

**TOWN OF HACKETTSTOWN
LAND USE BOARD
REGULARLY SCHEDULED MEETING
September 25, 2018**

MINUTES

CALL TO ORDER

The September 25, 2018 Meeting of the Town of Hackettstown Land Use Board was called to order by Chairman Camporini at 7:02 p.m.

ANNOUNCEMENT OF PROPER NOTICE

FLAG SALUTE

ATTENDANCE

Board Members Present

Bristow; Lambo; Burke; Stead; Tierney; Moore; Weaver; Wolfrum

Board Members Absent

Carida

Professionals Present

Sterbenz; Mennen

MINUTES

August 28, 2018 Meeting Minutes – The motion to approve the August 28, 2018 Meeting Minutes as written made by Stead, seconded by Tierney.

In favor: Burke; Moore; Weaver; Wolfrum; Camporini; Stead; Tierney

Oppose: None

Abstain: Lambo; Bristow

August 28, 2018 Executive Session Minutes – The motion to approve the August 28, 2018 Executive Session Minutes made by Stead, seconded by Tierney.

In Favor: Moore; Weaver; Burke; Wolfrum; Camporini; Tierney; Stead

Oppose: None

Abstain: Lambo; Bristow

MASTER PLAN REEXAMINATION DISCUSSION

Mr. Sterbenz stated there is one item to be discussed with the Town Council at the next meeting on Thursday, September 27, 2018. Mr. Lambo asked if the draft will be available ten days prior to the October Meeting for the public to review, and Mr. Sterbenz responded yes.

SITE PLAN AMENDMENT

Centenary University, Block 105 Lot 1 - Amendment to Site Plan of Baseball Field

Michael Selvaggi, Attorney, of Lavery, Selvaggi, Abromitis & Cohen, present for Application.

Mr. Selvaggi stated the Applicant is seeking an amendment to the Site Plan Approval which included the requirement for a parking agreement with the Town, to use the Tannery Field parking lot due to a perceived lack of parking on the campus. Mr. Selvaggi stated the Applicant subsequently conducted a parking analysis and found there is enough parking on the campus.

Denton Stargel, Vice President of Business and Finance, sworn in by Mr. Mennen. Mr. Stargel stated during the 2018/2019 school year, there are 1443 full time students, and 205 faculty and staff, and based on the analysis in the Town Ordinance, 653 parking stalls are needed on campus. He further stated that Suburban Consulting Engineers, Inc. came up with a total of 761 stalls currently available on campus. Mr. Stargel referred to his letter to the Board dated August 27, 2018, which was entered into the record as Exhibit A-1. Mr. Stargel's letter outlines the parking analysis updated August 22, 2018.

Mr. Lambo stated the enrollment is low now, and asked what happens when the enrollment goes up. Mr. Selvaggi answered the Ordinance states if the student enrollment goes up, more parking must be added.

Mr. Sterbenz stated that a previous approval contemplated a parking Lot to be built behind Anderson Hall for fifty to sixty parking spots if needed. It is the obligation of the University to file a report with the Town by January 31st of each year depicting the number of faculty, staff, adjuncts and students. Mr. Sterbenz stated the report has not been filed the past few years; however, Mr. Stargel is aware of the fact now and will submit the report.

Mr. Moore asked how close the University was to maximum impervious coverage. Mr. Sterbenz answered they are well under the maximum coverage.

Mr. Camporini asked the public if there were any questions of Mr. Stargel. There were none.

Mr. Selvaggi reintroduced Joseph Vuich, Suburban Consulting Engineers, Inc. Mr. Vuich is a licensed Engineer and Professional Planner, testifying tonight as an engineer. Mr. Vuich was sworn in by Mr. Mennen. Mr. Mennen stated Mr. Vuich was accepted as an expert by the Board during the original application.

Mr. Vuich introduced exhibit A-1, Overall Site Parking County, prepared by Suburban Consulting Engineers, Inc., undated. Mr. Vuich testified to the following parking space counts:

- Founders Lot - 421 spaces (128 added)
- Anderson Lot - 71 spaces
- Freshman Lot - 99 spaces
- Smith Lot - 12 spaces
- Gym Area - 6 spaces
- Small parking areas - 6 spaces
- Ferry Lot - 3 spaces
- New Lot - 43 spaces

TOTAL NUMBER 761 SPACES
(Including regular and handicapped parking spaces)

Mr. Vuich added the proposed new baseball field shows that 99 spaces are to be removed and replaced by the stadium, leaving 662 spaces.

Mr. Selvaggi stated that a question has been raised regarding enrollment increasing, and asked Mr. Vuich to address the reconfiguration of lots for additional parking spaces in the future. Mr. Vuich stated by restriping and reconfiguring existing lots, there can be an additional one to two spaces in Anderson Lot, Smith Lot, the new Lot, and Founders Lot.

Mr. Camporini asked if the lots are to be reconfigured, will the landscaped islands need to be removed, and if so, will the Applicant have to come back to the Board? Mr. Vuich answered the drive aisles would be minimized, and the Lot would be reconfigured. There would be no elimination of the islands.

