

Mr. Alexander-This is an existing trash enclosure located a little further up. It is not currently there it is an example.

Mr. Kittner- You do actually have dumpsters on site?

Mr. Alexander- If you go back to the photograph there are two dumpsters that are there that are being used. The college would like to beautify it by putting a CME block wall with fencing to enclose it. Purpose of shed is for equipment that is used and it is currently housed in a POD. The idea is to get rid of POD put the contents in a pre-fabricated structure which would be in this area. We reviewed the letter that Mr. Kittner had issued and we are willing to answer any of the questions you may have.

Mr. Kittner- I think in terms of the existing and proposed uses of the POD what are the contents?

Mr. Alexander- There are no chemicals or gasoline. It is boots, things for fishing trips, imparticular for boat trips, cabinets, buckets, rubber tanks and other equipment used for boat trips. No chemicals will be stored in that unit.

Mr. Glackin- Is this part of boating class?

Kathy McGrath, Director of Facilities- We had a campus out on Sandy Hook and we moved from that campus and this is part of the Oceanography class. There are nets, raingear and boots they use.

Mr. Pobega- Is this temporary until you get back on Sandy Hook or are you going to be off there indefinitely?

Ms. McGrath- We are out of Sandy Hook.

Mr. Pobega- How big is this proposed shed?

Mr. Alexander-It is 10x16. It will be sitting on a concrete pad and shed.

Mr. Glackin- Any utilities going out there?

Mr. Alexander- No service, no utilities, no water or electric. It is outside the sideyard setback which is 30 feet in this zone we are about 35 from it so it is not an issue there.

Mr. Glackin- Are there any ordinances this would be violating?

Mr. Kittner- Not that I can tell. I want to make you aware that section 181-525.11 of the ordinance has a section Refugee Containers and Dumpsters. Specific requirements governing refugee containers and enclosures. One of which they have to be covered and water tight. The township does not want leaking fluids from these containers entering their storm water collection systems. Perhaps your masonry structure would help that but if it was roofed it might actually go farther with that in terms of meeting that ordinance requirement.

Mr. Alexander- The receptacles themselves would have lids.

Mr. Kittner- They are water tight containers?

Mr. Alexander- We would ensure that they are so that fluid won't leak and become an odor problem or anything of that nature.

Mr. Kittner- There are some wetlands and environmental features close by.

Mr. Alexander- We will be outside of all the buffers. There is a 50 ft. transition area between the wetland and the buffer. We situated the trash enclosure outside of the buffer and move the storage shed so it is outside the buffer as well.

Mayor Belasco- You said five years you have been involved in this since the first time they came here?

Mr. Alexander- No I personally have not but when we originally started working on this with the college we wanted to ensure any of the improvements that we were making were going to be outside of the buffer.

Mayor Belasco- I need some help and our two former Mayors when we were negotiating in the planning stages and you may not be able to do something but I want my voice heard. There were a lot of promises made on Brookdales part to widen the road and extend sidewalks and clean out retaining basin. This was about 5-6 years ago and I feel we have lived up to our part and I think we have been very helpful working together with you people. A lot of promises that have not been kept. One has nothing to do with the other do not get me wrong. I really wish someone would look into to the promises that we all negotiated with the original deal.

Mr. Alexander- The college is sensitive to that and we have met with Ms. Keegan to vent out any issues that might come up before the board. We discussed a variety of things I am not sure of all the particulars but if there is something that the township would like to discuss with the college they are willing to listen.

Mr. Lavan- I remember the promises being made about cleaning up in front of the building and cleaning around the creek area which was not done. The pile of timber that was supposed to be replaced when you go over the bridge has never been replaced.

Mr. Glackin- Does the college have facilities department?

Ms. McGrath -Yes I am Director of Facilities.

Mayor Belasco- I do not know if you are aware of any of this?

Ms. McGrath- I was not part of it.

Ms. Keegan- Kathy I think we spoke because I had mentioned turning lanes that were supposed to have happened and also the detention basin was a concern of mine. Did you go back to any of the powers to be at Brookdale and discuss these items with them?

Ms. McGrath- The turning lanes no I did not discuss that with anyone but we are aware of the pond.

Deputy Mayor DiNardo- We were very excited about Brookdale moving over there but it has brought a significant amount of congestion to the road and that was one of our issues at the beginning and these turning lanes were supposed to be incorporated onto the road. There were supposed to be other improvements that fell to the wayside. We just want to see them fulfill some of the things they brought to the table back then.

Mayor Belasco- I apologize I know you were not involved in the beginning just a sore spot that is left with us.

Mr. Alexander- We understand that and we did our due diligence and went back to the minutes that the township shared with us.

