

1st: Bace
2nd: Bossert
Date: 3/19/2020

Minutes of March 5, 2020

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for March 5, 2020 was called to order at 7:00 PM with a Salute to the Flag followed by a Moment of Silent Prayer and a Reading of the Letter of Compliance.

ROLL CALL:

Present: Mr. Cavanagh, Mr. Sanfilippo, Mr. Moore, Ms. Bossert, Mr. Horner, Mr. Fabozzi, Mr. Bace, Mr. Lencsak, Mr. Grossman, Mr. Pereira

Absent: Mr. Sachs, Mayor Glackin

Professionals: Mr. Vella, Esq., Mrs. Keegan-Zoning Official, Mr. Mullan-T&M, Mr. Denbigh-T&M

Motion: To approve the minutes of the Regular meeting of February 20, 2020.

Offered By: Horner **Seconded By:** Moore

VOICE VOTE: Yes

Motion passes.

Carryover case #16-07L: Rolling Hills/Oakview Development; Middle Road; Block 194.04, Lot 24, R-100 zone. Applicant requests a one year extension of site plan/subdivision approval to 12/01/2020.

Jeff Gale, attorney for applicant came forward.

Mr. Gale: Explained that the application had been pursued by Robert Devino who had since become ill and had not pursued outside agency approvals. The owner of Oakview, John Conti is now restoring the application and looking for a new developer. Extensions are required through 12/1/2020 to complete all the outstanding county items for approval.

Motion: To approve extension through 12/1/2020

Offered By: Bace **Seconded By:** Moore

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u> </u>
Mr. Sanfilippo, Vice Chairman	<u>X</u>	<u> </u>
Mr. Fabozzi	<u>X</u>	<u> </u>
Ms. Bossert	<u>X</u>	<u> </u>

Mr. Horner	<u> X </u>	_____
Mr. Moore	<u> X </u>	_____
Mr. Bace	<u> X </u>	_____
Mayor Glackin	_____	_____
Mr. Sachs	_____	_____
Alt #1 Mr. Pereira	<u> X </u>	_____
Alt #2 Mr. Grossman	<u> X </u>	_____
Alt #3 Mr. Lencsak	<u> X </u>	_____
Alt #4 Vacant	_____	_____

Carryover case #19-03L: Palmer Beauty Supply, 549 Palmer Avenue; Block 156, Lot 4, R-50 zone. Applicant is seeking amended site plan approval to construct an addition to an existing non-conforming commercial use. Bulk variances required for existing non-conformities.

Mark Breitman, attorney for applicant came forward.

Mr. Breitman: Advised noticing was done on time in the Asbury Park Press. The application had been amended and the plans revised to enlarge the first floor only.

Exhibit #LUB-2 marked as T&M review letter dated 1/10/2020, #A-4 as revised site plan dated 12/5/2019 and #A-5 as revised floor plan dated 11/10/2019.

Marc Remo-engineer & planner, previously sworn.

Mr. Remo: Explained that the expansion of the salon would now only include a 10'x20' first floor addition to the rear of the building. The existing salon is a non-conforming use in the R-50 residential zone. Exhibit #A-6 marked as Photo Handout (5 pgs). There will be six 9'x18' parking spaces including one handicapped space. The driveway ingress/egress will remain on Palmer. There is a 6' fence surrounding parking lot and evergreen trees will be added for screening. Most variances are due to pre-existing conditions. New variances include side yard setback and impervious coverage. A use variance is required for expansion of a non-conforming use. Site improvements include lighting, landscaping and drainage. Windows, doors and roofing will be replaced. The renovated building and site will be aesthetically pleasing and will promote property values in the area. There will be no substantial detriment to surrounding areas, public good or zoning plan. The fence along the driveway will be moved back 1' to provide the 15' fire lane required.

Mohammed Qureshi, owner sworn in.

Mr. Qureshi: Explained that they had added the 6' fence around the property since purchasing it to create a buffer to the surrounding properties.

Shazia Qureshi, owner/operator sworn in.

Ms. Qureshi: Stated that the hours of operation would be Tuesday-Saturday from 10 am-6 pm with two full time employees. All supplies are purchased off site and brought in so there will be no truck deliveries. Trash is taken off site so there are no cans outside the building. There is one sign proposed on the building which will be lit by a fixture that will be off by 6 pm when business closes.

Mr. Vella: Noted that conditions of approval would include: On-site parking only, no garbage cans outside building, sign size to be 2'x3', parking spaces 9'x18', driveway widened to 15', employee parking in rear, front/side/rear of building to be updated, maximum of four chairs inside plus two waxing stations and plans to be revised to reflect changes.

Public comments: No one spoke.

Motion: To approve with the conditions noted.

Offered By: Moore **Seconded By:** Sanfilippo

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u> </u>
Mr. Sanfilippo, Vice Chairman	<u>X</u>	<u> </u>
Mr. Fabozzi	<u> </u>	<u>X</u>
Ms. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Mr. Moore	<u>X</u>	<u> </u>
Mr. Bace Abstain	<u> </u>	<u> </u>
Mayor Glackin	<u> </u>	<u> </u>
Mr. Sachs	<u> </u>	<u> </u>
Alt #1 Mr. Pereira	<u> </u>	<u> </u>
Alt #2 Mr. Grossman	<u> </u>	<u> </u>
Alt #3 Mr. Lencsak	<u> </u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

Motion passes.

Executive Session: To discuss pending litigation.

Offered By: Cavanagh **Seconded By:** Sanfilippo

VOICE VOTE: Yes

Motion to close executive session:

Offered By: Moore Seconded By: Bossert

VOICE VOTE: Yes

Citizen Hearing: No one spoke.

Motion to close citizen hearing:

Offered By: Bossert Seconded By: Bace

VOICE VOTE: Yes

Motion to Adjourn:

Offered By: Bossert Seconded By: Bace

VOICE VOTE: Yes

Respectfully submitted:
Laura McPeck