

Minutes of July 6, 2023

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for July 6, 2023, was called to order at 7:01 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, Mr. Horner, Ms. Bossert, Mr. Fabozzi, Mr. Bace, Mr. Pereira, Mr. Grossman, Mr. Personette

Absent: Mayor Sachs, Committeeman Preston, Mr. Lencsak, Mr. Geoghan

Professionals: Mr. Kalwinsky, Esq., Mr. Rizzo-CME, Ms. Bucci-Carter-CME

MOTION: To approve the minutes of the Regular meeting of June 1, 2023.

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

Voice vote: Yes

New case #23-01L: 645 Hazlet Station LLC, 645 Holmdel Rd; Block 229, Lot 1, BN-2 zone. Bifurcated **Use variance** application to construct a mixed-use building containing retail and residential units.

Mr. Kalwinsky confirmed noticing and jurisdiction. Exhibit #A-1 marked as Use variance plan dated 6/29/2023, A-2 as Architectural rendering, A-3 as Aerial view map, A-4 as Variance site plan and LUB-1 as CME review dated 6/26/2023.

Louis Granata, attorney for applicant came forward.

Mr. Granata: Explained that this was a Bifurcated Use variance application and that if approved, a fully engineered site plan will be submitted for approval.

Robert Montone (Owner/Developer) sworn in.

Mr. Montone: Spoke about growing up in Hazlet and that he would like to develop the property near the train station into a hub for the neighborhood. The design is a mixed use building with 5,000 sf of retail space on the first level and residential units above on second and third levels. Parking is proposed in the rear of the building and underneath.

Keith Smith (Engineer) sworn in.

Mr. Smith: Explained that the two acre property is bordered by a NJ Transit station, Holmdel Road and residential properties. It is located in the BN-2 zone where residential is not a permitted use. An architectural rendering had been submitted showing access from Holmdel Road and a walking path along the NJ Transit property. The project will meet DEP stormwater regulations to maintain or reduce flow. Retaining walls and steps will address the grade change. The center of the building will contain an Atrium/arcade from front of building to the rear. There will be a buffer with a fence along the border with residential properties.

Christine Nazzaro Cofone (Planner) sworn in.

Ms. Cofone: Explained that the BN-2 zone does not include residential but rather retail businesses, banks, child care, professional offices, restaurants etc. This building will contain 35 residential units and retail units on the right side of the first level. A height variance will be needed for the number of stories. The site is particularly suited for this use due to its proximity to the train station and the grade of the property. The master plan calls for increasing density at transit areas. It is an efficient use of the land and will create a desirable visual environment. There are no substantial detriments to the public good or the zoning plan. It will create a transitional use site as a step back between the train station and the residential community and will revitalize vacant land near transit.

Justin Taylor (Traffic Engineer) sworn in.

Mr. Taylor: Stated that he had studied the traffic impact on Holmdel Road. The proposed driveway is an appropriate location and will provide sufficient access and sight distances. The drive aisles will be 24' wide and the parking requirements are exceeded on the site. There will be customers from the trains who will not add additional vehicles. There is no detriment to the roadway and there is good circulation around the site. They will look at ways to provide more green space and the stacking of vehicles when a train is in the station.

Andrew Trocchia Jr (Architect) sworn in.

Mr. Trocchia: Stated that he had designed the Hazlet Municipal building and the Cullen Center. He designed this building to look as though it has always been there and the owner would like it to reflect Hazlet's history. The Arcade area will display **artifacts and memorabilia related to Hazlet.** There are **varying façade treatments** to give interest and variation. The apartments vary in size 1 bedroom-3 bedrooms from 800 sf to 1,200 sf.

Public comments:

Laura Pavlichek, 7 Brailley Lane sworn in.

Ms. Pavlichek: Stated that she thinks there is too much being put onto the site and the traffic will be increased. She is concerned about the height of the building and people looking down into her backyard.

John Wargo, 9 Brailley Lane sworn in.

Mr. Wargo: Expressed his concerns about privacy and that the development doesn't fit the site.

Public portion closed.

Motion: To deny use variance

Offered By: Bossert **Seconded By:** Bace

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u> </u>	<u> X </u>
Mr. Moore, Vice Chairman	<u> </u>	<u> X </u>
Mr. Fabozzi	<u> X </u>	<u> </u>
Ms. Bossert	<u> X </u>	<u> </u>
Mr. Horner	<u> </u>	<u> X </u>
Mr. Pereira	<u> </u>	<u> X </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> </u>	<u> </u>
Alt #3 Mr. Lencsak	<u> </u>	<u> </u>
Alt #4 Mr. Geoghan	<u> </u>	<u> </u>

Motion does not carry.

Motion: To approve with conditions

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

<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> X </u>
Mr. Horner	<u> X </u>	<u> </u>
Mr. Pereira	<u> X </u>	<u> </u>

Mr. Bace	_____	_____ X _____
Mayor Sachs	_____	_____
Committeeman Preston	_____	_____
Alt #1 Mr. Grossman	_____	_____
Alt #2 Mr. Personette	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Mr. Geoghan	_____	_____

Motion passes.

Citizen Hearing: No one came forward.

Motion: To close citizen hearing.

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

VOICE VOTE: Yes

Motion: To Adjourn

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

VOICE VOTE: Yes

Respectfully submitted:
Laura McPeek