**TOWN OF HACKETTSTOWN**

**MINUTES**

**Land Use Board**

**February 27 2024 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 February 27, 2024 Meeting of the Town of Hackettstown Land Use Board was called to order by Chairperson Camporini at 7:00 p.m.

**FLAG SALUTE**

**ANNOUNCEMENT OF PROPER NOTICE**

**ATTENDANCE**

**Board Members Present**

Moore, Lambo, Wolfrum, Camporini, Stead, Anthony Graf, Medcraft, DeAngelis, DaRonco

Also Present: Board Engineer Wisniewski , Board Attorney Zakin

**Board Members Absent**

Becker, Stout

Also absent: Board Planner Bloch

**APPOINTMENT OF BOARD ATTORNEY**

Mr. Moore made a motion to appoint Alan Zakin to the position of Board Attorney for 2024 retroactive to January 23, 2024. Mr. Lambo seconded the motion.

In Favor: Moore, Lambo, Wolfrum, Camporini, Stead, Graf, Medcraft, DeAngelis, DaRonco

Opposed: None

Abstained: Anthony

**MINUTES**

Mr. Wolfrum made a motion to approve the minutes of the regular Land Use Board meeting held on January 23, 2024 as submitted. Ms. Medcraft seconded the motion.

In Favor: Moore, Lambo, Wolfrum, Camporini, Stead, Graf, Medcraft, DeAngelis, DaRonco

Opposed: None

Abstained: Anthony

Mr. Lambo stepped down from the dais at this time and left the meeting.

**PUBLIC HEARING**

**Application #23-14 – HOTGS, Inc. – 3 Park Avenue & 798 Willow Grove Street – B116, L2&8 – Preliminary Major Site Plan/Use Variance/Bulk Variance**

**Application was presented by Jennifer Phillips Smith, Esquire, Gibbons P.C., 141 W. Front Street, Red Bank, NJ 07701**

Ms. Smith introduced Brian Lawrence, CEO of Fellowship of Life, 800 Fellowship Road, Basking Ridge, NJ , who was sworn in by Board Attorney Zakin to testify as a fact witness.

Mr. Lawrence testified to the following:

* Fellowship Life is the parent of the House of the Good Shepherd
* Fellowship Life is a non-profit faith based organization that operates senior housing programs throughout New Jersey
* Fellowship Life manages and operates four communities: HOTGS, Fellowship Village in Basking Ridge, Pines Village in Whiting and Friends Village in Woodstown New Jersey
* Fellowship Life offers the following services: homecare, hospice, therapy, technology services, health and medical services, rehabilitation services, Med-spa services
* Fellowship Life became involved with HOTGS in order to help financially and provide a better level of care
* HOTGS will have the following amenities: indoor/outdoor dining, a bar, fitness center, pickleball court, movie theater, game room, hair salon, art studio, gift shop, meeting room and a golf simulator
* The wellness center and fitness center would be open to the community
* The HOTGS assisted living portion is open 24 hours a day, 7 days a week providing three nursing shifts and one business shift
* There are currently 74 team members and if the application is approved, 5 more members would be hired

Chairman Camporini asked if anyone from the Board had any questions at this time. No one from the Board had any questions at this time.   
  
Chairperson Camporini asked if anyone from the public had any questions at this time. No one from the public had any questions at this time.  
  
Ms. Smith introduced Katie Boucher, AIA, KDA Architects, 500 Kings Highway South, Cherry Hill, NJ, who was sworn in by Board Attorney Zakin and qualified by the Board to testify as a Professional Architect.

Ms. Boucher presented Exhibit A1-02-27-24 entitled Proposed Aerial View of Campus, dated February 27, 2024, showing the main building, cottages, apartment building, single family residences. Ms. Boucher testified that the two current one-story residential buildings will be demolished and replaced with two two-story additions within the same footprint. There will be a pickleball court on the rooftop of one of the buildings. Both buildings will offer amenities and independent living spaces. The main building renovations on the second floor will include new apartments and amenity spaces. The existing log cabin will be demolished and replaced with a duplex holding a two bedroom apartment on each level.   
  
Ms. Boucher presented the submitted Landscape and Architectural Plans to the Board.  
Sheet A1.1 showing the first floor plan of one building holding the fitness center, pool and locker rooms, which would be open to the public as well as the other building showing the fitness center, aerobics center and locker rooms, which will also be open to the public.

