

1st: Sachs
 2nd: Moore
 Date: 3/21/19

Minutes of March 7, 2019

The Regular Meeting of the Hazlet Township **Land Use Board** scheduled for March 7, 2019 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. Sachs, Mr. Moore, Mr. Fabozzi, Mr. Horner, Ms. Bossert, Mr. Glackin, Mr. Belasco, Mr. Lencsak

Absent: Mr. Grossman

Professionals: Mr. Vella, Esq., Ms. Heard-T&M, Mrs. Keegan-Zoning official

Motion: To approve the minutes of the Regular meeting of February 21, 2019.

Offered By: Bossert **Seconded By:** Horner

<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 (late)	<u> </u>	<u> </u>
Mr. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Mr. Moore	<u> </u>	<u>X</u>
Mr. Belasco	<u>X</u>	<u> </u>
Mr. Glackin (late)	<u> </u>	<u> </u>
Mr. Sachs	<u> </u>	<u>X</u>
Alt #1	<u> </u>	<u> </u>
Alt #2 Mr. Grossman	<u> </u>	<u> </u>
Alt #3 Mr. Lencsak	<u>X</u>	<u> </u>
Alt #4	<u> </u>	<u> </u>

Motion passes.

Memorialization case #19-01L: Mehmedovic, 16 Ashleigh Drive; Block 239.05, Lot 8, PRD zone. Applicant received permission to install a 12' x 24' in ground pool, concrete patio and 2' retaining wall. Side and rear yard setback and lot coverage variances granted.

Offered By: Sachs **Seconded By:** Bossert

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

Memorialization case #15-10L: Chick-fil-A, 2821 Route 35; Block 192, Lot 4.01, BH zone. Applicant was granted a one year extension of site plan approval to February 16, 2020.

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

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

Memorialization case #18-19L: Lidl, 2973 Route 35; Block 183, Lot 1.01, BH zone. Applicant was approved to erect a third façade sign on storefront.

Offered By: Sachs **Seconded By:** Glackin

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

Ms. Bossert	<u> X </u>	<u> </u>
Mr. Horner	<u> X </u>	<u> </u>
Mr. Moore	<u> </u>	<u> </u>
Mr. Belasco	<u> </u>	<u> </u>
Mr. Glackin	<u> X </u>	<u> </u>
Mr. Sachs	<u> X </u>	<u> </u>
Alt #1	<u> </u>	<u> </u>
Alt #2 Mr. Grossman	<u> </u>	<u> </u>
Alt #3 Mr. Lencsak	<u> X </u>	<u> </u>
Alt #4	<u> </u>	<u> </u>

New case #19-05L: Connolly, 16 Gerald Terrace; Block 130, Lot 8, R-100 zone. Applicant is seeking side and rear yard setback variances to install a 17 x 33 in ground pool with patio.

Attorney Vella swearing in Megan Connolly, 16 Gerald Terrace.

Mr. Vella: Marked Exhibit A-1 as Pool grading plan and LUB-1 as T&M report dated 2/15/2019.

Mrs. Connolly: Explained that they need rear and side yard setback variances in order to fit the cement around the proposed pool. She is aware that a pool barrier fence is required.

Mr. Vella: Marked Exhibit A-2 as 10 pictures of subject property. Listed the conditions of approval as: Backwash to be directed away from adjacent properties and to provide a grading plan to township engineer adding a swale.

Public comments: No one spoke.

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

<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>	<u> </u>
Mr. Moore	<u> X </u>	<u> </u>
Mr. Belasco	<u> X </u>	<u> </u>
Mr. Glackin	<u> X </u>	<u> </u>
Mr. Sachs	<u> X </u>	<u> </u>
Alt #1	<u> </u>	<u> </u>
Alt #2 Mr. Grossman	<u> </u>	<u> </u>

Alt #3 Mr. Lencsak
Alt #4

 X

Motion passes.

Mr. Sachs and Mr. Glackin recused from Use variance application.

Carryover case #18-17L: Outfront Media LLC, Route 35 & Hazlet Avenue; Block 166.09, Lot 18, BH zone. Applicant is seeking a Use Variance to replace the existing billboard with a two sided electronic LED message board.

Mr. Vella: Marked Exhibit A-7 as Amended site plan revised 2/22/2019.

Mr. Lou D'Arminio, attorney for applicant came forward.

Joe Sordillo, attorney for Gold Square NJ LLC, 3201 Highway 35 came forward.

Attorney Vella swearing in Tiago Duarte, Dynamic Engineering.

Mr. Duarte: Explained that the sign had been changed to a flag pole type with a v-spread instead of parallel. No new variances are triggered by the changes. Introduced Exhibit A-8 Photos of Sign Setback and A-9 Set of Pictures showing Views of Sign. Stated that the sign faces were 375 square feet each, not including the apron. Introduced Exhibit A-10 Two photos of view from residences (59 & 61 Hazlet Ave) and A-11 Lighting exhibit. The sign would be lit 24 hours per day, 365 days per year. The light would not be visible to the surrounding residential areas as it is angled towards the highway.

Attorney Vella swearing in Justin Taylor, Traffic engineer.

Mr. Taylor: Introduced Exhibit A-12 Cone of vision. Stated that the sign will not have a discernible effect on traffic at the intersection.

David Karlebach, professional planner came forward (previously sworn).

Mr. Karlebach: Explained that the site is particularly suited for this use, creates a desirable visual environment and is an efficient use of the land. He feels the positive and negative criteria have been met.

Public comments.

Joe Sordillo, attorney for Starbucks owner.

Mr. Sordillo: Stated that he is satisfied with the application and that their concerns had been addressed.

Attorney Vella swearing in Christina Johnson, 11 Maple Avenue.

Ms. Johnson: Stated that she can see the other sign on Route 35 from her yard and is concerned that she will be able to see this one as well. She does not think a second sign of that size is needed in that area.

Public portion closed.

Mr. Vella: Advised that additional information should be submitted regarding the residential impact of the lighting and the traffic safety impact of having two signs in close proximity.

Attorney Vella carried case to April 4, 2019 with no further notice.

Citizen Hearing: No one spoke.

Motion to close citizen hearing:

Offered By: Horner **Seconded By:** Bossert

VOICE VOTE: Yes

Motion to Adjourn:

Offered By: Horner **Seconded By:** Bossert

VOICE VOTE: Yes

**Respectfully submitted:
Laura McPeek**