

TOWN OF HACKETTSTOWN
MINUTES
Land Use Board
February 24, 2026 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 24, 2026 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, DeAngelis, Gaertner

Also Present: Board Engineer Wisniewski, Board Planner Bloch, Board Attorney Zakin

Board Members Absent

Becker, Stout, Anthony, Graf, Medcraft

Board Attorney Zakin announced that Chairperson Camporini was sworn in prior to the meeting on February 24, 2026.

MINUTES

Mr. DeAngelis made a motion to approve the minutes of the regular Land Use Board meeting held on January 27, 2026 as submitted. Mr. Moore seconded the motion.

In Favor: Moore, Wolfrum, Stead, DeAngelis, Gaertner

Opposed: None

Abstained: Lambo, Camporini

RESOLUTIONS

Resolution to Implement Notice Requirements Pursuant to NJ PL 2025, Chapter 72, Recommend Adoption of Compliant Process to the Town Council, Advise on Website and Protocol for Applications

Mr. Moore made a motion to approve the resolution. Mr. Wolfrum seconded the motion.

In Favor: Moore, Lambo, Wolfrum, Camporini, Stead, DeAngelis, Gaertner

Opposed: None

Abstained: None

Application #25-10 – Parmiderjeet Sandhu (GMS Gas Corporation & 110 Mill Street Corp) – B120, L1 & 3 – 101 Mountain Avenue & 110 Mill Street – Bulk Variance/Use Variance

Mr. Moore made a motion to approve the resolution of approval. Mr. Wolfrum seconded the motion.

In Favor: Moore, Wolfrum, Stead,

Opposed: None

Abstained: Lambo, Camporini

Application #25-11 – Parmiderjeet Sandhu (S&S Real Estate, Inc.) – B120, L4.01, 12, 15, 16, 17, 18, 19, 20 & 21 – 115, 137, 123, 121, 119, 117, 113, 111 & 127 Mountain Avenue – Bulk Variance/Use Variance

Mr. Moore made a motion to approve the resolution of approval. Mr. Wolfrum seconded the motion.

In Favor: Moore, Wolfrum, Stead,

Opposed: None

Abstained: Lambo, Camporini

COMPLETENESS

Application #26-02 – 206 Main St. Properties, LLC – B76, L5 – 206 Main Street – Use Variance/Bulk Variance

Application was presented by Kristina Benito, Esquire, Lavery, Selvaggi, & Cohen, PC, Hackettstown, NJ

Board Engineer Wisniewski informed the Board that the applicant is proposing to convert the existing building into a first-floor retail space with second-floor apartments. He stated that all required checklist documents have been submitted. He further noted that certain checklist items were marked “not applicable,” and he is in agreement with those determinations. Mr. Wisniewski recommended that the Board deem the application complete at this time.

Mr. Stead made a motion to deem this application complete at this time. Mr. Moore seconded the motion.

In Favor: Moore, Wolfrum, Camporini, Stead, DeAngelis, Gaertner

Opposed: None

Abstained: Lambo

PUBLIC HEARING

Application #25-14 – Rugel Dream Properties, LLC – B72, L17 & 18 – 273-275 and 281-285 Main Street – Minor Subdivision/Preliminary Major Site Plan/Final Major Site Plan/Bulk Variance

Application was presented by John Miller, Esquire, Inglesino Taylor, 600 Parsippany Road, Parsippany, NJ

Mr. Miller requested that due insufficient time to address the comments and concerns in Board Planner Bloch's Planning Review dated February 22, 2026 the notice be carried to the March 24, 2026 meeting. Mr. Miller also informed the Board that specifically the square footage of the apartments Mr. Bloch refers to in his memo will be amended to the 900 square foot requirement, removing the need for a Use Variance.

Mr. Lambo made a motion to require the applicant to re-notice the application, as the matter had already been carried once following prior notice. Mr. DeAngelis seconded the motion.

In Favor: Moore, Lambo, Wolfrum, Camporini, Stead, DeAngelis, Gaertner

Opposed: None

Abstained: None

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

Application #26-01 – Kyle Brown – B67, L4 – 209 Sharp Street – Section 68

Application was presented by Kristina Benito, Esquire, , Lavery, Selvaggi, & Cohen, PC, Hackettstown, NJ

Ms. Benito explained to the Board that her client was not present for the public hearing and requested that, if there were specific questions the Board or public had for the applicant, the application be carried to the March 24, 2026 meeting. Because the Board and members of the public who were present believed that the applicant's testimony was important, the Board agreed to carry the notice to the March 24, 2026 Land Use Board meeting.

Mr. Lambo returned to the dais at this time.

