

1st: Bossert
 2nd: Fabozzi
 Date: 10/21/2021

Minutes of October 7, 2021

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for October 7, 2021 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, Mayor Clark, Mr. Horner, Ms. Bossert, Mr. Fabozzi, Mr. Bace, Mr. Lencsak

Absent: Mr. Glackin, Mr. Grossman, Mr. Pereira, Mrs. Keegan

Professionals: Mr. Vella, Esq., Mr. Otto-CME Associates

MOTION: To approve the minutes of the Regular Meeting of September 16, 2021.

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

Voice vote: Yes

Memorialization case #19-18L: Ronko Developers/Munro Avenue; Block 39, Lot 14, R-70 zone. Application to construct a new single-family dwelling on an undersized lot was denied.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman Abstain	_____	_____
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	_____	_____
Alt #1 Mr. Pereira	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak Abstain	_____	_____
Alt #4 Vacant	_____	_____

Memorialization #21-12L: Wilkos, 12 Lynn Blvd; Block 108, Lot 1, R-70 zone. Applicant received approval to construct an attached garage, 1 story kitchen addition, 5'x20' 1 story bedroom addition and front covered porch.

Carried to next meeting.

Memorialization case #21-16L: Martinez, 71 Liberty Place; Block 136, Lot 1, R-50 zone. Applicant received approval to retain existing 4x8 and 6x10 sheds, 10x45 driveway and two wood decks.

Carried to next meeting.

Memorialization case #19-03L: Palmer Beauty Salon, 549 Palmer Avenue, Block 156, Lot 4, R-50 zone. Applicant received amended site plan approval to provide one less parking space than previously approved.

Carried to next meeting.

Carryover Case #21-10L: Home Depot, 3600 Highway 35; Block 210, Lot 2, BH zone. Applicant is seeking Preliminary and Final Site Plan approval to allow for permanent outdoor seasonal display areas, propane cages, staging/storage area and Equipment Rental area.

Exhibit A-1 marked as Land Use Board application, A-2 as Site Plan showing outside display areas, A-3 as McDonagh & Rae revised report and LUB-1 as CME's report dated 10-4-2021.

John Giunco, attorney for applicant came forward.

Gregory Ohman, engineer sworn in.

Mr. Ohman: Described the seven separate areas for seasonal displays at the front, side and rear of the building. Areas will be dedicated to: Tool rental & machinery, Sheds, Construction materials, Garden center storage, Propane cages, Lumber and Trailers. The existing parking variance is affected by this application. Overall, there are 871 parking spaces on the entire property. There will be 752 available for customers and employees to use.

Jay Troutman, Traffic engineer sworn in.

Mr. Troutman: Stated that he conducted a traffic study to establish the parking demand. The study was done on a Saturday with a seasonal adjustment. There are 418 parking spaces in the Home Depot lot. Dollar Tree and Sport Authority lots both have parking surpluses. The overall center exceeds the parking requirements. There will be five spaces dedicated to Load & Go trucks which has no net effect on the parking ratio. The applicant agrees to the technical comments in CME's letter and agrees to provide any needed signage.

Public comments: No one spoke.

Mr. Vella read the list of conditions into the record.

Motion: To approve with conditions.

Offered By: Moore **Seconded By:** Lencsak

<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> </u>	<u> </u>
Alt #1 Mr. Pereira	<u> </u>	<u> </u>
Alt #2 Mr. Grossman	<u> </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: Bace **Seconded By:** Bossert

VOICE VOTE: Yes

Motion: To Adjourn

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

VOICE VOTE: Yes

Respectfully submitted:
Laura McPeek