

**BOROUGH OF LAKEHURST
LAND USE BOARD
REGULAR MEETING
JULY 24, 2023
MINUTES**

MEETING OPENED AT 6:00 P.M. BY CHAIRMAN DAVID BURTON.

ALL STOOD FOR THE PLEDGE OF ALLEGIANCE.

PUBLIC MEETINGS STATEMENT READ INTO RECORD BY LAND USE BOARD SECRETARY MARYANNE CAPASSO:

"IN COMPLIANCE WITH N.J.S.A. 10:4, OPEN PUBLIC MEETINGS ACT, NOTICE WAS GIVEN TO THE NEWSPAPER, AND POSTED, THAT THE REGULAR MEETING OF THE LAKEHURST LAND USE BOARD IS SCHEDULED FOR THE TWENTY-FOURTH DAY OF JULY, 2023 AT THE HOUR OF 6:00 P.M. TO BE HELD IN THE LAKEHURST COMMUNITY CENTER, 207 CENTER STREET, AT WHICH TIME THE BUSINESS OF THE BOARD WILL BE CONDUCTED."

LAND USE BOARD ATTORNEY ADMINISTERS THE OATH OF OFFICE TO HAILEY DRIES.

Land Use Board Attorney Gregory Hock administered the oath of office to Land Use Board Alternate Member Hailey Dries

ROLL CALL:

*Alternate Member

MAYOR ROBBINS: PRESENT
COUNCILMAN OGLESBY: PRESENT
CHAIRMAN BURTON : PRESENT
KORI BRENNAN : PRESENT
JEFF EMMONS: ABSENT

ANDREW HODGES: PRESENT
ERIC ROBBINS: PRESENT
ROBERT ROBINSON : PRESENT
MARANDA SALAS : PRESENT
*#1 HAILEY DRIES: PRESENT

APPROVAL OF MINUTES:

Motion by: Steven Oglesby Seconded by: Maranda Salas
To approve minutes of May 22, 2023 Regular meeting. Roll call vote held. All vote affirmative with the exception of Mayor Harry Robbins, Chairman David Burton, and Andrew Hodges who abstained due to their absence at the meeting of May 22nd and Hailey Dries who abstained as she was not a member of the Land Use Board at the time of the meeting.

OLD BUSINESS:

CONTINUATION OF APPLICATION OF B & K EQUIPMENT SERVICES LLC FOR PRELIMINARY & FINAL MAJOR SITE PLAN FOR THE PROPERTY DESIGNATED AS BLOCK 63, LOT 6 (carried from the meeting of May 22, 2023):

Joseph Coronato Jr., attorney for the applicant, introduced a copy of Exhibit A-1, a brief overview of the application. Mr. Coronato stated that the application completely complies with the borough's ordinances. Mr. Coronato also stated that there was a hold-up with the Pinelands Commission; however, the Pinelands Commission did issue a Certificate of Inconsistency and added the applicant's engineer will address tonight. Mr. Coronato introduced William Layton, the applicant, to explain the operation of the business and what it entails.

William Andrew Layton, 622 West Veterans Highway, Jackson, New Jersey, was sworn to give testimony at 6:04 p.m. by Board Attorney Gregory Hock.

Mr. Layton stated that B&K Equipment Services is a family-owned business that has been in business for over 30 years. Mr. Layton also stated that the business sells specialty fittings and hydraulic lines, braking systems for school buses, municipal and military truck supplies, small fittings, and components of bigger systems. Mr. Layton further stated that the building will have a large area to hold in stock items such as vacuum truck equipment, fittings to septic trucks and sewer jet trucks, and water pumps.

Mr. Coronato questioned the intentions of the building.

Mr. Layton answered the front of building will be for retail that will hold power washing supplies, gloves, timing plug kits, lawn mower supplies, items along that line.

Mayor Robbins asked if the building would have a store front.

Mr. Layton replied that the front of the building will be a store front and the rear of the building will hold larger items.

Mr. Coronato questioned the staffing.

Mr. Layton answered there will be one secretary at the front and one person in the warehouse.

Mr. Coronato asked the hours of operation.

Mr. Layton responded that the business is open from 7 a.m. to 4 p.m., Monday through Friday.

Board Member Andrew Hodges asked if the business has its own delivery truck.

Mr. Layton responded that the business does have a small delivery truck; however, most of the business is done through walk-ins. Mr. Layton stated that deliveries to the business are mostly through UPS and are just a few a day.

Board Chairman Davis Burton asked if the business does hydraulic rams for backhoes.

Mr. Layton responded that the business does some hydraulic rams but mostly components, like hoses, fittings, and packings.

Mr. Coronato questioned the drop off for the deliveries.

Mr. Layton answered that the parking lot is big enough for UPS to pull in and drop off.

Mr. Coronato questioned the trash receptacle as far as location and pick up.

Mr. Layton answered that the trash receptacle will be located in the back of the parking lot and will be enclosed. Mr. Layton stated the business does not generate much trash; therefore, the trash will be picked up bi-weekly.

