**TOWN OF HACKETTSTOWN**

**MINUTES**

**Land Use Board**

**July 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 July 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**

Present: Moore, Stout, Lambo, Camporini, Stead, Medcraft, DeAngelis

Also Present: Board Engineer Sterbenz, Board Attorney Zakin

**Board Members Absent**

Becker, Wolfrum, Anthony, Graf

Also Absent: Board Planner Bloch

**MINUTES**

Mr. Moore made a motion to approve the minutes of the regular Land Use Board meeting held on June 28, 2022 as submitted. Ms. Medcraft seconded the motion.

In Favor: Moore, Camporini, Medcraft, DeAngelis

Opposed: None

Abstained: Stout, Lambo, Stead

Mr. Lambo made a motion to approve the minutes of the executive session held on June 28, 2022 as submitted. Mr. Moore seconded the motion.

In Favor: Moore, Lambo, Camporini, Medcraft, DeAngelis

Opposed: None

Abstained: Stout, Stead

**PUBLIC HEARING**

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

**Application #22-06 – Thomas R. Cole – 304-306 Warren Street – B91, L12 – Section 68**

**Application was presented by Daniel Benkendorf, Esquire**

Mr. Benkendorf stated that he had testimony and documentation dating back to 1999 proving the property was used as a multi dwelling. The Board informed Mr. Benkendorf that he needs to submit proof that this address was used as a multi dwelling unit prior to 1968. Mr. Benkendorf agreed to do more research on behalf of his client and requested the application be carried to the August 23, 2022 Land Use Board Meeting and that no new notice be required.

Mr. Moore made a motion to carry the application to the August 23, 2022 Land Use Board meeting and to require no new notice. Mr. Stead seconded the motion.

In Favor: Moore, Stout, Camporini, Stead, Medcraft DeAngelis

Opposed: None

Abstained: None

Jamie DeAngelis stepped down from the dais at this time.

**Application #22-04 – 7 Route 57, LLC – Section 36 Variance & Preliminary & Final Site Plan/Use Variance**

Application was presented by Michael Selvaggi, Esquire

Mr. Selvaggi stated that because the quorum present was limited to hear the application, the applicant is requesting to carry the application to the August 23, 2022 Land Use Board meeting and to not require new notice be given.

Mr. Moore made a motion to carry this application to the August 23, 2022 Land Use Board meeting and that no new notice be required. Mr. Stead seconded the motion.

In Favor: Moore, Stout, Camporini, Stead, Medcraft

Opposed: None

Abstained: None

Mr. Lambo and Mr. DeAngelis returned to the dais at this time.

Board Planner Bloch entered the meeting at 7:24 PM.

**Application #22-05 – Lion Gate at Musconetcong River Urban Renewal, LLC – 301 Mountain Avenue – B125, L9.01 – Amended Preliminary Major Site Plan/Amended Final Major Site Plan/Bulk Variance**

The application was presented by Jennifer Knarich, Esquire

Ms. Knarich introduced Christopher Szalay, Menlo Engineering and Associates, 216 Cleveland Avenue, Highland Park, NJ, who was sworn in by Board Attorney Zakin to testify as a Professional Engineer.

Mr. Szalay presented Exhibit A1 entitled, Aerial Exhibit depicting the Existing Conditions dated June 27, 2022 and Exhibit A2 entitled Color Rendering of the Submitted Site Plan, dated June 27, 2022.

Mr. Szalay testified to the following:

* Lot size is 13.9 acres
* 440 feet of frontage is located on the easterly side of Mountain Avenue
* The Musconetcong River runs along the southerly and easterly boundaries of the property
* Property is located within the HC District
* DOT improvements have been constructed as part of the previous approval
* Entrance has been constructed at the northwest corner of the site to provide access to the WAWA and the site address
* Applicant is requesting to build three separate buildings
* Buildings one and two will be approximately 16,128 square feet and building three will be 12,096 square feet
* There will be 145 units total, with 25 of those units as COAH units, and there will be 282 parking spaces
* There will be one-way driveways for the under-story parking
* Three dumpster enclosure locations will be provided
* There will be a free-standing sign at the entrance of the site.
* The buildings will consist of five stories
* Impervious coverage will be reduced
* Utilities will be brought in from Mountain Avenue

Mr. Szalay referred to Mr. Sterbenz’s report dated July 21, 2022 and stated that the applicant has no objection to any of Mr. Sterbenz’s comments and are willing to comply with all requirements listed in his letter.

