

1st Moore
2nd Bace
Date 2/2/23

Minutes of January 19, 2023

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for January 19, 2023 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. Moore, Mayor Sachs, Committeeman Preston, Mr. Fabozzi, Mr. Horner, Ms. Bossert, Mr. Bace, Mr. Pereira, Mr. Grossman, Mr. Personette

Absent: Mr. Lencsak, Mr. Geoghan

Professionals: Mr. Vella, Esq., Mr. Taylor-CME

MOTION:To approve the minutes of the Re-Organization meeting of January 5, 2023.

Offered By: Horner **Seconded By:** Bace

Voice vote: Yes

Carryover case #17-06L: Gode Hotels/Holiday Inn Express, 2870 Highway 35; Block 242, Lots 4,13,14,15. Applicant is requesting a one year extension of site plan approval.

Motion: To grant extension to January 17, 2024

Offered By: Sachs **Seconded By:** Moore

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u> </u>
Mr. Moore, 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>	<u> </u>
Mr. Pereira	<u>X</u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Sachs	<u>X</u>	<u> </u>
Committeeman Preston	<u>X</u>	<u> </u>
Alt #1 Mr. Grossman	<u>X</u>	<u> </u>
Alt #2 Mr. Personette	<u>X</u>	<u> </u>
Alt #3 Mr. Lencsak	<u> </u>	<u> </u>
Alt #4 Mr. Geoghan	<u> </u>	<u> </u>

Motion passes.

New case #22-16L: Drager, 21 Chestnut Dr; Block 213.01, Lot 20, R-70 zone. Applicant proposes to remove existing carport and construct a 16' x 28' attached garage within the side yard setback required.

Mr. Vella confirmed that noticing was in order and the board has jurisdiction. Plans marked as Exhibit A-1, Survey as A-2, Architectural plans as A-3 and CME report dated 11-17-2022 as LUB-1.

Raymond Drager and Denise Drager sworn in.

Mr. Drager: Stated that he purchased the house in 1997 with the existing carport. The house is small so they would like to construct an enclosed 16x28 attached garage to house his classic car and for storage. The garage will match the exterior of the house and will be aesthetically pleasing. The side yard setback will be 7' and the combined side yard will be 18.7'. The roof leaders will not be directed towards neighboring properties. They will submit a grading plan and will repair any sidewalk or curb damage.

Public comments: No one spoke/Closed.

Motion: To approve with conditions.

Offered By: Moore **Seconded By:** Pereira

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u> </u>
Mr. Moore, 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>	<u> </u>
Mr. Pereira	<u>X</u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Sachs	<u>X</u>	<u> </u>
Committeeman Preston	<u>X</u>	<u> </u>
Alt #1 Mr. Grossman	<u>X</u>	<u> </u>
Alt #2 Mr. Personette	<u>X</u>	<u> </u>
Alt #3 Mr. Lencsak	<u> </u>	<u> </u>
Alt #4 Mr. Geoghan	<u> </u>	<u> </u>

Motion passes.

Carryover case #22-02L: Lamar Advertising/Extra Space Storage, 1110 Highway 36; Block 68.13, Lot 6, BH zone. Applicant is seeking Preliminary and Final Site plan approval and Use variance to construct a digital billboard on the site.

Case carried to February 16, 2023 without further notice.

New case #22-12L: Solar Landscape LLC/Extra Space Storage; 1110 Highway 36; Block 68.13, Lot 6, BH zone. Applicant is seeking Preliminary and Final site plan approval to install roof mounted solar panels and related equipment.

Mr. Vella confirmed noticing and jurisdiction. Site plan by Shore point Engineering dated 6/22/2022 marked as Exhibit A-1, Survey marked as A-2, Solar plans dated 1/31/2022 marked as A-3 and CME report dated 11/21/2022 as LUB-1.

Donna Jennings, attorney for applicant came forward.

Ms. Jennings: Stated that this application was for Preliminary and Final Site plan approval to install solar panels and associated equipment at the Extra Space Storage site on Highway 36. There is an existing non-conformity for lot coverage at the site. The poles required by JCP&L exceed the maximum permitted height in the zone. There will be minimal disturbance to the site.

Kevin Shelly – Shore point Engineering sworn in.

Mr. Shelly: Explained that there is a minor technical variance required for the three utility poles that will feed the transformer. JCP&L requires the poles to be installed on the property, not in the right of way. Aerial of subject property with proposed solar panels marked as Exhibit A-4. The poles will be 10-15' apart in the same area 20' from the rear property line. The transformers are ground mounted. The height of 45' is the new standard height required by JCP&L. Existing trees and vegetation are to remain.

Public comments: None/Closed.

Motion: To approve with conditions

Offered By: _____ Sachs _____ **Seconded By:** _____ Horner _____

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	_____
Mr. Moore, Vice Chairman	<u>X</u>	_____
Mr. Fabozzi	<u>X</u>	_____
Ms. Bossert	<u>X</u>	_____
Mr. Horner	<u>X</u>	_____
Mr. Pereira	<u>X</u>	_____
Mr. Bace	<u>X</u>	_____
Mayor Sachs	<u>X</u>	_____