Application #25-02 – Plane Street Properties – B72, L1 – 108-116 East Plane Street – Minor Site Plan/Bulk Variance

Application was presented by Christopher Woods, Esquire, Murphy McKeon, PC, 901 Route 23 South, Pompton Plains, NJ

Mr. Woods gave a brief summary of the application stating that bulk variance relief and amended site plan approval for an existing fully developed commercial property was being sought. The application was previously heard in June, 2025 and carried to allow revisions to the plans, particularly regarding the location of the dumpster and parking layout.

Mr. Woods provided a summary of the proposal, explaining that the property includes a shopping center and a gym that are currently operational. The site was previously determined to be deficient in required parking. The application seeks to formalize and improve site conditions, address prior zoning non conformities, and bring the property to full compliance.

Mr. Woods introduced Robert Monaco, P.E., UTRS Civil & Environmental Engineering, 205 Route 31, Washington, NJ who was sworn by Board Attorney Zakin and qualified by the Board to testify as a Professional Engineer on behalf of the applicant.

Mr. Monaco testified to the following:

- The property is located in the CC Zone
- 31 parking spaces currently exist with two extra parking spaces proposed creating 33 parking spaces in the front lot
- Rear Gravel Lot will contain 14 spaces for use by employees only (two rows of seven spaces each)
- A variance is being requested for a total of 47 proposed parking spaces where 51 spaces are required.
- The dumpster will be relocated between the two existing buildings on the property and will have screening around it, which improves visibility from Maple Avenue
- The relocation of the dumpster allows the creation of two additional parking spaces in front lot.
- Seepage pits will be installed to prevent increased runoff.
- There will be no increase in off-site runoff.
- Improvements comply with the current NJDEP Flood Hazard Area Control Rules and any required NJDEP permit-by-rule or permit-by-registration will be obtained.
- Lighting will be reduced to ordinance minimum foot-candle levels.
- 3000 Kelvin LED fixtures to reduce glare.
- Glare shields have been installed and mounting heights have been adjusted.
- The originally proposed Red Maples will be replaced with Leyland Cypress in double-staggered row along Maple Avenue for year-round screening.

Mr. Lambo asked for clarification regarding prior testimony from the June hearing, specifically whether a fence was to block the driveway and restrict rear parking to employees only.

Jim Garatina, owner of Plane Street Properties, LLC confirmed that the plan remains the same that the rear parking area is intended primarily for employees of all businesses within the shopping center.

Chairman Camporini inquired how many parking spots were available past the fence. Mr. Garatina stated that the rear area includes 14 parking spaces in the newly proposed gravel lot, 7 existing spaces behind the building and 27 spaces in the front parking area totaling 47 spaces.

The Board emphasized that the rear parking is intended for employee use and discussed signage and notification measures to discourage customer parking in the rear lot. The Applicant agreed to post signage and continue notifying tenants and gym members regarding designated parking areas.

Mr. Monaco referred to Board Planner Bloch's Technical Review Letter dated November 21, 2025 and explained that a bulk variance is being requested for the two (2) new parking spaces being striped along the Maple Avenue frontage because the parking setback in that area is zero (0) feet, where ten (10) feet is required.

Mr. Monaco explained that the dumpster previously located along Maple Avenue is being removed to create two additional parking spaces and that cypress trees will be planted to create a screening.

After discussion regarding landscaping along the southerly property line, the applicant agreed to provide additional landscaping along southerly property line between rear parking lot and property boundary, subject to approval by Board Planner and Board Engineer.

Board Planner Bloch inquired what the height of the wall pack lighting on the back of the gym building will be and if it will create a glare. Mr. Monaco stated that the illumination levels have been reduced to meet the ordinance requirements, the wall fixtures are specified at 3000 Kelvin color temperature to reduce glare, glare shields have been provided, and the mounting heights were adjusted.

Mr. Lambo inquired about when the lighting would be turned off after business hours. It was agreed by the Board that exterior lighting to be extinguished by 11:00 PM or 30 minutes after business closing, consistent with the ordinance.

Both Board Engineer Wisniewski and Board Planner Bloch confirmed that prior technical review comments have been addressed, including stormwater and lighting concerns.

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

Doug Russack, 209 Maple Avenue, Hackettstown, inquired if there will be a light fixture on the Maple Avenue side of the main building. Board Engineer Wisniewski stated that the fixture on the original plan has been removed.

Mr. Russack inquired about the signage being increased to direct foot traffic to the creek side of the property. Mr. Garatina explained that there is placard signage located on the fence directing foot traffic.

Mr. Russack inquired whether the existing stone/gravel walkway leading to the gym entrance would be replaced with concrete. Mr. Garatina confirmed that the walkway will be replaced with a concrete sidewalk in accordance with the revised site plan.

Mr. Russack inquired how the water retention system will work. Chairperson Camporini explained to Mr. Russack that a study was completed and on file with the Board Clerk for review.

