**TOWN OF HACKETTSTOWN**

**MINUTES**

**Land Use Board**

**August 23, 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 August 23, 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, Anthony, Graf, Medcraft, DeAngelis

Also Present: Board Engineer Sterbenz, Board Attorney Zakin

**Board Members Absent**

Becker, Wolfrum

Also Absent: Board Planner Bloch

**MINUTES**

Mr. Lambo made a motion to approve the minutes of the Land Use Board meeting held on July 26, 2022 as submitted. Mr. Stead seconded the motion.

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

Opposed: None

Abstained: Anthony, Graf

**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 presented the following documentation to prove that the building was used as a multi family dwelling prior to 1968, each of the following documents indicate at least two separate dwellings on the subject property:

* 1978 Deed
* 1967 and 1970 HMUA records
* 1951 Phone Book records
* 1923 Sanborn map

Mr. Stout made a motion to approve the Section 68. Mr. Moore seconded the motion.

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

Opposed: None

Abstained: None

Mr. 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**

The application was presented by Michael Selvaggi, Esquire

Mr. Selvaggi introduced John Hansen, who had been previously sworn in, to testify as the Civil Engineer and Professional Planner for the project.

Mr. Hansen presented Sheet #3 of the latest set of plans submitted to review with the Board.

Mr. Hansen testified to the following:

* The driveway island into Lot 25 has been extended and will have a flush curb
* The South side of the building lot will be striped
* Striping will be added to the intersections to guide cars
* There will be an extended double yellow line
* A 6 foot solid vinyl fence will be added to the rear of the property
* Additional evergreens will be added to the landscaping in the back of the property
* There will be a 5 foot concrete walkway extended to Route 57 from the site
* There will be a guardrail to protect the front area of Lot 25
* An 8 foot fence will be installed behind the industrial building on Lot 25
* The outdoor storage area on Lot 25will be cleaned up and made compliant with municipal ordinances

Mr. Hansen stated that he received comments from the Hackettstown Fire Marshal, which have been addressed as follows:

* The paved area on the North side of the existing building on Lot 25will be used as the fire lane
* The plantings will be low in the island and will not affect fire truck access
* There will be ample room for a fire truck to get through where the proposed 5 foot sidewalk will be.

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

Mr. Stead inquired how close the fire truck would be to the building if accessed at the sidewalk entrance.

Mr. Hansen explained the following D variance request:

* Access is needed through Lot 25 because there is no frontage on the properties.
* The outdoor patio will allow outdoor space, which will serve as a benefit to residents
* Floor area ratio of .50 is needed, which includes a basement, which will be used for storage only, below the two floors of residential apartments

Mr. Hansen explained the following C variance request:

* The parking setback will be 8.7 feet along the property line
* The parking lot setback to Lot 25 will be 8.3 feet
* 71.6% of impervious coverage is proposed for Lot 25
* Signage will be a total of 90 square feet
* Parking stalls will total 129 stalls on Lot 25

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. Sterbenz inquired if the applicant is amenable to revising the site plan to address the comments in his letter dated June 23, 2022 referring to the Stormwater Management report and the Highlands Council comments, to which the applicant agreed.

Mr. Sterbenz addressed the comments in Mr. Bloch’s letter dated May 24, 2022 regarding the plan changes consolidating lots 23 and 24, installing a guiderail, vegetation and screening along the northern part of the property, all of which the applicant has addressed.

Mr. Stout made a motion to approve the application with the D Use and C Bulk Variances requested and the lot merger along with the conditions of Mr. Sterbenz’s letter dated June 23, 2022. Ms. Medcraft seconded the motion.

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

Opposed: None

Abstained: Anthony

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

**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 Stewart Gouck, Gouck Architects, Allentown, PA, who had been previously sworn in and qualified to testify as a Professional Architect.

Mr. Gouck presented the following exhibits:

* Exhibit A-10 titled Sheet A1-Garage level and Floor Plan for Buildings #1 & #2, which shows the affordable units in the buildings.
* Exhibit A-11 titled Sheet A1.1-Building #2 Residential Floor Plan, showing community spaces and office spaces.
* Exhibit A-12 titled Sheet A2-Building #3 Floor and Garage Plan, showing the updated affordable units
* Exhibit A-13 titled, Sheet A3-West and South elevations of Buildings #1 & #2, showing the pitched roof over the structure
* Exhibit A14 titled Sheet A3.1-North and East Elevation of Buildings #1 & #2,
* Exhibit A15 titled, Sheet A4-South and West Elevations of Building #1
* Exhibit A16 titled, Sheet A4.1 #1-North and East Elevations of Building #1
* Exhibit A17 titled Color Rendered View of the South Elevation of Building #1

Mr. Gouk testified that he believes that these revisions to the plans comply with the design standards.

Mr. Camporini inquired about the color of the building.

Mr. Jay Cooperman, Manager of Lion Gate, who had been previously sworn in, stated that the color scheme will be a light gray with stone on the bottom of the building. The applicant agreed to submit a material board for the Board to review.

Mr. Graf suggested adding stone to the bump outs of the buildings.

Ms. Medcraft expressed her concern about the buildings looking out of place in the neighborhood as well as the height of the buildings.

Mr. Anthony inquired if there is a possibility of putting some of the parking garage below grade to reduce the height of the building.

Mr. Camporini asked if anyone from the public would like to speak at this time.

Jennifer Daly, 402 Grand Avenue, Hackettstown inquired about redevelopment plan pertaining to the height of the building for this property. Mr. Sterbenz explained the Redevelopment Plan ordinance that was adopted for the site to Ms. Daly.

There were no further questions from the public at this time.

Ms. Knarich introduced Kate Keller, Principal at Phillips, Preiss, Grygiel, Leheny, Hughes, LLC, who was sworn in and qualified by Board Attorney Zakin to testify as a Professional Planner to the project.

Ms. Keller testified to the following:

* There will be three buildings
* The parking entrance will be at a higher grade
* The minimum setback from the residential building to the WAWA property line will be 44.7 feet
* The minimum building to building setback will be 36.5 feet
* The minimum building to driveway setback will be 10 feet
* The building will be a total of 60 feet in height

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

Mr. Graf inquired if a traffic impact study will be done. Ms. Knarich explained that one was completed in 2017.

Mr. Lambo inquired if there could be a raised curb installed that will prevent cars from turning left out of the site.

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

Jennifer Daly inquired if the Flood Hazard and Wetlands permits are secured and current, if there is a Stormwater Management Plan, if green infrastructure is being used for stormwater management, what type of vegetation will be used around the paved areas and if there is a full landscape design and if grant money will be used for the greenway trail.

There being no further questions from the public, discussion returned to the Board.

Mr. Stead made a motion to approve the application to build three buildings consisting of a total of 145 housing units, 25 of which are affordable housing units, with the requested variances and the resubmission of a plan reflecting what was presented in exhibits A-10 through A-17 as well as the comments and conditions of Mr. Sterbenz’s review letter being sufficiently addressed, to the satisfaction of Board professionals. Mr. Stout seconded the motion.

In Favor: Moore, Stout, Lambo, Camporini, Stead, Anthony, Graf, Medcraft, DeAngelis

Opposed: Medcraft

Abstained: None

The Board agreed that the revised architectural plans and the proposed facade of the building will be deferred to the Board’s consultants for approval.

**ADJOURNMENT**

Mr. Moore made a motion to adjourn this meeting at 9:24 PM. Mr. Lambo seconded the motion.

All were in favor.

Respectfully submitted,

Mary Matusewicz

Land Use Board Clerk