Mr. Lavan- The county finally did the turning lanes. Brookdale was supposed to follow through on another turning lane into the college.

Ms. Keegan- The access into the complex here is the only thing that has been completed. If you are coming from this building going down towards Union Avenue I believe there is supposed to be a turn lane going towards the high school. If you are on Middle Road going towards the high school there is supposed to be a turn lane onto Union Avenue.

Mr. Lavan- That was part of the agreement with the County.

Mayor Belasco- I have a meeting with them hopefully next week.

Attorney Vella- When Brookdale moved in from my recollection going way back the building was already there and they were just renting space out. At the time when they left West Keansburg and came over here improvements were to just make it look nice and put a sign up and they agreed to do some sidewalks and clean up the Detention Basin at that point. Brookdale is really the County it is an improvement project. When they came to the board they came in for a Section 31 Review and Recommendation all that basically is they are saying we are using tax payer's dollar on this improved project.

Mr. Lavan- That was part of the tax ratable for \$60,000.00 we lost on the building that was part of the agreement.

Deputy Mayor DiNardo- If you can convey that to them we would appreciate it and please keep Ms. Keegan in the loop.

Attorney Vella- This is only a conceptual and the applicant is going to have to come back before the board for a Section 31 Review and Recommendation that the comments that have been brought before them today when they come back they can provide us some answers and comments on the issues brought up today.

Mr. Alexander- Let us know where you want our energies to go and on behalf of the college I will be more than happy to continue the dialogue.

Ms. Keegan- The dumpster would be away from the resident property more towards the entrance?

Mr. Alexander- Yes.

Ms. Keegan- It is in front of the basin we are talking about?

Mr. Alexander- It is in front of the basin and it will have a landscaping ground to soften it a little bit.

Ms. Keegan- How many pickups a week?

Mr. Alexander- It will be in line with the residential pick up twice a week.

Mr. Kittner- With terms of parking you are actually losing a space with this dumpster do you anticipate that being a problem?

Ms. McGrath- No I do not.

Attorney Vella- Moving the dumpsters into an enclosed area and getting the POD off a parking space is better as well. This is an application that is going to have to come back before us for Section 31 Review and Recommendation. Based on these comments talk to Sharon tomorrow to see when you can get scheduled. Based on the comments you heard from the Mayor and two former Mayors go back and discuss this with Brookdale. It is not going to be part of this process but have some answers with respect to when we will see some of those agreed upon improvements as a result of the impact on the site of Brookdale that we have been waiting for.

Mr. Alexander- I would like to request in writing those specific issues that were brought to our attention.

Attorney Vella- We will provide that to Sharon and she will reach out to you.

Mr. Vignola -The shed is it free standing on the concrete pad or is it going to get mounted somehow into the concrete pad?

Mr. Alexander- It is not proposed to be mounted. It does have a bottom.

Mr. Vignola- Is it supposed to be mounted Mr. Kittner?

Mr. Kittner- It should be fixed and mounted with a concrete pad. There was not enough information in the details to make that determination but it should be yes.

Attorney Vella- Instead of having Sharon contacting Mr. Alexander let's get these issues identified right now and there are no questions.

- Additional turning lanes getting into the site;
- Full extensions of the sidewalk to the commercial structure at Romeo Plaza (Baron's Corner)
- Basin cleaning and Maintained;
- Contact Mosquito Commission

Ms. McGrath- Every week we clean the trash from it.

Mr. Alexander- As far as going forward from here can we construct these improvements or do we wait for next meeting?

Attorney Vella- Since you came in as a conceptual you need a resolution from us under Section 31 of the MLUL. We will schedule this for June 20, 2013 and if for some reason you don't feel that is good date call Sharon and we will push you back two weeks.

Application# 12-03P –Elegant Properties, LLC, 780 Poole Avenue, Block 66 Lot 1.02, Applicant has requested to withdraw their application to construct 48 Stacked Townhouse units.

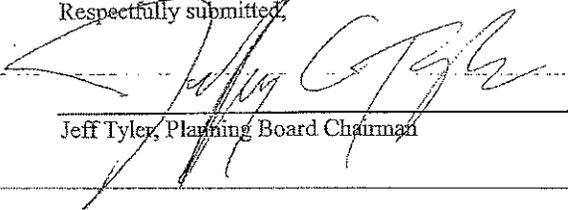
Attorney Vella- Received a letter from Mr. Wiley they are withdrawing their application based on the new ordinance the Township Committee adopted. Good housekeeping we do have to adopt resolution accepting the withdrawal. Reason being we need proof that we acted within the time skill of the MLUL.