There being no further questions from the public, Chairperson Camporini closed the public questions and discussion returned to the Board.

Chairperson Camporini asked if anyone from the public had any testimony at this time.

David Tejada, owner of Phoenix Gym located on the property, 16 Mitchell Road, Hackettstown, was sworn in by Board Attorney Zakin. Mr. Tejada inquired about parking enforcement, as he does not want to be responsible for enforcement. After discussion it was suggested that a sign be placed at the rear gym entrance clearly stating that gym member parking is located in the front blacktop parking lot.

Doug Russack, 209 Maple Avenue, Hackettstown, was sworn in by Board Attorney Zakin. Mr. Russack testified regarding his concerns pertaining to the dumpster relocation, snow removal and gravel surface concerns, landscaping species selection (recommending not to plant the Cypress Trees), as well as pedestrian circulation around the building.

Mr. Lambo inquired what the time frame would be for the improvements. Mr. Garatina expressed he would like to begin as soon as possible.

Mr. Lambo made a motion to approve the parking setback variance and the parking space variance, along with the following conditions: Additional landscaping and screening to be installed along the southerly property line between the new rear parking lot and adjacent property subject to review and approval by the Board Professionals, a revised lighting plan subject to final review and approval of the Board Professionals, exterior lighting to be turned off by 11:00 p.m. or within 30 minutes of the business closing, whichever occurs first, installation of a concrete sidewalk as shown on the approved plans and all site modifications, including dumpster relocation and related improvements, to be completed as presented. Mr. Moore seconded the motion.

In Favor: Moore, Lambo, Wolfrum, Camporini, Stead, DeAngelis, Gaertner
Opposed: None
Abstained: None

Application #25-12 – Advance Cardiology, LLC – B45, L3 – 687 Willow Grove Street – Minor Site Plan

The application was presented by Robert Simon, Esquire, Herold Law, 25 Independence Boulevard, Warren, NJ

Mr. Simon stated that the purpose of the application is to expand the existing parking area in order to address current parking demand at the medical facility. The existing site currently contains 64 parking spaces, and the proposal seeks to increase the total to 137 parking spaces. The proposal also includes three electric vehicle (EV) charging spaces (EV-ready), fourteen ADA-accessible parking spaces, and various site improvements including new curbing, landscaping, lighting, buffering, and pavement.

Mr. Simon introduced Adam Kandil, P.E., Daetel Engineering, 115 Route 46, Mountain Lakes, NJ who was sworn in by Board Attorney Zakin and qualified by the Board to testify as a Profession Engineer

Mr. Kandil referred to the submitted site plan set prepared by his office dated February 11, 2026, and testified to the following:

- The property is size is approximately 3 acres (130,679 square feet)
- The property is located within the MHF Zone
- The property is situated along Willow Grove Street

- There is an existing two-story medical office building totaling approximately 15,450 square feet which contains cardiology services, primary care physicians and physical therapy
- There are currently 64 parking spaces in the existing parking lot

Mr. Kandil referred to Sheet C-02, Existing Conditions & Demolition Plan, showing an existing accessory structure (shed) on the northwest portion of the property which is associated with a previously granted variance and is not part of the current application.

The Sheet also shows a detention basin which currently exists, however the applicant proposes to convert the detention basin into a bioretention basin as part of the stormwater improvements.

Mr. Kandil referred to Sheet C-03, Site Plan, showing the expansion of the parking area toward the eastern portion of the property with the addition of 73 new parking spaces.

Mr. Lambo inquired about the need for the additional parking spaces. Mr. Kandil stated that there is a currently a high parking demand at the facility.

Mr. Kandil testified that there will be no change in the circulation of the lot and that access will continue from Willow Grove Street. The parking layout includes one-way circulation areas with 22-foot drive aisles, two-way circulation areas with 24-foot drive aisles and 9-foot-wide parking spaces.

Chairperson Camporini questioned the use of 9-foot wide parking stalls, noting that larger vehicles are increasingly common and suggesting that 10-foot spaces may be more practical.

Mr. Lambo inquired where cars are parking currently due to the overflow of parking.

Mr. Simon introduced Oltjon Cocka, Representative of the Owner and Operator of the Site, advisor of the practice and the applicant's principal contractor, who was sworn in by Board Attorney Zakin to testify as a fact witness.

Mr. Cocka testified that that practice has expanded and is continuing to grow as new medical equipment is being introduced. Mr. Cocka testified that due to the parking overflow, employees are being shuttled in from a different location in order to provide more parking for patients. Mr. Cocka also confirmed that, per Mr. Camporini's request to widen the spaces to 10 feet, that the 9 foot space does comply with the Town ordinance.

Mr. Lambo inquired if there is signage. Mr. Cocka stated there is a double sided sign located at the entrance of the lot.