Board Member Maranda Salas expressed that trash pickup be after 8 a.m.

Mr. Layton affirmed yes.

Mr. Hodges asked if there will be a repair service at this location.

Mr. Layton confirmed that this location is retail; however, there are parts that could be assembled or disassembled at the shop that do not require heavy machinery.

Mr. Burton asked if there would be a forklift on site.

Mr. Layton responded that there will be a small electric forklift.

The applicant's engineer Michael Goldstein was sworn to give testimony at 6:12 p.m. by Board Attorney Gregory Hock. Mr. Goldstein's qualifications were accepted by the board.

Copy of the aerial of the site was introduced as exhibit A-2

Mr. Goldstein testified that the site is located at 117 Union Avenue and added to the west is the funeral home, to the east is the laundromat, and to the north, the rear of the site, are townhouses. Mr. Goldstein stated that the site was once occupied by a hardware store but was demolished in 2019 and has since been vacant. Mr. Goldstein also stated that the lot is a rectangular shaped lot that is 100 feet wide by 160 feet deep.

Copy of the site plan was introduced as exhibit A-3.

Mr. Goldstein also testified that the site is located in B-1 Downtown Business Zone and added the applicant is proposing a commercial retail establishment which is a permitted use in this zone. Mr. Goldstein stated that the applicant is also proposing a 5,985 square foot building and twelve parking spaces on the site and added that access to the site will be on the east side near the existing curb cut. Mr. Goldstein also stated improvements in the right-of way include new curbs and sidewalks that will be installed in front, and a comprehensive landscaping plan will be in the rear of the site. Mr. Goldstein further stated that there are no variances being requested; however, there are two design waivers, the first being access drives shall be a minimum of 10 feet from the property line whereas the proposed parking is 6 feet from the side property line adding the applicant is offsetting the difference with landscaping and white stripping. Mr. Goldstein went on to say that the second waiver is access drives shall be a minimum of 10 feet from any property line, whereas the proposed parking is 5 feet from the right-of-way line adding front yard setback is measured from the property line and not the curb, so concerning safety, the site is actually a total of 15 feet from the travel lane.

Mr. Goldstein further testified that the front of the building will be used for retail and the rear of the building for storage needs for the retail establishment. Mr. Goldstein explained the features on the front of the building, large glass windows and large glass door, and decorative landscaping adding the goal is so that when driving down Union Avenue, you see a pretty façade. Mr. Goldstien also explained the west side of the building, a large sliding glass door and an awning to break up the elevation of the building, adding the goal here is to not have a large, flat uninterrupted wall with no distinguish features.

Mr. Goldstein went on to testify that the building will have a B&K Equipment sign, adding the sign complies with the borough's sign ordinances. Mr. Goldstein stated that 12 parking spaces are being proposed including 1 electric vehicle make ready space that is now required and is credited as 2 parking spaces towards to the required parking spaces. Mr. Goldstein also stated that 7.5 spaces are required for the retail portion of the building and 3.2 spaces, plus 1 space used in connection with the business, are required for the storage portion of the building; therefore, requirements are met. Mr. Goldstein further stated that based on the operation of the business that the owner testified about earlier, 12 parking spaces are more than adequate, adding this is not a high traffic volume site, the site is institutional bias. Mr. Goldstien went on to explain the site circulation stating that it is possible to make a k-turn on the site; however, it is expected that the trash truck will pull in head on to the site and then back out onto Union Avenue. Mr. Goldstein also stated that the parking lot has a loading zone for delivery vehicles and added that an ambulance will be able to navigate the parking lot; however, fire trucks would more than likely park on Union Avenue.

Mr. Goldstein testified that the drainage will be in compliance adding the ADA ramps are sloped towards the drainage outlet. Mr. Goldstein stated that the site has a Stormwater Management System and is complaint with the borough's stormwater ordinance. Mr. Goldstien also stated that the Pinelands Commission issued an Inconsistent Certificate of Filing and added that as revisions are made that are required by the board engineer and other outside agencies, that one inconsistency item will be addressed. Mr. Goldstein

further stated that the board engineer recommended the applicant file a four-year maintenance guarantee for the stormwater management system and a ten-year maintenance program adding the applicant will file all necessary documents if the application is approved.

Mr. Goldstien addressed the board engineer's concerns regarding the lighting at the entrance of the site and added that applicant's lighting plan does not take into consideration the existing lights on Union Avenue because the lighting is designed to easily identify the site entrance. Mr. Goldstein also addressed the concerns of lighting on the trash enclosure, adding the applicant purposely did not propose lighting in that area due to the residents in the rear of the site. Mr. Goldstien stated that if the board wishes to have additional lighting in that area, the applicant will add additional lighting.

Mr. Goldstien summarized his testimony stating the applicant is excited about "setting up roots" in Lakehurst adding the site is currently vacant and the applicant is proposing a commercial business to help bring more traffic to the downtown business zone. Mr. Goldstein stated that if the board should act favorably and once the applicant receives all approvals from outside agencies including construction permits, the applicant will start construction immediately.

