**TOWN OF HACKETTSTOWN**

**MINUTES**

**Land Use Board**

**April 26, 2022 Meeting**

Adequate notice of this regular public meeting has been provided in accordance with the Open Public Meetings Act by posting notice on the bulletin board in the Municipal Building; by publishing in the New Jersey Herald and Daily Record, the official newspapers of the Town of Hackettstown; by posting notice on the website of the Town of Hackettstown; filing said notice with the Town Clerk of Hackettstown; as well as furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act. As advertised, action may be taken at this meeting.

**CALL TO ORDER**

The April 26, 2022 Meeting of the Town of Hackettstown Land Use Board was called to order by Chairman Camporini at 7:00 p.m.

**FLAG SALUTE**

**ATTENDANCE**

**Board Members Present**

Moore, Stout, Lambo, Wolfrum, Camporini, Stead, Anthony, Graf, Medcraft

Also Present: Board Engineer Sterbenz, Board Attorney Mennen

**Board Members Absent**

Becker,

Also absent: Board Planner Bloch

**MINUTES**

Mr. Anthony made a motion to approve the minutes of the regular Land Use Board meeting held on March 22, 2022 as submitted. Ms. Medcraft seconded the motion.

In Favor: Moore, Lambo, Wolfrum, Camporini, Anthony, Graft, Medcraft

Opposed: None

Abstained: Stout, Stead

**INTERPRETATION**

Mr. Sterbenz informed the Board that the applicant requested to be placed on the May 24, 2022 Land Use Board meeting agenda.

**RESOLUTIONS**

**Application #22-02 – Joshua Larredola – 513 First Avenue – B106, L5 – Section 68**

Mr. Moore made a motion to approve the resolution of approval. Mr. Wolfrum seconded the motion.

In Favor: Moore, Wolfrum, Camporini, Anthony, Graf, Medcraft

Opposed: None

Abstained: Stout, Lambo, Stead

**Application #21-16 – Sal Toscana – 217-221 Main Street – B71, L12 & 12.01 – Minor Site Plan/Bulk Variance**

Mr. Moore made a motion to approve the resolution of approval. Mr. Anthony seconded the motion.

In Favor: Moore, Lambo, Wolfrum, Camporini, Anthony, Graf, Medcraft

Opposed: None

Abstained: Stout, Stead

**Application 21-08 – G&G Church Properties, LLC – 406 Church Steet – B95, L4 – Section 68/Use Variance (amended resolution)**

Mr. Graf made a motion to approve the amended resolution of approval. Mr. Moore seconded the motion.

In Favor: Moore, Wolfrum, Camporini, Anthony, Graf, Medcraft

Opposed: None

Abstained: Stout, Lambo, Stead

**COMPLETENESS**

Mr. Lambo stepped down from the dais at this time.

**Application 22-04 – 7 Route 57, LLC – B129, L 23, 24, 25 – 9, 7, 13 Route 57 - Section 36 Variance, & Preliminary & Final Site Plan/Use Variance**

The application was presented by Michael Selvaggi, Esquire

Mr. Selvaggi introduced John Hanson to testify as the engineer for the project.

Mr. Hansen referred to Mr. Sterbenz report dated April 19, 2022 and requested the waivers listed under the Variance Checklist and the Major Site Plan Checklist be granted. Mr. Hansen also stated that the consistency determination from the Highlands Council will be submitted soon.

Mr. Camporini asked if any Board Members had any questions at this time. No Board Members had any questions at this time.

Mr. Camporini asked if anyone from the public had any questions at this time. No one from the public had any questions at this time.

Mr. Stead made a motion to accept the waiver requests but to deem this application incomplete. Mr. Stout seconded the motion.

In Favor: Moore, Stout, Wolfrum, Camporini, Stead, Anthony, Graf, Medcraft

Opposed: None

Abstained: None

**Application #21-18 – Performance Fleet Maintenance, LLC – 859 Willow Grove Street – B44, L3 – Preliminary & Final Major Site Plan/Use Variance**

Application was presented by Michael Selvaggi, Esquire

Mr. Selvaggi referred to Mr. Sterbenz Engineer report dated April 20, 2022 and stated that the Highlands Consistency Determination has been filed and was notified by the Highlands Council Liaison for Hackettstown that the application was eligible for an exemption, the Statement of Operations had been submitted.

Mr. Sterbenz stated that the deficiencies in his letter have been addressed and recommended the application be deemed complete.

Mr. Camporini asked if any of the Board members had any questions at this time.

Ms. Medcraft inquired about a traffic study and if the County required a traffic report be filed.

Mr. Graf inquired as to whom has the ability to put a limitation on traffic.

Mr. Stead made a motion to deem this application complete. Mr. Moore seconded the motion.

