

1st: Moore
 2nd: Horner
 Date: 8/5/2021

Minutes of July 1, 2021

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for July 1, 2021 was called to order at 7:02 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. Moore, Mayor Clark, Mr. Fabozzi, Mr. Horner, Mr. Glackin, Ms. Bossert, Mr. Bace, Mr. Pereira, Mr. Grossman, Mr. Lencsak

Absent:

Professionals: Mr. Vella, Esq., Mrs. Keegan-Zoning Official, Mr. Otto-CME Associates,

MOTION: To approve the minutes of the Regular Meeting of June 17, 2021.

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

Voice vote: Yes

Memorialization case #21-05L: Smith, 860 Poole Avenue; Block 182, Lot 4, R-100 zone. Applicant was granted variance to construct a 20' x 24' detached garage.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u> </u>
Mr. Moore, Vice Chairman	<u>X</u>	<u> </u>
Mr. Fabozzi	<u>X</u>	<u> </u>
Ms. Bossert	<u> </u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Vacant	<u> </u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Clark	<u>X</u>	<u> </u>
Mr. Glackin	<u>X</u>	<u> </u>
Alt #1 Mr. Pereira	<u>X</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>

Memorialization case #20-15L: 12 Plus 7 LLC/At Home Recreation, 370 Highway 36; Block 120, Lot 15 & 16, BH zone. Applicant was granted Preliminary and Final Site Plan approval to construct an addition over an existing concrete pad for storage of hot tubs.

Offered By: Fabozzi Seconded By: Moore

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u> </u>
Mr. Moore, Vice Chairman	<u>X</u>	<u> </u>
Mr. Fabozzi	<u>X</u>	<u> </u>
Ms. Bossert	<u> </u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Vacant	<u> </u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Clark	<u>X</u>	<u> </u>
Mr. Glackin	<u>X</u>	<u> </u>
Alt #1 Mr. Pereira	<u>X</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>

Memorialization case #21-04L: Picca, 14 Region Drive; Block 120.11, Lot 9, R-100 zone. Applicant received variance to to install an 18' round above ground pool.

Offered By: Bace Seconded By: Grossman

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u> </u>
Mr. Moore, Vice Chairman	<u>X</u>	<u> </u>
Mr. Fabozzi	<u>X</u>	<u> </u>
Ms. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Vacant	<u> </u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Clark	<u> </u>	<u> </u>
Mr. Glackin	<u>X</u>	<u> </u>
Alt #1 Mr. Pereira	<u>X</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>

Memorialization case #21-02L: AAJ Systems LLC/Collins, 173 Eighth Street; Block 13, Lot 42, R-70 zone. Applicant received approval to demolish existing structure and construct a new single-family dwelling.

Offered By: Moore Seconded By: Horner

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

Memorialization case #21-08L: Ventrone, 641 Beers Street; Block 213.05, Lot 6, R-70 zone. Applicant received approval for a minor subdivision to construct two new single family dwellings.

Offered By: Moore **Seconded By:** Bossert

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

Memorialization case #20-18L: Lippolis, 28 Hemlock St: Block 69, Lot 14. R-70 zone. Applicant withdrew his application to construct a detached garage without prejudice.

Offered By: Moore **Seconded By:** Fabozzi

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	_____

Mr. Moore, Vice Chairman	<u> X </u>	_____
Mr. Fabozzi	<u> X </u>	_____
Ms. Bossert	<u> X </u>	_____
Mr. Horner	<u> X </u>	_____
Vacant	_____	_____
Mr. Bace	<u> X </u>	_____
Mayor Clark	<u> X </u>	_____
Mr. Glackin	<u> X </u>	_____
Alt #1 Mr. Pereira	<u> X </u>	_____
Alt #2 Mr. Grossman	<u> X </u>	_____
Alt #3 Mr. Lencsak	<u> X </u>	_____
Alt #4 Vacant	_____	_____

Carryover case #20-19L: Monmouth Jet Skis LLC, 53 N. Park Avenue; Block 2, Lot 1 & 6.01; IM zone. Applicant is seeking Preliminary and Final Site plan approval to operate a jet ski rental business on the site.

Attorney Vella announced this case would be carried to August 5, 2021 with noticing required for in person meeting.