Mr. Kandil testified that access to the property will remain from Willow Grove Street, with the proposed circulation pattern generally mirroring the existing configuration of one-way drive aisles near the building and two-way drive aisles within the expanded parking area.

Mr. Kandil testified that accessible parking spaces are located closer to the building entrance to accommodate patients with mobility limitations including 14 ADA-accessible parking spaces and an ADA-accessible ramp connecting the parking area to the building entrance. There will also be three EV-ready charging spaces, including one accessible EV charging space, as required by state regulations.

Chairperson Camporini expressed concern that the EV spaces were located too close to the building entrance and suggested relocating them farther from the entrance. The Applicant agreed to relocate the EV-ready spaces to another area of the site as a condition of approval, subject to review by Board professionals.

Mr. Kandil testified that stormwater will be managed through a porous pavement system combined with a bioretention basin. Stormwater management features will include porous pavement designed to capture runoff, an underdrain system directing water to the basin and overflow routed to the existing detention basin during extreme storm events.

Mr. Kandil referred to C-06, Landscaping Plan, and testified that a tree survey was conducted for the property and that the applicant intends to remove twelve (12) trees and replace them with twenty-three (23) new trees, including Red Maple trees and Inkberry shrubs. Mr. Kandil testified that the Applicant is willing to work with the Board professionals regarding species selection and final landscaping details.

Mr. Stead requested that additional trees be added near the northeastern portion of the retaining wall area and within a parking island area that currently lacked landscaping. The Applicant agreed to add two to three additional trees in that area.

Mr. Kandil referred to Sheet C-08, Lighting Plan, showing pole-mounted fixtures within the parking area, designed to minimize glare, reduce light trespass, prevent sky glow and protect nearby properties and environmentally sensitive areas.

Mr. Kandil testified that test pits were conducted during the geotechnical investigation and were excavated at a depth of approximately 11 feet. Even though there were no limestone formations encountered during testing, the Applicant agreed to install an impermeable liner beneath the porous pavement system as a precautionary measure to prevent infiltration into potentially unstable subgrade conditions. In regard to large boulders and rocks that may need to be removed, the Applicant agreed to use hammers and similar tools, rather than explosives to remove rock formations as necessary.

Mr. Kandil addressed the design waiver request for a partially submerged retaining wall referenced in the Board Engineer Wisniewski's Technical Review 2, dated February 23, 2026.

Mr. Kandil stated that the wall will be partially recessed into the ground, limiting its visibility from surrounding areas. Existing mature vegetation will remain to provide natural buffering and a four foot railing or fence will be installed along the top of the wall for safety.

Mr. Kandil testified that no wetlands or transition areas will be disturbed by the proposed improvements, and that a steep slope analysis was submitted, however the areas affected by the project do not meet the ordinance threshold defining critical steep slopes.

Mr. Kandil stated that all other matters in Board Engineer Wisniewski's January 22, 2026 and February 23, 2026 and Board Planner Bloch's January 23, 2026 reports will be complied with or have been addressed.

Chairperson Camporini inquired if the tables and benches located on the property will be relocated. Mr. Cocka stated they will be moved near an outdoor lunch area in the back of the building.

Chairperson Camporini inquired about construction access and staging, particularly due to the high patient volume at the facility and the presence of elderly patients. Mr. Cocka estimated that the project may require approximately 300 tandem truck deliveries of gravel and construction materials. Mr. Camporini recommended the creation of a temporary construction access drive to avoid routing construction traffic through the existing parking lot. The Applicant agreed to work with the Board Engineer to establish a temporary stabilized construction entrance near the detention basin area.

Board Attorney Zakin inquired about how long the construction project would take. Mr. Cocka estimated it to be approximately six to twelve months and stated that it will be phased throughout the process to minimize disruption to patients, potentially performing certain work during evenings, weekends, or slower operating periods.

Chairman 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. Moore made a motion to approve the site plan application with the following conditions: the relocation of EV-ready parking spaces to a location away from the building entrance, subject to approval of the Board professionals, additional landscaping to be provided northeast of the retaining wall and within the center parking island adjacent to the six-space parking area, a pre-construction meeting with the applicant, the Board Engineer and other relevant professionals to determine staging, construction access, and traffic management measures to minimize disruption to patients and the surrounding area and adding a temporary construction entrance shall be

evaluated and implemented if necessary, subject to Board Engineer and Board Planner review and any required County approvals. Mr. Stead seconded the motion.

In Favor: Moore, Lambo, Wolfrum, Camporini, Stead, DeAngelis, Gaertner

Opposed: None

Abstained: None

FINANCE COMMITTEE REPORT

Mr. Stead reported the financial status for the month of February 2026.

ADJOURNMENT

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

All were in favor.

Respectfully submitted,

Mary Matusiewicz

Board Clerk