Sheet A1.2 showing the second floor plan of the fitness center/rehab and wellness center, which will be open to the public as well as the pickleball court that will be open to the public. This sheet also shows the independent living units and the pool addition.

Sheet A1.3 showing the third floor plan of the independent living units.

Sheet A1.4 showing the 2 story cabin plans and elevations.

Ms. Boucher presented Exhibit A2-02-27-24 entitled Riverwalk Village Renderings, dated February 27, 2024, which depicts exterior views 1, 2 and 3 of the proposed building additions.

Ms. Boucher presented Exhibit A3-02-27-24 entitled Riverwalk Village Renderings, dated February 27, 2024 depicting views exterior 4, 5 and 6 of the proposed building additions.   
  
Ms. Boucher testified that there will be three types of signage. There will be two monument signs at the entryway to the site and directional/informational signs within the site.  
  
Mr. Camporini asked if anyone from the Board had any questions at this time.  
Mr. Moore inquired about the height of the proposed third floor building. Ms. Boucher stated it is at a height of 34.4 feet, which is below the height of the existing building.  
  
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.

Ms. Phillips introduced Dan Dougherty, Dynamic Engineering Consultants, P.C., 1904 Main Street, Lake Como, NJ, who was sworn in by Board Attorney Zakin and qualified by the Board to testify as a Professional Civil Engineer.

Mr. Dougherty described how the improvements will impact the site of the property.

Mr. Dougherty presented Exhibit A4-02-27-24 entitled Aerial Plan Exhibit, dated January 23, 2024 showing the aerial view of the site, including the different zones and streets.

Mr. Dougherty presented Exhibit A5 -02-27-24 entitled Overall Site Plan Rendering dated January 23, 2024 showing a colorized version of the buildings, asphalt, sidewalks, trees and lawn areas.

Mr. Dougherty testified that the setbacks for the cabin location will be increased from State Park Road but will remain within the 50 ft. perimeter setback. Mr. Dougherty pointed out the patio area, the sidewalk areas and the parking lot areas. Ten new parking stalls are proposed east of the pool wing, which will be built out of pervious pavement.

Mr. Dougherty stated that they will comply with the stormwater management design details, sidewalk design, and grading outlined in the Board Engineer’s Technical Review letter dated January 18, 2024.

Mr. Dougherty stated that the existing log cabin will be demolished and replaced by a duplex. The existing asphalt driveway connecting to Parke Avenue will be removed and replaced with landscaping, so that all vehicle access will come from Willow Grove Street only

Mr. Dougherty testified that there is not a need for the required 434 parking stalls, therefore a total of 153 parking stalls are being requested. The parking requirement is based on a traditional medical facility, however because this is a residential facility where many of the elderly residents do not own vehicles and do not have traditional medical facility traffic, this technical requirement is considered excessive under the circumstances.

Mr. Dougherty testified that there will be 47 employees on location at one time.

Mr. Dougherty testified that the entire campus is served by one loading location, which would support a variance to eliminate the need for loading spaces at each building. As it is an integrated campus type of facility, one facility for loading is sufficient, where loading for each separate building would be required under code.

Mr. Dougherty testified that the trash is removed from the buildings by the on-site staff and brought to one location, supporting the requested variance as there is not a need for a trash receptacle at each building location. As it is an integrated campus type of facility, one facility for trash collection is sufficient, whereas loading for each separate building would be required under code

Mr. Dougherty testified that the masonry column signs at the entryway to the site will remain in place, but the descriptive panel within the columns will be replaced. The current signage does not meet the current setback requirements and the applicant is therefore seeking relief because the existing setbacks met the requirements when they were installed originally.

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

Adam Wisniewski inquired whether the catch basins in the area are conforming with the NJDEP requirements. Mr. Dougherty stated that the grates have not been inspected at this time.

Mr. Wisniewski inquired about the Board’s thoughts about the entryway signage being internally illuminated. The Board agreed that internally lit signs are not likely to be approved and requested the applicant return to a meeting to present a sample of what the sign would look like from the sign company.

Mr. Wisniewski inquired about the EV station requirements. Mr. Dougherty stated that the applicant expects to install at least two EV charging stations.

Chairperson Camporini asked if anyone from the public had any questions at this time.  
Doug Russack, 209 Maple Avenue, Hackettstown, inquired if the EV charging stations would be available to the public for use and if there would be an ATM on site. Mr. Dougherty stated that the EV stations would not be available to the general public and there would not be an ATM located at the site.   
  
