

1st: Moore  
 2nd: Bace  
 Date: 2/20/20

**Minutes of February 6, 2020**

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for February 6, 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. Sachs, Mr. Sanfilippo, Mr. Glackin Mr. Moore, Ms. Bossert, Mr. Fabozzi, Mr. Bace, Mr. Lencsak, Mr. Pereira

**Absent:** Mr. Horner, Mr. Grossman

**Professionals:** Mr.Vella, Esq., Mrs. Keegan-Zoning Official

**Motion:** To approve the minutes of the Regular meeting of January 16, 2020.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>ABSTAIN</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u>          </u>
Mr. Sanfilippo, Vice Chairman	<u>          </u>	<u>X</u>
Mr. Fabozzi	<u>X</u>	<u>          </u>
Ms. Bossert	<u>X</u>	<u>          </u>
Mr. Horner	<u>          </u>	<u>          </u>
Mr. Moore	<u>X</u>	<u>          </u>
Mr. Bace	<u>X</u>	<u>          </u>
Mayor Glackin	<u>          </u>	<u>X</u>
Mr. Sachs	<u>X</u>	<u>          </u>
Alt #1 Mr. Pereira	<u>X</u>	<u>          </u>
Alt #2 Mr. Grossman	<u>          </u>	<u>          </u>
Alt #3 Mr. Lencsak	<u>X</u>	<u>          </u>
Alt #4 Vacant	<u>          </u>	<u>          </u>

**Motion passes.**

**Memorialization case #19-24L:** Costco Wholesale, 2735-2847 Highway 35; Block 192, Lots 1, 1.01,3, BH zone. Applicant received Preliminary and Final Site plan approval to remove the existing Bertucci's restaurant and construct a gas station.

**Offered By:** Sachs **Seconded By:** Sanfilippo

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

**Carryover case #19-03L:** Palmer Beauty Supply, 549 Palmer Ave; Block 156, Lot 4, R-50 zone. Applicant is seeking Use variance and Site Plan approval to add a residential apartment to an existing non-conforming commercial use. Bulk variances required for existing non-conformities.

**Case carried to March 5, 2020 with noticing required to Asbury Park Press.**

**New case #19-27L:** Ianello, 6 Stonehurst Terrace; Block 166.06, Lot 11, R-100 zone. Applicant proposes to retain the existing 10x16 pool house and attached 16x16 canopy. Variances requested for rear yard setbacks and activity within 100' of top of stream.

**Exhibit #A-1 marked as Survey dated 8/12/2019 and LUB-1 as T&M's report dated 12/9/2019.**

**Victor Iannello, 6 Stonehurst Terrace sworn in.**

**Mr. Iannello:** Explained he is requesting to retain a pool house and canopy that was in place when he purchased the home last year. He requires a rear yard setback variance and stream encroachment variance. The stream runs behind his house and Glen Avenue is on the other side. There is no one to the left of him so the pool house does not directly affect any neighbors. The lot is uniquely shaped. The pool backwash will only be onto his own property. (Condition of approval) He may convert to salt water in the future eliminating the backwash altogether.

**Public comments. No one spoke.**

**Motion:** To approve the application

**Offered By:**           Sachs           **Seconded By:**           Fabozzi          

<u>ROLL CALL</u>	<u>    YES    </u>	<u>    NO    </u>
Mr. Cavanagh, Chairman	<u>    X    </u>	<u>          </u>