Mr. Camporini asked if any Board Members had any questions at this time.

Mr. Lambo requested that when a site plan is amended to have a side by side comparison moving forward.

Mr. Jay Cooperman, Manager of Liongate, was sworn in by Board Attorney Zakin and spoke regarding putting a walking path on the property to connect to bordering walking paths from different properties.

Ms. Knarich introduced Mr. Stewart Gouck, Gouck Architects, Allentown, PA, who was sworn in by Board Attorney Zakin to testify as a Professional Architect.

Mr. Gouck presented Exhibit A3 entitled, Revised Architectural Plans with a revision date of July 26, 2022, which consists of Sheet, A-1 Building 1 and 2 Floor Plan, Sheet A-1.1 (exhibit A4), Building 2 Floor Plan, Sheet A-2 (exhibit A5), Floor Plan and Notes, Sheet A-3 (exhibit A6), Sheet A3.1 (exhibit A7), Building 1 and 2 Elevations, Sheet A-4 (exhibit A8), Building 3 Elevations and Sheet A4.1 (exhibit A9).

Mr. Sterbenz inquired about the adjustment of the location of the handicap stalls, which effects the pedestrian aisle and driveway aisle addressed in his letter dated July 21, 2022.

Mr. Bloch asked for the breakdown of the proposed affordable units. Mr. Gouck stated that Building 1 has five 2-bedrooms, five 1-bedrooms; building 2 has five 2-bedrooms and four 1-bedrooms. Mr. Bloch explained that the number of bedrooms needs to be modified to comply with the COAH requirements.

Mr. Lambo inquired if each unit will have laundry units and where the mail would be located. Mr. Gouck stated that each unit will have a washer and dryer and mail will be located in the lobby of the building.

Mr. Gouck testified that the building materials will consist of a stone base, Hardie board siding, white window trim and corner boards and black shutters.

Mr. Camporini expressed the need for a more dimensional look to the buildings.

Ms. Medcraft expressed concern regarding the height of the building for this area.

Mr. Lambo suggested keeping any mature trees on the site to mask the height of the building.

Mr. Moore inquired about access to the building and video camera coverage.

Mr. DeAngelis inquired about security at the garage entrance.

Mr. Bloch inquired if the elevators are large enough to support stretchers for medical purposes.

There being no more testimony to present at this time, Ms. Knarich stated that she will renotice for the August 23, 2022 Land Use Board Meeting to present the deviation requests to the application. The Board agreed to carry this application to the August 23, 2022 Land Use Board meeting.

**OLD BUSINESS**

Mr. Sterbenz informed the Board of his conversation with Zoning Official, David Diehl regarding the deployable ladder requirement stated in the approved resolution for G&G Church Properties, LLC. It was agreed by Mr. Diehl that only one deployable ladder be required and that if the Board is in agreement with the new condition, the amended resolution can be processed.

Mr. Stead made a motion to approve the amended resolution be adopted to only require one deployable ladder in the attic space. Mr. Stout seconded the motion.

In Favor: Moore, Stout, Camporini, Stead, Medcraft, DeAngelis

Opposed: None

Abstained: Lambo

Mr. Lambo inquired about the status of the Bergen Tool project.

**PUBLIC COMMENT**

Mr. Camporini asked if anyone from the public would like to speak at this time. No one from the public wished to speak at this time.

**NEW BUSINESS**

ADJOURNMENT

Mr. Moore made a motion to adjourn this meeting at 8:52 PM. Mr. Stead seconded the motion.

All were in favor.

Respectfully submitted,

Mary Matusewicz

Board Clerk