REPORT OF THE HAZLET TOWNSHIP PLANNING BOARD
ON PROPOSED ORDINANCE TO AMENDING DEVELOPMENT REVIEW
ORDINANCE OF THE TOWNSHIP OF HAZLET SECTION 181-403.06

TO: Mayor Joseph Belasco and Council members of the Township of Hazlet:

On March 16, 2013, the Planning Board, at their regular meeting, considered the proposed Ordinance to amend JRO Section 181-403.06 and finds the proposed Ordinance is consistent with the Master Plan.

Respectfully submitted,



Jeff Tyler, Planning Board Chairman



TOWNSHIP OF HAZLET

ORDINANCE NO.1520-13

AN ORDINANCE AMENDING AND RECODIFYING THE
DEVELOPMENT REVIEW ORDINANCE OF THE TOWNSHIP OF HAZLET,
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
TO AMEND IN ARTICLE III THE BUILDERS REMEDY ZONE (BRZ)
AND AMENDING ARTICLE IV OF THE DEVELOPMENT STANDARDS FOR THE BRZ ZONE.

BE IT ORDAINED AND ESTABLISHED by the Township Committee of the Township of Hazlet,
County of Monmouth and State of New Jersey as follows:

Article IV, Section 403.06 shall be amended as follows:

Section 403.06 BRZ-Builders Remedy Zone District

D. Development Standards

2 The total number of units on Block 6, Lot 1.02 shall be a total of forty-four (44),
with six (6) units being available for low to moderate income households in
which the rental rates shall be in a manner consistent with the regulations of
the Council on Affordable Housing at the time of site plan approval. Of the
thirty-eight (38) market rate units, nineteen (19) are to be two-bedroom units
and nineteen (19) are to be three bedroom units. The bedroom distribution for
the low to moderate income units will be determined by applicable COAH
regulations. A maximum of two (2) such dwellings may be provided without
the provision of an individual garage

F. Improvement Standards

6. All parking facilities shall be designed in accordance with the following:
- b. No parking facility shall be located closer than 6 feet from the front lot line. There shall be no parking facilities in the required buffer area.
 - d. Paving and curbing of all parking areas and driveways shall be in accordance with RSIS standards. All curbing shall be granite Belgium block. All common parking areas shall be lighted to provide a minimum
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of 02 footcandles and the total average illumination of 1.0 footcandle throughout the parking area. Such lighting shall be shielded in such a manner as to not create a hazard or nuisance to the adjoining properties or to the traveling public.

11. Landscape Buffer Requirements

- c. The buffer may be supplemented by a fence to provide screening. The fence is permitted to be a maximum height of 8 feet around the perimeter of the site, with the exception of the area between the Street and the front building line, then the fence shall be 4 feet in height and 50% open. This requirement shall supersede fencing requirements in Section 408.07 of the Development Review Ordinance.
- e. The base of all sides of a building shall be planted with foundation plantings consisting of evergreen and/or semi-evergreen shrubs and trees. Such plantings shall be a minimum of two (2) feet high at time of planting and spaced an average of three- (3) feet on center. This foundation planting requirement shall not apply to the sides of buildings that are directly abutting a public right-of-way or where walkways abut the building. Supplemental plantings may be required at the discretion of the Board.
- f. Street trees shall be installed on both sides of all public and private streets in accordance with an approved landscape plan. Trees shall be spaced evenly along the street in a location ten (10) feet behind the curbline at an interval not greater than fifty five (55) feet or less than thirty five (35) feet on center.
- g. A landscaped or otherwise appropriate delineation shall be provided on the driveways that serve more than one unit

13. Lighting

- a. Decorative lampposts shall be provided along all proposed street frontage at a maximum of fifteen (15) feet in height. LED lighting shall be used. This requirement shall supersede light fixture mounting height requirements in Section 181-408.10 of the Development Review Ordinance.
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H. Architectural Design Standards

1. Building wall offsets, including both projections and recesses, shall be provided along any building wall measuring greater than 55 feet in length in order to provide architectural interest and variety to the massing of the building and relieve the negative visual effect of a single, long wall.
3. The visible exposed front and sides of a building shall have an articulated base course and a cornice base course shall be traditionally proportionate to the overall horizontal and vertical dimensions of a facade and shall align with either the kick plate or sill level of the first story. The cornice shall terminate the top of a building wall, may project out horizontally from the vertical building wall plane and shall be ornamented with moldings, brackets and other details that shall be appropriate to the architectural style of a building. Building courses shall be architecturally compatible with the style, materials, colors and details of the building.



