**TOWN OF HACKETTSTOWN**

**LAND USE BOARD SPECIAL MEETING**

**APRIL 29, 2021**

**MINUTES**

**CALL TO ORDER**

the April 29, 2021 Special Meeting of the Town of Hackettstown Land Use Board Meeting held via Zoom, was called to order by Chairman Al Camporini at 7:00 PM.

**ANNOUNCEMENT OF PROPER NOTICE**

**ATTENDANCE**

**Board Members Present**

Sherman, Moore, Becker, Lambo, Wolfrum, Camporini, Stead, Walling, Graf

Also Present: Board Attorney Mennen, Town Engineer Sterbenz and Town Planner Bloch

**Board Members Absent**

Becker, Anthony

**Application #21-03 – Orjor Kasneci – B 65.01, L 14 – Section 68**

The applicant did not properly notice, therefor will be carried to the May 18, 2021 Special Meeting to be held at 7:00 PM via zoom.

**Application #21-02 – 7 Route 57 – B 129, L 23 & 24 – Use Variance**

The applicant did not properly notice, therefor the public hearing will be carried to the May 18, 2021 Special Meeting to be held at 7:00 PM via zoom.

**COMPLETENESS**

**Application #21-04 – LCTW, LLC – B 129 L 16.01 – Site Plan/Bulk Variance**

Mr. Sterbenz reviewed his Engineer’s report dated April 22, 2021 stating that the application is complete, there are no deficiencies and if the Board agrees to grant the waiver, the application can be deemed complete.

Mr. Moore made a motion that the depiction of all physical features within one hundred feet of the tract boundary be waived from the variance check list submission and to deem the application complete. Ms. Walling seconded the motion.

In Favor: Sherman, Moore, Lambo, Wolfrum, Camporini, Stead, Walling, Graf

**PUBLIC HEARING**

**Application #21-04 – LCTW, LLC – B 129 L 16.01 – Site Plan/Bulk Variance**

**Applicant was represented by Michael Lavery, Esquire**

John Hansen was sworn in by Board Attorney Mennen as an expert in engineering and planning for the applicant.

Mr. Hansen presented Exhibit A1-Existing Conditions Exhibit dated April 29, 2021 showing an aerial photo of the current site, which is a half-acre located in the HC zone.

Mr. Hansen presented Exhibit A2-Hackettsown Carwash Exhibit dated April 19, 2021 showing a color rendering of the site with the following proposals to the site:

* Eliminate current vacuum stations
* Create two lanes for stacking and queuing instead of one
* Three foot wide island to create a safe safe delineation between the entrance of the carwash and Shelly Drive
* Existing curb along Shelly Drive will be removed and replaced with concrete curbing with a new sidewalk
* Pay stations will be concrete 6 inch curbed
* Menu signs will be installed as well as an automated gate
* Evergreen trees and boxwoods will be used for landscaping
* Site will be repaved and restriped
* The existing sign will remain in the same location and replaced with a new sign panel to reflect the name of the new carwash
* New sign at easterly edge of car wash mounted on building with illumination

Mr. Camporini aske the Board Members of they had any questions at this time.

Mr. Lambo inquired about changing the circulation to be able to enter the carwash from the front and exit out onto Shelly Drive. Mr. Hansen said it was not looked at because significant changes would have to be made to the carwash in order for the cars to enter and exit that way.

Mr. Moore inquired about access for just using the vacuums and not the carwash. Mr. Hansen said there will be a vacuum lane.

Mr. Camporini asked if there is a need for eight vacuums on the site. Mr. Hansen feels that it will be a good service to the public.

Mr. Sherman asked for further details of the proposed signage.

Mr. Hansen presented Exhibit A3-Drawings for Carwash, 300 Mountain Avenue, Hackettstown, NJ, prepared by Donnelly Architecture, LLC dated April 25, 2021 which shows four different photographs of the existing building and elevation drawings to compare the existing building to what is being proposed.

Mr. Sherman inquired if there will be any changes to the curb line on Mountain Avenue. None are proposed.