Mr. Burton questioned sufficient lighting in the parking lot.

Mr. Goldstein answered that there are wall mounted lights on the side of the building and will be buffered by the landscaping.

Mr. Coronato asked what trees will be used for buffering.

Mr. Goldstein responded mostly pines that are native to the Pinelands.

Discussion continued concerning the lighting near the trash enclosure.

All in agreement with the proposed lighting plan.

Board Engineer Pamela Hilla asked for explanation as to why the evergreens along the rear property line measure 6 to 8 feet in height and the trees on the easterly property line are smaller in size.

Mr. Goldstein responded the applicant did not want to block the egress on the easterly side.

Ms. Hilla stated that on the westerly property line there is a proposed 2-foot setback whereas the required setback is zero; however, there is an encroachment from the funeral home and added if the encroachment is eliminated then the designated fire lane will be removed.

Mr. Goldstein responded that the funeral home has a second driveway on the west side of

their building that has full access from Union Avenue to Pine Street adding the proposed building is not cutting access off to the funeral home by removing a small portion of asphalt that is utilizing the applicant's site.

Ms. Hilla asked if there is an existing curb cut at the encroachment.

Mr. Coronato responded that the fire lane in questioned is not wide enough for an emergency vehicle.

Ms. Hilla stated concerns for prior approvals.

Mr. Coronato responded that there is no indication of the encroachment or the use of a fire lane.

Ms. Hilla responded the fire lane is striped and added an approval from the fire chief will be needed to remove the striping.

Mayor Robbins questioned the survey.

Mr. Coronato answered that the applicant conducted a survey and added that the survey shows no restricting easement or covenants or anything that shows that the funeral home has access to the applicant's site.

Ms. Hilla stated that with the building in close proximity to the funeral home, some type of fire protection will be needed along the westerly side of the proposed building.

Mr. Goldstein responded that the applicant will be obtaining construction permits and will follow all building and fire regulations.

Ms. Hilla stated regarding signage, there will be one wall mounted sign.

Mr. Goldstein answered in the affirmative.

Ms. Hilla asked if there would be any directional signage.

Mr. Goldstein responded there will be No Parking and Fire Lane striping as well as a stop sign and stop bar.

Ms. Hilla asked if the existing curb cut between the funeral home and the proposed site will be removed.

Mr. Goldstein responded that the applicant is only proposing improvements along the frontage of the site and the drainage tie in. Mr. Goldstein stated that the applicant is planning to saw cut the curb cut at the end of the property frontage adding there will be a portion of the curb cut that is left after the applicant takes back the right of way in front of the proposed site.

Ms. Hilla questioned leaving half a curb cut in front of an existing driveway apron.

Mr. Goldstein answered that they will remove the curb cut if requested.

Mr. Coronato stated they did not want to abruptly remove the curb cut to cause an awkward situation but do not want to make a condition of the approval.

Mr. Layton added he will speak with the owner of the funeral home to see if they are ok with removing the curb cut to have the curb uniformed adding he has no problem with adding the extra curbing to make it presentable.

Mr. Burton responded if the funeral home does not want the curbing, then have the curbing from the site run smoothly into the curb cut in front the funeral home.

Ms. Hilla stated the outstanding item with regard to the Pinelands' Inconsistent Certificate of Filing is the infiltration system of specific storm connect.

Mr. Goldstein responded that the Pinelands Commission's specific Stormwater Ordinance calls for a 10-year storm to be infiltrated on site adding the applicant does have the infiltration system; however, their system takes into account the storm while it's infiltrating when the system should be taking into account a 10-year storm infiltration.

Mr. Coronato added the applicant will comply with the Pinelands Commission.

Ms. Hilla stated the applicant does not intend to increase the size of the underground system but to make modifications.

Mr. Goldstein responded that the applicant would modify the interior rear elevation of the filtration system.

Ms. Hilla stated that the system will be an underground recharge system that ultimately runs overflow to the Union Avenue catch basin.

Mr. Goldstein answered in the affirmative.

Ms. Hilla stated with regard to accessibility to drainage, the borough asks for an access easement be provided to the borough for emergency purposes and added that the applicant will be responsible for owning and maintaining the drainage system on site.

Mr. Goldstein responded that the applicant has no issue with complying with that condition.

Ms. Hilla confirmed the applicant will be connecting to public water and public sewer line.

Mr. Goldstein stated that there is public water and public sewer available as well as

PUBLIC COMMENTS:

Time opened: 6:55 p.m.

NO PUBLIC COMMENT

Time closed: 6:55 p.m.

ADJOURNMENT:

Motion by: Mayor Robbins

Seconded by: Maranda Salas

To adjourn meeting. Roll call vote held. All votes affirmative. Time: 6:55 p.m.

Maryanne Capasso, Secretary
Lakehurst Land Use Board