In Favor: Moore, Stout, Wolfrum, Camporini, Stead, Anthony, Graf, Medcraft

Opposed: None

Abstained: None

**PUBLIC HEARING**

**Application #21-18 – Performance Fleet Maintenance, LLC – 859 Willow Grove Street – B44, L3 – Preliminary & Final Major Site Plan/Use Variance**

Application was presented by Michael Selvaggi, Esquire

Mr. Selvaggi introduced Brendan Durkin, 440 Rt, 17, North, Hasbrouck Heights, NJ, to testify as a representative of Performance Fleet. Mr. Durkin was sworn in by Board Attorney Mennen

Mr. Selvaggi introduced Steven Cattani who was also sworn in by Board Attorney Mennen to testify as the civil engineer for the project.

Mr. Cattani presented Exhibit A1 titled, Aerial Exhibit of the Property.

Mr. Durkin testified to the following:

* Mr. Durkin is the president of Performance Fleet
* Performance Fleet was established in 2018
* Mr. Durkin began work with the company in September 2019
* Performance Fleet began as a trucking company and is now assists in finding off site parking for companies such as Amazon
* Performance Fleet is a vendor for Amazon and currently controls the lease for the property being rented by Amazon on Willow Grove Street
* The lease contract with Amazon expires June 30, 2022 but will potentially be extended through December 31, 2023
* The leased lot consists of two acres
* The two acres serves as an offsite parking lot for delivery service providers
* There are two delivery service providers (DSP’s) which is a group of drivers each consisting of approximately 25 vehicles
* The two DSP’s come into the lot at two different times of the morning and turn left out of the parking area to go to the station in Mount Olive Township for loading and return to the lot when they are done with their route
* There are 145 parking spaces at the site, but not all will be used
* No idling signs will be posted
* There will be no maintenance of the vehicles at the site
* There will be garbage cans and a dumpster at the site, which will be emptied twice a week
* There will be port-a-johns at the site for Amazon drivers
* Performance Fleet rents approximately 1000 square feet of interior space in the building, which is for Performance Fleet personnel only
* The property site is insured by Performance Fleet and Amazon
* Portable heaters are not allowed on the site and have been removed
* Lighting will be provided by eight portable stanchions that run on generators and have the ability to be put on timers
* There will not be a security guard on site
* There will be a locking mechanism on the gate in the back area where the vans will be parked
* The Amazon parking area does not conflict with the existing paving company’s operation on the property
* There will be no garage space in the paving company’s garage allocated for Amazon vehicles
* Signage will not be required

Mr. Anthony inquired if there is an option of installing permanent lighting for security purposes.

Mr. Durkin agreed to look into the matter.

Mr. Cattani, design engineer for the project, presented Exhibit A2 entitled, Colorized Rendering of the Site Plan, showing the proposed parking stalls on the site along with the existing property.

Mr. Sterbenz recommended that the leased area be shown on the site plan.

Mr. Mennen asked for clarification regarding the maximum number of parking spaces and the number of vans proposed. Mr. Durkin confirmed that there will be no more than 87 vans in the parking lot.

Mr. Camporini asked if any Board Members had any questions at this time. No Board Members had any questions at this time.

Mr. Sterbenz inquired about the responsibilities of the employees utilizing the office space. Mr. Durkin stated that the space will be used for office business for Performance Fleet Maintenance, LLC.

Mr. Camporini asked if anyone from the public had any questions at this time.

Chris Morpeth, 148 East Prospect Street, Hackettstown, inquired if the traffic study that was done for the Mount Olive delivery station included the impact of this site.

Mr. Cattani referred to Exhibit A1 and described the southern and western property line improvements.

Mr. Cattani stated the following:

* The curb radii will be revised to meet the 5 foot radius requirement
* The Jersey Barrier Stockpile will be removed from the buffer area
* The unapproved impervious area in the northerly portion of the site will be removed and brought back to a pervious condition
* Five light stanchions will be used to allow for the least amount of glare
* Additional landscaping islands and six additional trees will be planted along the southern property line
* The Paving Detail will be revised

Mr. Camporini asked if any Board Members had any questions at this time. No one had any questions at this time.

Mr. Camporini asked if anyone from the public had any questions at this time. No one had any questions at this time.

Mr. Selvaggi stated there will be no more testimony at this time and requested that the application be carried to the May 24, 2022 Land Use Board meeting and there will be no additional notice.

**PUBLIC COMMENT**

Michele Morpeth, 148 East Prospect Street, Hackettstown, inquired about the guidelines for dust control at the Bergen Tool site and if there is a way it could be monitored. Ms. Morpeth also inquired about a mound of dirt that is piling up and asked if it could be contaminated.

**OLD BUSINESS**

Mr. Sterbenz informed the Board that he is expecting an application within the next 45 days for the Bergen Tool Site. Mr. Sterbenz also informed the Commission that he has not had any contact with the applicant for the Wawa site on Mountain Avenue and that their final extension expires June 27, 2022. Mr. Sterbenz stated that Verizon has not made any progress since the approval of the Bilby Road cell tower application. Mr. Sterbenz informed the Board that there may be a new proposal from the applicant who appeared before the Board with a concept plan for the site on Maple Avenue.

**ADJOURNMENT**

Mr. Moore made a motion to adjourn this meeting at 9:10 PM. Mr. Stout seconded the motion.

All were in favor.

Respectfully submitted,

Mary Matusewicz

Board Clerk