Mr. Lambo asked if the applicant would consider installing a monument sign on Mountain Avenue. Mr. Hansen feels that because there is not a lot of frontage on Mountain Avenue, it would be problematic.

Mr. Camporini asked if the building will remain stucco and if it will be repainted or sided. Mr. Hansen felt like the architect should answer this question.

Mr. Sherman stated that a monument sign would be more compatible with the adjacent properties.

Ms. Walling inquired where the employees will be parking. Mr. Hansen stated that only one employee will be on site and an unused vacuum station will be used for parking.

Mr. Lavery stated he felt like a monument sign would be difficult to see from a distance on Mountain Avenue.

Mr. Stead stated that he feels a monument sign would be an improvement at the site. Mr. Stead inquired about the gravel drive that is indicated on the plans. Mr. Hansen stated that the gravel drive is existing, and it will be repaved. Mr. Stead inquired if there is a right turn only sign out of the carwash. Mr. Hansen said it is not required now to make a right turn only and is not looking to change it at this time.

Discussion was held regarding the need for a right turn only sign to be placed at the site for traffic safety purposes. Mr. Camporini suggested tabling this discussion and to revisit it when Mr. Schiano is sworn in to testify.

Mr. Hansen stated there is no dumpster on site and solid waste will be stored inside of the structure and removed off site daily.

Mr. Hansen spoke to the variance relief the applicant is requesting.

* Depth is an existing non-conforming condition, asking for relief
* Parking setback-no current setback on Shelly Drive or Mountain Avenue but asking for relief
* Signage-proposing five signs on the site, asking for relief

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

Mr. Lambo asked Mr. Hansen to clarify if there is an entrance from Mountain Avenue. Mr. Hansen confirmed that there is an entrance and exit on Mountain Avenue.

Mr. Bloch inquired how the water off the roof will be handled. Mr. Hansen stated there will be downspouts to the pavement. Mr. Bloch inquired as to why have a vacuum bay if an employee will be using one to park in. Mr. Hansen replied that during off hours the vacuum can be used. Mr. Bloch asked if there will be any outdoor storage. Mr. Hansen could not confirm this. Mr. Bloch inquired about the flagpole, which was not indicated on the original plan. Mr. Hansen stated that Mr. Schiano could better answer that question. Mr. Bloch inquired about snow buildup along the fence. Mr. Hansen stated that if there is too much snow, it will be loaded and moved off site.

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

Mr. Sterbenz inquired what would prevent someone from the vacuum lane or entering from Shelly Drive from entering into the carwash without paying. Mr. Hansen stated that there will be an attendant on site to assist the patrons of the car wash. Mr. Sterbenz inquired if there will be plan revisions to section 2, Site Layout - 2.05 and 2.06, Section 3-Grading/Drainage Utilities, Section 4-Landscaping/Lighting and Section 5-Miscellaneous. Mr. Hansen stated they will revise all sections requested but would like to keep the existing lighting referred to in Section 4.01.

Mr. Bloch referred to section 2.07 of Mr. Sterbenz report inquiring about parking along Shelly Drive and the possibility of an excess of cars from Mama’s parking along the street interfering with the traffic light. Mr. Hansen stated that no changes are being made to Shelly drive except the replacement of the dilapidated curbing. Mr. Sterbenz stated that there is currently no parking on the street currently because of the traffic light.

Thomas Schiano was sworn in by Board Attorney Mennen as a fact witness and owner of LCTW, LLC.

Mr. Schiano testified to the following information:

* Current owner of LCTW, LLC
* Intending on fixing former Zane’s Carwash to make it a viable operation again
* Operating hours will be from 7:00 AM to 6:00 PM seven days a week
* One or two employees will be on site per shift
* The operation will be solely car wash and vacuums.
* No merchandise will be stored outdoors
* Customers will drive to the menu, choose an item and drive into the bay
* Vacuum lanes will be monitored by the the outside employee
* The attendant will assist with line control
* A no left turn sign will be installed onto Mountain Avenue
* The employee will park on the Shelly Drive side of the building using the least desirable vacuum used
* The vacuums will be left on for use 24/7
* Exterior of building will remain stucco and will be painted an aqua blue color with hints of gray

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

Mr. Lambo inquired if there will be anyone using towels to dry the cars. Mr. Schiano explained that the equipment that is being used should eliminate the need for towel drying.

