

1st: Horner
 2nd: Moore
 Date: 4/4/19

Minutes of March 21, 2019

The Regular Meeting of the Hazlet Township **Land Use Board** scheduled for March 21, 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. Sanfilippo Mr. Sachs, Mr. Moore, Mr. Horner, Ms. Bossert, Mr. Glackin, Mr. Belasco, Mr. Lencsak, Mr. Grossman

Absent: Mr. Cavanagh, Mr. Fabozzi

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

Motion: To approve the minutes of the Regular meeting of March 7, 2019.

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

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

Motion passes.

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

Offered By: Glackin **Seconded By:** Lencsak

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

New case #19-02L: Asfour, 13 Bucknell Drive; Block 190, Lot 7, R-70 zone. Applicant is seeking variance to construct a front addition with covered entryway. Front yard setback variance required for 18' 6" setback where 25' is required.

Mr. Vella: Marked Exhibit A-1 as Architectural plans (3 pgs) and Exhibit LUB-1 as T&M's report dated 2-6-2019.

Attorney Vella swearing in David Asfour and Heather Asfour, 13 Bucknell Drive.

Mr. Asfour: Introduced Exhibit A-2-Mounted board with six pictures. Explained that he would like to add a foyer and new steps to the front of the home. The foyer would be 4' and the covered area would be 3'. He is replacing the windows and siding on the front façade to match the style of the addition. There are no easements or restrictions on the property. He will obtain all required building permits.

Public comments: No one spoke.

Motion: To approve application.

Offered By: Belasco **Seconded By:** Bossert

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

Mr. Belasco	X	
Mr. Glackin	X	
Mr. Sachs	X	
Alt #1		
Alt #2 Mr. Grossman	X	
Alt #3 Mr. Lencsak	X	
Alt #4		

New case #19-07L Section 31 Review & Recommendation: Monmouth County Vocational School District, 421 Middle Road; Block 82, Lot 2, R-100 zone. Board review of paving improvements and storm water system repairs proposed at the MCVS building at Raritan High School.

Dan Balto, architect came forward. He noted that the Engineer, Building Supervisor and Superintendent of Schools were also present.

Mr. Balto: Explained that they are proposing to improve the existing infrastructure. There are some flooding issues at the school entry so they are proposing to repair storm drain lines, repair sinkholes in the service area and reconstruct the paved area in the service yard. They will also mill and pave the parking area, replace sidewalks and redo the fencing and gates. They are not changing the footprint of the building or facility. The work is scheduled to be completed this summer while school is out.

Public comments: No one spoke.

Attorney Vella read the resolution into the record.

Motion: To approve resolution.

Offered By: Bossert **Seconded By:** Moore

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

Alt #4

Motion passes.

Carry over case # 18-12L: Point Comfort Marina, 61 N. Park Avenue, Block 2, Lot 2, IM zone. Applicant is seeking a Use variance to convert the existing first floor restaurant into a two bedroom apartment.

Attorney Vella announced this application has been withdrawn without prejudice and read the resolution into the record.

Motion: To accept withdrawal of application without prejudice.

Offered By: Bossert **Seconded By:** Sanfilippo

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

Motion passes.

New case #18-10L: Atlantic Outdoor Advertising, 155 Middle Road; Block 66, Lot 9, BH zone. Applicant is seeking Use variance and Preliminary and Final Site plan approval to construct a new 10'6" x 36' digital billboard. Variances requested for height, sign area and front yard setback.

Attorney Vella announced this case will be carried to May 2, 2019 with no further notice.

Ordinance of the Township of Hazlet, County of Mounmouth, State of New Jersey, to provide for the collection of development fees in support of affordable housing as permitted by the New Jersey Fair Housing Act: Board review of proposed township ordinance.

Mr. Vella: Explained that this ordinance was part of the township's COAH settlement. It establishes development fees to be collected on commercial/non-residential sites to support affordable housing. In order to collect the fees, an ordinance must be in place.

Mr. Moore: Suggested amending the definition of equalized assessed values to show conformance with Chapter 15, PL 2013.

Mr. Vella: Agreed and stated that the change would be made.

Motion: The Ordinance is consistent with the Master Plan.

Offered By: Sanfilippo **Seconded By:** Bossert

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

Motion passes.

Citizen Hearing: No one spoke.

Motion to close citizen hearing:

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

VOICE VOTE: Yes

Motion to Adjourn:

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

VOICE VOTE: Yes

Respectfully submitted: Laura McPeck