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Offered: Kevin Lavan		2nd Frank Vignola
Roll Call:	Yes	Absent:
Mr. Glackin	Z	D
Mr. Pobega	Z	D
Mr. Vignola	Z	D
Mr. DeMatteo	D	Z
Mr. Mann	D	Z
Mr. Bace	D	Z
Chairman Mr. Tyler	D	Z
Deputy Mayor DiNardo	Z	D
Mayor Belasco	Z	D
Alt #1 Mr. Lavan	Z	D
Alt #2 Mr. Solomeno	D	Z

Municipalities are empowered to make, amend, repeal and enforce ordinances. The governing body may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of building structures pursuant to the MLUL under N.J.S.A. 40:55D-62. Such ordinances shall be adopted after the planning board determines that all the provisions of such zoning ordinances or any amendment or revision thereto shall either be substantially consistent with the land use plan element and the housing plan element of the master plan or inconsistent.

Section 181-408.07 Fences and Walls shall be supplemented and amended to permit Comer Lots to install a 6ft solid fence along the SIDE street frontage which shall be located not less than 10 feet from the inside of the sidewalk. If no sidewalk exists, then the fence shall be located 10 feet from the curb line or the street. No fence shall be constructed within any sight triangle or installed so as to constitute a hazard to traffic or public safety.

Ms. Keegan- Section 181-408.07 Fences and Walls we are looking to supplement and amend the Ordinance to add a provision for comer lots just the side streets. We have a lot of people coming

before the zoning board for variance for 6ft fences when people are looking for privacy on a corner lot. If homeowner wants to pull fence in 10 ft. and there are no site obstructions they can be granted just for the side street.

Motion that Ordinance is consistent with Master Plan:

Offered By: Frank Vignola 2nd Deputy Mayor DiNardo

Roll Call:	Yes	Absent:
Mr. Glackin	zJ	D
Mr. Pobega	zJ	D
Mr. Vignola	zJ	D
Mr. DeMatteo	D	zJ
Mr. Mann	D	zJ
Mr. Bace	D	zJ
Chairman Mr. Tyler	D	zJ
Deputy Mayor DiNardo	zJ	D
Mayor Belasco	zJ	D
Alt #1 Mr. Lavan	zJ	D
Alt #2 Mr. Solomeno	D	zJ

Section 181-410 Signs shall be supplemented and amended as follows:

- I. Delete the provision of no red, green or yellow within 300 feet of any traffic device and replace with No sign shall be placed so as to interfere with or be mistaken for a traffic light or similar device or with traffic visibility.
2. Façade sign amended to permit one sign per business for each street frontage requiring a setback of 25 feet.
3. Shopping Center with an area of 65,000 square feet or more shall be permitted to:
 - a. Install Logo Wall signs no greater than 8 feet in diameter and not to exceed 64 square feet per sign.
 - b. Signs shall not have a vertical dimension greater than 5 feet.
 - c. All tenant sign cabinets shall be uniform in appearance and size shall be not greater than 3 feet in height by 11 feet in length. Signs that promote individual branding of franchise businesses may have their own color within the cabinet.

Ms. Keegan- 181-410 Signs this is a supplement to the sign ordinance to add provisions for shopping centers that have an area in excess of 65,000 square feet. It is limited to 4 foot vertical dimensions when you have a big shopping center with 65,000 square feet or more the 4 foot is lost in the facade. We are doing a box for each tenant they will be same color and size and the individual franchise can put their own color within that box so there is more conformity to it.

Attorney Vella- As a result of this ordinance are we having any shopping centers coming in to re-facade and put new signs in?

Ms. Keegan- We have a shopping center currently that is going to fall under this.

Motion that Ordinance is consistent with Master Plan:

Offered By: Joe Pobega

2nd Kevin Lavan

Roll Call:

	Yes	Absent:
Mr. Glackin	12:1	D
Mr. Pobega	12:1	D
Mr. Vignola	12:1	D
Mr. DeMatteo	D	12:1
Mr. Mann	D	12:1
Mr. Bace	D	12:1
Chairman Mr. Tyler	D	12:1
Deputy Mayor DiNardo	12:1	D
Mayor Belasco	12:1	D
Alt #1 Mr. Lavan	12:1	D
Alt #2 Mr. Solomeno	D	12:1

Other items for Discussion:

N/A

Citizen Hearing:

No one spoke.

Motion to Close Citizens hearing:

Offered: Mr. Pobega

2nd Mr. Lavan

Voice Vote: Yes

Motion to Adjourn:

Offered: Mr. Pobega

2nd Mr. Lavan

Voice Vote: Yes

Next Meeting June20, 2013

Sharon A. Keegan
Administrative Officer

Typed by ML