New case #21-07L: Hazlet 66 LLC, 1030 Route 36; Block 213.05, Lot 17, BH zone. Applicant is seeking Preliminary and Final site plan approval to redevelop the existing vacant shopping center into a self-storage facility.

Mr. Vella confirmed jurisdiction and marked Exhibit #A-1 as Site plan dated 2/26/2021, #A-2 as Architectural plans dated 10/9/2020, last revised 3/7/2021 and #LUB-1 as CME's report dated 5/21/2021.

Robert Simon-Herold Law, attorney for Hazlet 66 LLC came forward.

Mr. Simon: Stated this application was for Preliminary and Final Site plan approval to redevelop the existing shopping center into a Snapbox self storage facility.

Matt Lang, COO of Snapbox Self Storage sworn in.

Mr. Lang: Explained this would be their ninth location in New Jersey. The existing building size and shape is well suited for conversion. There would be 2-3 employees present between the hours of 8:30am-6 pm 6-7 days per week. Access hours are 7 days per week between 6 am-10 pm. There will be security cameras throughout with a gated entrance/exit. Approximately 30 visitors are expected per day. Regular checks will be conducted as items are moved in. No hazardous materials, firearms or flammable materials are permitted. There will be 15 spaces in the rear of the building for RV, boat and commercial vehicle storage.

Steve Cattani, Engineer sworn in.

Exhibit #A-3 marked as Aerial of subject property and #A-4 as Colored rendering of site plan.

Mr. Cattani: Explained the site was an old Shop Rite store with parking lot in front. There will be gates on both sides and rear access doors with parking along the sides of the building. There will be sidewalks across the front of the building and a striped loading area. There is an existing vegetative buffer that will remain. The project does not increase impervious coverage on the site and there is no negative impact to the surrounding properties. Stormwater will be collected and tie into the existing pipe for drainage. The existing driveways along Route 36 will be maintained. They agree to all of CME's comments in review letter and will have all required building department inspections done. They will address any hazards in the front parking lot and make necessary repairs to create safe access. They will redevelop the front parking field in the future (12 months).

John Lignos, Architect sworn in.

Exhibit #A-5 marked as Colorized version of site plan.

Mr. Lignos: Stated that his firm created the architectural plans. The applicant will be resealing the concrete floors, adding new HVAC and sprinklers and new lighting, doors and windows. A new roof will be added. The sides of the building will be painted and front will be refaced. There will be approximately 345 storage units constructed. There will be a retail display for tape and boxes for sale in the office.

Gary Dean, Engineer and Planner sworn in.

Mr. Dean: Stated that the traffic generated by this use would be drastically less than other retail uses that are permitted in the BH zone. The site will use the existing ingress and egress driveways. There is an abundant amount of parking on site. The majority of the use will be household goods and business inventory. A variance is required for the loading zone in front of the building. The building is significantly set back from Route 36 and will not cause any negative visual effect. There is no substantial detriment to the surrounding area or zone plan and the use is low intensity. Storage of boats, RV's and trailers removes them from the residential areas.

Public comments: No one spoke.

Motion: To approve with the conditions noted

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u> </u>
Mr. Moore, Vice Chairman	<u>X</u>	<u> </u>
Mr. Fabozzi	<u>X</u>	<u> </u>
Ms. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Vacant	<u> </u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Clark	<u>X</u>	<u> </u>
Mr. Glackin	<u>X</u>	<u> </u>
Alt #1 Mr. Pereira	<u>X</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>

Board discussion: To discuss the concept plan for the Eighth Street park's proposed improvements.

Motion: To approve resolution in support of the concept plan submitted

Offered By: Bace **Seconded By:** Grossman

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u> </u>
Mr. Moore, Vice Chairman	<u>X</u>	<u> </u>
Mr. Fabozzi	<u>X</u>	<u> </u>
Ms. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Vacant	<u> </u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Clark	<u>X</u>	<u> </u>
Mr. Glackin	<u>X</u>	<u> </u>
Alt #1 Mr. Pereira	<u>X</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>

Citizen Hearing: **No one spoke.**

Motion: **To close citizen hearing**

Offered By: Glackin **Seconded By:** Horner

VOICE VOTE: Yes

Motion: To Adjourn

Offered By: Glackin Seconded By: Horner

VOICE VOTE: Yes

Respectfully submitted:
Laura McPeck