr. Brennan:** Noted the plan had been revised to show the leasing office in the business area of the clubhouse. There are no outdoor speakers or PA system around the club house. There are dumpsters on site which will be picked up weekly.

**Public comments for Architect closed.**

**Five minute break. Meeting reconvened at 8:05 pm.**

**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 advised Mr. Hanrahan (engineer) he was still under oath.**

**Mr. Hanrahan:** Stated that they will comply with all the items in T&M's review letter and will revise plans to comply with the design so there are no waivers requested. Agreed to install a solid 6' vinyl fence along the east and south property lines abutting Mountain Ave and Tara Lin Dr. Sidewalks will be installed along Hemlock and Aumack connecting to sidewalks near Route 36. Aumack Ave will be milled and paved. The dog park has been removed from the plans. Pets are permitted in the units and can be walked on grassy areas.

**Attorney Vella swearing in Ms. Cassandra Hamledd, Property Manager.**

**Ms. Hamledd:** Stated there will be breed and size restrictions and a 2 pet maximum per unit. There will be pet stations with trash bags and receptacles at various locations around the property. Pets must be leashed, licensed and compliant with all township requirements.

**Discussion regarding HDPE pipes and perforated instead of solid piping to help disperse any stormwater.**

**Mr. Hanrahan:** Noted that the plan already goes beyond the minimum DEP requirements but will work with the engineer and client to enhance the drainage on site.

**Exhibit #A-8 marked as Sheet 6 of Site Plan (A-1) with highlights.**

**Mr. Hanrahan:** Explained that the drawing shows all storm water piping on the site and the discharge into Flat Creek. The plan shows 1100 linear feet of perforated piping.

**Case carried to July 18, 2019 at 6:00 pm to allow for more time. Applicant will re-notice for new date and time.**

**Citizen Hearing: No one spoke.**

**Motion to close citizen hearing:**

**Offered By:** Sachs **Seconded By:** Moore

**VOICE VOTE:** Yes

**Motion to Adjourn:**

**Offered By:** Sachs **Seconded By:** Moore

**VOICE VOTE:** Yes

**Respectfully submitted:  
Laura McPeek**