Mr. Sterbenz stated Mr. Vuich's testimony is correct, the staff engineers met and walked the campus, and there are currently 761 parking stalls now.

Mr. Mennen reminded the Board that the Applicant had requested him to prepare a draft Resolution Approving the Amendment of the prior Preliminary and Final Site Plan, Conditional Use, and Bulk Variance Approval. Mr. Mennen stated that consistent with the Board's direction, the Resolution was prepared, finding that the University does not need the additional parking, and that there is no need for 'Condition h' of the original memorializing resolution dated April 24, 2018,

The motion to approve the Amendment to the Preliminary and Final Site Plan, Conditional Use, and Bulk Variance Approval dated February 27, 2018, specifically finding: 1) That there is sufficient parking on campus, and; 2) Removing condition 'h' requiring a parking agreement between the Town and Centenary University for Tannery Field, was made by Burke, seconded by Lambo.

In Favor: Bristow; Stead; Tierney; Moore; Weaver; Wolfrum; Camporini; Lambo; Burke

Oppose: None

Abstain: None

The motion to approve the draft Resolution approving the Amendment of the prior Preliminary and Final Site Plan, Conditional Use, and Bulk Variance Approval was made by Lambo, seconded by Burke, with minor wording corrections placed on the record.

In Favor: Weaver; Moore; Wolfrum; Tierney; Stead; Bristow; Camporini; Burke; Lambo

Oppose: None

Abstain: None

RESOLUTION

a. **David's Country Inn**, Application #18-02, Block 121, Lots 1, 2, 4 & 5 Minor Subdivision/Preliminary & Final Site Plan, Use Variance, Bulk Variance. ***Resolution being carried to the October 23, 2018 Meeting.***

Mr. Lambo, Mr. Bristow and Mr. Sterbenz left the meeting room at this time.

NEW APPLICATION

Carangui/Cajamarca, Application #18-07, Block 40, Lot 3, Section 68

Richard Keiling, Attorney, present for Application.

Mr. Keiling stated he is present to obtain certification of a 2 family residence located at 208 Vail Street. Mr. Keiling stated as two-family units are no longer permitted in the Town, they are seeking the property be grandfathered.

Mr. Keiling introduced Luis Cajamarca, Applicant. Mr. Cajamarca was sworn in by Mr. Mennen.

Mr. Keiling introduced photos taken of the subject property, which were entered in as Exhibits A1 thru A12.

A1 – 2 entrances for 2 units. Right entrance to the second floor; left entrance to the first floor;

A2 – 2 furnaces

A3 - 2 water heaters

A4 - 2 gas meters (for 1 hot water heater and 1 furnace. One unit has gas, the other oil)

A5 –2 laundry rooms

A6 - oil tank for second floor heat

A7 – 2 electric panels

A8 – first floor kitchen
A9 – first floor living room
A10-2 electric meters
A11-second floor family room
A12-second floor kitchen

Mr. Keiling also entered into the record a property tax record, dated 2001, which was listed as Exhibit A13.

Mr. Stead asked if there were any other existing documentation the Town may have listing the property as a 2-family, and the answer was no.

Donna Walling, Weichert Realtor, who is representing both the buyer and the seller, who also sat on the Zoning Board of Adjustment, stated the Zoning changed in the 60s making the 2-family homes illegal in the Town. Mr. Mennen asked where the Ordinance might be found, and she said in the ordinance book given out to Zoning Board Members.

There was discussion as to what other documentation may be available to the applicants to prove the existence of the 2-family prior to the change in zoning, such as census data, deeds, neighbor testimony, and the Hackettstown Historian, who may be able to testify the existence of the 2-family prior to 1967.

Mr. Camporini asked if there were any questions or comments from the public.

Michael Laurano, 222 Mt. Bethel Road, Mt. Laurel, NJ, stated most of the residences in the area are one family residences.

There being no further questions or statements from the public, the meeting was closed to the public.

Mr. Mennen advised the Board the applicant must provide proof of the pre-existing non-conforming two family use, prior to the Zoning change in the 1960s, and recommended the application be continued at the October 23, 2018 Meeting, allowing for the Applicant to provide more exhibits and testimony. All Board Members were in agreement the application be continued.

There is no need for the Applicant to re-notice, as the notice is being carried to the October 23, 2018 Meeting at 7:00 p.m.

CORRESPONDENCE

New Jersey Planner July/August 2018 Edition was reviewed by the Board.

ADJOURNMENT

The motion to adjourn the September 25, 2018 Meeting was made by Moore, seconded by Stead, at 8:42 p.m. All members present in favor of adjournment.

Respectfully submitted,

Shannon Drylie
Land Use Board Secretary

Motion to approve: Burke

Second: Tierney

In favor: Weaver; Wolfrum; Camporini; Burke; Stead; Tierney

Oppose: None

Abstain: Lambo; Stout; Carida