Ms. Smith introduced Connor Hughes, Dynamic Traffic, 245 Main Street, Chester, NJ who was sworn in by Board Attorney Zakin and qualified by the Board to testify as a Traffic Engineer Expert  
  
Mr. Hughes referred to his report provided to the Board dated November 7, 2023 and revised February 8, 2024. Mr. Hughes explained the process used to determine what the traffic impact would be with the proposed site improvements. Mr. Hughes testified that based on his traffic study, he feels there will be no significant impact to traffic conditions in or around this site.   
  
Chairperson Camporini asked if anyone from the Board had any questions at this time.  
Ms. Medcraft inquired if the study was based on vehicles coming in and out of the facility on a daily basis. Mr. Hughes stated that it was done during peak hours of traffic.

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

Ms. Smith introduced Donna Holmqvist, PP., Preferred Planning Group, LLC, 110 Chestnut Ridge Road, Montville, NJ, who was sworn in by Board Attorney Zakin and qualified by the Board to testify as a Professional Planner.

Ms. Holmqvist testified that her determination is that the recreational aspects of this project is a permitted accessory use because it is reasonably associated with the primary use, it is on the same lot as the principal use, the level of intensity is incidental to the primary use, there is a degree of compatibility with the neighborhood, it is reasonable to expect to see this use in this area and the use is compatible and complimentary to the principal use on site.

Ms. Holmqvist presented Exhibit A6-02-27-24 entitled, Neighborhood Context, dated March 20, 2023, showing a leaf off aerial photo of surrounding development pattern.

Ms. Holmqvist stated that this project is consistent and compatible with the current Master Plan, that the positive criteria this that this is an inherently beneficial use. The negative criteria is that there is no substantial detriment to the public good and no substantial impairment to the zoning ordinance.

Ms. Holmqvist testified that the Recreational use in the HF zone is a permitted accessory

incidental use for guests from outside of the facility to participate as daily guests at the

recreational fitness center and that the D1 is appropriate for the use as a Healthcare facility in the

portion proposed for the R-30 Zone for use of the medical and convalescent and extended

residential healthcare, including independent living units.

Ms. Holmqvist testified that the proposal meets purposes “I” – regarding desirable visual

environment innovative design features, “K” – regarding innovative design features and “L” –

promoting senior citizen communities in regard to N.J.S.A.40:55D-2 of Municipal Land Use

Law (MLUL).

Chairperson Camporini suggested merging the lots.

Mr. Graf inquired where the current residents will be placed during the construction phase of the property. Mr. Lawrence, who previously testified, stated that the residents will not be impacted by the construction but if they needed to be moved into a comparable apartment on the site, that would be arranged.

Mr. Camporini asked what type of heating system there is. Mr. Lawrence stated there is natural gas on the site.

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

Mr. Anthony made a motion to approve the D1 Variance in the R-30 zone to demolish and rebuild the existing healthcare facility with the conditions that the buildings and building materials appear as presented in the renderings, the applicant complies with the conditions presented in the Board Engineer’s letter dated January 18, 2024, applicant agrees to install at least two EV charging stations, the applicant agrees to reappear before the Board to present the lighted signage at the entryway to the site, the applicant agrees to merge the lots and have the deed approved by the Board Professionals, that the existing stormwater basins and drains will be brought to current Town and NJDEP standards. Mr. DeAngelis seconded the motion.

In Favor: Yes – Moore, Wolfrum, Camporini, Stead, Stead, Anthony, Graf, Medcraft, DeAngelis, DaRonco

Opposed: None

Abstained: None

**COMMITTEE REPORT**

Mr. Stead reported the financial status for the month of February.

**ZONING MATTERS**

Discussion was held regarding zoning violation letters that were issued by the zoning official.

**OLD BUSINESS**

Mr. Camporini asked about the status of the pizza restaurant ‘Pizza Pusha’ that wanted to locate on Main Street. There has been no progress in the status of this application.

**NEW BUSINESS**

Board Attorney Zakin spoke regarding new affordable housing legislation. It was recommended by the Board that Mr. Zakin look into the new legislation laws for discussion at the March meeting.

**ADJOURNMENT**

Mr. Moore made a motion to adjourn this meeting at 10:16 PM. Mr. DeAngelis seconded the motion.

All were in favor.

Respectfully submitted,

Mary Matusewicz

Land Use Board Clerk