Mr. Schiano commented that he is willing to install a monument sign.

Mr. Camporini inquired if there will be an attendant to guide the car into the carwash. Mr. Schiano stated that he would like to use the most modern equipment to make the carwash user friendly but if the need arises in the future, an attendant will be used to guide the cars. Mr. Camporini asked if there will be any noise concerns from the blowers. Mr. Schiano stated that the new equipment is quiet, so he is not concerned.

Mr. Moore inquired about the flagpole. Mr. Schiano stated he would like to find a place to install a flagpole.

Mr. Stead inquired if Mr. Schiano feels he will receive the volume of business to support seven vacuums at the site. Mr. Schiano stated he feels that people will use all of the vacuums.

Mr. Mennen inquired about the security that will be used to prevent the vacuums from being broken into during closed hours. Mr. Schiano stated that there will be security cameras and lighting at the site and also the fact the Mama’s Restaurant is next door and open late.

Mr. Sterbenz asked Mr. Schiano to clarify that there will be no outdoor storage or display other than the menu boards. Mr. Schiano confirmed this. Mr. Sterbenz inquired if the water cleaning the cars will be recycled or reused and if the sediments and silts off of the cars will be filtered.

Mr. Schiano stated he will be installing a recycle unit that will recycle and filter the water being used. Mr. Sterbenz asked how often the filters would be cleaned. Mr. Schiano stated it would be done per the recommendation of the unit.

Mr. Camporini asked if Mr. Schiano had any information on the water cleaning system he will be using. Mr. Schiano stated he has not picked one out yet but will pass it along to Mr. Sterbenz when he has it.

Mr. Lambo asked if Mr. Schiano considered putting the vacuum machines in the line as the customers wait to pay. Mr. Schiano said he would consider it but would like to keep the line moving.

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

Discussion was held regarding having the applicant come back in front of the Board for review of the monument sign. The Board agreed to approve the size of the sign and allow the architectural details to be left to the Professionals discretion.

Mr. Camporini asked if anyone from the public has any questions or comment regarding this application. No one from the public wished to speak at this time.

Mr. Sherman made a motion to approve the application for the stipulated bulk variances for the lot depth, the parking setback, not complying with the off street parking provision, signage as to the size and number of signs, two sign setbacks for the menu sign on Shelly Drive and the monument sign with the following conditions: the monument sign not exceed the existing 58.13 square feet with a setback of five feet or greater and not the height not to exceed sixteen feet, to install a no left turn sign at the exit onto Mountain Avenue, to install a flagpole subject to Mr. Sterbenz and Mr. Bloch’s approval, as well as the design waivers for right-of-way dedication along Shelly Drive, compliance with any site plan revisions referenced in Mr. Bloch’s report as well as the recommended conditions in Mr. Sterbenz’s report. Mr. Moore seconded the motion.

In Favor: Sherman Moore, Lambo, Wolfrum, Camporini, Stead, Walling, Graf

Oppose: None

Abstain: None

NEW BUSINESS

Mr. Moore requested smaller maps and plans be distributed to Board Members.

Mr. Sherman reported that he was appointed to the Solid Waste Advisory Council.

Mr. Mennen reported that he received an email from the Town Attorney requesting the Board review an ordinance for consistency and that it be put on the May 18, 2021 special meeting or May 25, 2021 regular meeting for discussion.

ADJOURNMENT

There being no further business, Mr. Moore made a motion to adjourn this meeting at 9:02 PM. Ms. Walling seconded the motion.

All were in favor.

Respectfully submitted,

Mary Matusewicz

Board Clerk