

1st: Bace  
 2nd: Bossert  
 Date: 6/16/2023

**Minutes of March 16, 2023**

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for March 16, 2023, 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. Moore, Mr. Horner, Ms. Bossert, Mr. Fabozzi, Mr. Bace, Mr. Pereira, Mr. Grossman, Mr. Lencsak, Mr. Personette, Mr. Geoghan

**Absent:** Mr. Cavanagh, Mayor Sachs, Committeeman Preston

**Professionals:** Mr. Vella, Esq., Mr. Taylor-CME, Ms. Bucci-Carter-CME

**MOTION:** To approve the minutes of the Regular meeting of March 2, 2023.

**Offered By:** Pereira **Seconded By:** Bossert

**Voice vote:** Yes

**Memorialization case #22-14L:** Mahmudov/A-1 Auto Sales LLC, 3228 Highway 35; Block 217, Lots 5 & 14, BH zone. Applicant received Preliminary and Final Site plan and Use Variance approval to construct a 700 sf building and parking for used auto sales.

**Offered By:** Horner **Seconded By:** Bace

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	_____	_____
Mr. Moore, Vice Chairman	<u>X</u>	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	<u>X</u>	_____
Mr. Horner	<u>X</u>	_____
Mr. Pereira	<u>X</u>	_____
Mr. Bace	<u>X</u>	_____
Mayor Sachs	_____	_____
Committeeman Preston	_____	_____
Alt #1 Mr. Grossman	_____	_____
Alt #2 Mr. Personette	<u>X</u>	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Mr. Geoghan	<u>X</u>	_____

**Memorialization case #22-19L:** Penta/Swarthout dba Relentless LLC, 3400 Highway 35; Block 210.05, Lot 4.03, BP-3 zone. Applicant was granted a Use variance to operate a personal training and fitness business in the BP-3 zone.

**Offered By:** Bossert **Seconded By:** Pereira

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>                    </u>	<u>                    </u>
Mr. Moore, 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. Pereira	<u>    X    </u>	<u>                    </u>
Mr. Bace	<u>    X    </u>	<u>                    </u>
Mayor Sachs	<u>                    </u>	<u>                    </u>
Committeeman Preston	<u>                    </u>	<u>                    </u>
Alt #1 Mr.Grossman	<u>                    </u>	<u>                    </u>
Alt #2 Mr. Personette	<u>    X    </u>	<u>                    </u>
Alt #3 Mr. Lencsak	<u>                    </u>	<u>                    </u>
Alt #4 Mr. Geoghan	<u>    X    </u>	<u>                    </u>

**New case #22-11L:** DeVimy Hazlet LLC, 1181-1191 Highway 36; Block 64, Lot 7, BH zone. Applicant is seeking Preliminary and Final Site plan, Minor Subdivision and **Use Variance** approval to convert the existing vacant Wawa store to an Urgent Care medical office. Variances sought for lot width, lot frontage and lot coverage.

**Mr. Vella confirmed noticing is in order and the Board has jurisdiction. Exhibit #A-1 marked as Site plans dated 12/5/2022, A-2 as Subdivision plan last revised 6/20/2022, A-3 as Architectural plans dated 11/21/2022, LUB-1 as CME report dated 1/17/2023 and LUB-2 as Board’s prior resolution.**

**Joseph Paparo, attorney for applicant came forward.**

**Mr. Paparo:** Explained that this application was to repurpose the vacant Wawa building into an Urgent Care Center. The site will be subdivided into two separate lots for the Taco Bell and themselves. The Use is permitted in the Business Highway zone but there is a Use variance necessary due to the existing access driveway that crosses the R-100 residential zone. Bulk variances are needed for existing conditions due to the subdivision of the property. There will be a cross access easement and the site will continue to function as it does presently.

**Michele DelVecchio, Architect, sworn in.**

**Exhibit #A-4 marked as Mounted colored floor plan and A-5 as Architectural Elevations.**

**Ms. DelVecchio:** Stated that this will be a Hackensack Meridian Urgent care center with 4 full time employees. Hours of operation will be Monday through Friday 8 am-8 pm, Saturday and Sunday 8 am-4 pm. There will be 7 exam rooms, 1 procedure room, 1 x-ray room and 1 lab. There will be two deliveries per week by box truck. There will be two 4-6 yd dumpsters in the rear for daily trash. Medical waste is picked up once a month by a private service. The exterior of the building will be stucco and painted stone. New sign faces will be added to the existing signs and a wall sign will be erected on the front façade. Utilities on the building will be screened with a parapet and wood screening.

**Matthew Kunsman, Engineer – Bohler Engineering sworn in.**

**Exhibit #A-6 marked as Aerial of subject property and A-7 as Colored Site layout exhibit.**

**Mr. Kunsman:** Stated that the site is surrounded by other commercial uses except for residential to the north. The site contains the Taco Bell and former Wawa building which will be renovated into the Urgent Care center. The zone is split between Business Highway and R-100 residential. There is a right in/right out onto Highway 36 and an access drive onto Poole Avenue. A DOT major access permit has been filed. The lot will be subdivided into two lots; one for Taco Bell and one for Urgent Care. Variances are triggered by the subdivision for the lot width and frontage of the Taco Bell lot. There will be a deed restriction due to the existing wetlands transition area. The circulation of the site will remain the same. Fencing and landscaping to be improved and maintained. All technical comments in CME’s review letter are agreed to.

**James Kyle, Planner sworn in.**

**Mr. Kyle:** Explained that a D-1 Use variance is required for driveway in R-100 zone. The driveway has existed for 28 years. The Urgent care center will be a less intense use than the Wawa was and will generate significantly less traffic. It will benefit the community and promote the general welfare. There is no significant negative impact to the zone or zoning plan.

**Public comments: None/Closed.**

**Motion:** To approve with conditions.

**Offered By:** Lencsak **Seconded By:** Bossert

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>          </u>	<u>          </u>
Mr. Moore, Vice Chairman	<u>  X  </u>	<u>          </u>
Mr. Fabozzi	<u>  X  </u>	<u>          </u>

Ms. Bossert	<u>X</u>	_____
Mr. Horner	<u>X</u>	_____
Mr. Pereira	<u>X</u>	_____
Mr. Bace	<u>X</u>	_____
Mayor Sachs	_____	_____
Committeeman Preston	_____	_____
Alt #1 Mr. Grossman	<u>X</u>	_____
Alt #2 Mr. Personette	<u>X</u>	_____
Alt #3 Mr. Lencsak	<u>X</u>	_____
Alt #4 Mr. Geoghan	<u>X</u>	_____

**Motion passes.**

**Citizen Hearing:** No one came forward.

**Motion:** To close citizen hearing.

**Offered By:** Horner **Seconded By:** Bace

**VOICE VOTE:** Yes

**Motion:** To Adjourn

**Offered By:** Horner **Seconded By:** Bace

**VOICE VOTE:** Yes

**Respectfully submitted:**  
**Laura McPeek**