

1st: Bossert  
 2nd: Fabozzi  
 Date: 4/18/19

**Minutes of April 4, 2019**

The Regular Meeting of the Hazlet Township **Land Use Board** scheduled for April 4, 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. Fabozzi, Mr. Moore, Mr. Horner, Ms. Bossert, Mr. Glackin, Mr. Grossman

**Absent:** Mr. Sachs, Mr. Belasco, Mr. Lencsak

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

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

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

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

**Motion passes.**

**Memorialization case #19-02L:** Asfour, 13 Bucknell Drive; Block 190, Lot 7, R-70 zone. Applicant was granted front yard setback variance to construct a front addition with covered entryway.

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

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

Mr. Sanfilippo, Vice Chairman	<u>    X    </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>    X    </u>	<u>          </u>
Mr. Belasco	<u>          </u>	<u>          </u>
Mr. Glackin	<u>    X    </u>	<u>          </u>
Mr. Sachs	<u>          </u>	<u>          </u>
Alt #1	<u>          </u>	<u>          </u>
Alt #2 Mr. Grossman	<u>    X    </u>	<u>          </u>
Alt #3 Mr. Lencsak	<u>          </u>	<u>          </u>
Alt #4	<u>          </u>	<u>          </u>

**Carryover case #17-20L:** Gold Square NJ LLC/Starbucks, 3201 Highway 35; Block 166.09, Lot 12.02, BH zone. Board Discussion to clarify Condition #10 of Resolution of Approval.

**Motion:** Approve resolution clarifying condition.

**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>    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>          </u>	<u>          </u>
Mr. Glackin	<u>    X    </u>	<u>          </u>
Mr. Sachs	<u>          </u>	<u>          </u>
Alt #1	<u>          </u>	<u>          </u>
Alt #2 Mr. Grossman	<u>    X    </u>	<u>          </u>
Alt #3 Mr. Lencsak	<u>          </u>	<u>          </u>
Alt #4	<u>          </u>	<u>          </u>

**New case #19-06L:** Zolochevsky, 15 Rose Terrace; Block 142, Lot 19, R-50 zone. Applicant is seeking bulk variances to retain existing shed, driveway, covered wood patio, covered asphalt area, pergola, paver patio, concrete patio and pond. Variances requested for side, rear, front yard setbacks and lot coverage.

**Mr. Vella:** Marked Exhibit A-1 as Application with survey and LUB-1 as T&M report dated 3/15/2019.

**Attorney Vella swearing in Igor Zolochovsky, 15 Rose Terrace.**

**Mr. Zolochovsky:** Stated that the structures were built over the last 10 years without permits. Home is being sold and needs variances to retain the items or remove what is required.

**Board discussion of what can be done to reduce the amount of variances.**

**Public comments. No one spoke.**

**Mr. Zolochovsky:** Agreed to remove pergola on right side and cut posts to level of fence and remove pavers to meet 5' setback. He will obtain all required permits and an as built survey prior to CO being issued.

**Motion:** Approve with conditions noted.

**Offered By:** Fabozzi **Seconded By:** Sanfilippo

<u>OLL 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>          </u>	<u>          </u>
Mr. Glackin	<u>X</u>	<u>          </u>
Mr. Sachs	<u>          </u>	<u>          </u>
Alt #1	<u>          </u>	<u>          </u>
Alt #2 Mr. Grossman	<u>X</u>	<u>          </u>
Alt #3 Mr. Lencsak	<u>          </u>	<u>          </u>
Alt #4	<u>          </u>	<u>          </u>

**AN ORDINANCE OF THE TOWNSHIP OF HAZLET, COUNTY OF MONMOUTH, STATE OF NEW JERSEY TO ADDRESS THE TOWNSHIP'S COMPLIANCE WITH ITS AFFORDABLE HOUSING OBLIGATIONS:** Board review of proposed Township ordinance addressing our Housing Element and Fair Share Plan.

**Attorney Vella swearing in Fred Heyer-Planner with Heyer, Gruel & Associates.**

**Mr. Heyer:** Stated he is a consultant hired by the township to complete their housing plan which is a mandatory obligation. There was a vacant land adjustment and this

represents our realistic development potential. The plan satisfies our affordable housing obligation with zoning for a total of 95 units.

**Public comments:**

**Attorney Vella swearing in Charles Hoffman, Florence Avenue.**

**Mr. Hoffman:** Stated that in 2006, the plan for Stone Road Meadows was presented to the town who passed a resolution supporting it but nothing was ever done about it. He feels that the town would not be in this position if action had been taken then.

**Attorney Vella swearing in Eugene Geer, Beers Street.**

**Mr. Geer:** Questioned the status of the property negotiations regarding the housing plan.

**Mr. Vella:** Stated plan is done and ready to be adopted.

**Attorney Vella read the resolution into the record.**

**Motion:** To approve resolution as written.

**Offered By:** Cavanagh **Seconded By:** Fabozzi

<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>          </u>	<u>          </u>
Mr. Glackin	<u>          </u>	<u>          </u>
Mr. Sachs	<u>          </u>	<u>          </u>
Alt #1	<u>          </u>	<u>          </u>
Alt #2 Mr. Grossman	<u>X</u>	<u>          </u>
Alt #3 Mr. Lencsak	<u>          </u>	<u>          </u>
Alt #4	<u>          </u>	<u>          </u>

**AN ORDINANCE REZONING BLOCK 65, LOT 1, PURSUANT TO A SETTLEMENT AGREEMENT APPROVED BY THE SUPERIOR COURT OF THE STATE OF NEW JERSEY IN HIGHVIEW HOMES LLC V. TOWNSHIP OF HAZLET:** Board review of proposed Township ordinance.

**Mr. Vella:** Explained the ordinance is necessary to comply with the housing plan.

**Public comments. No one spoke.**

**Motion:** The ordinance is consistent with the Master plan and to adopt the resolution as written.

**Offered By:** Moore **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>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>          </u>	<u>          </u>
Mr. Glackin	<u>          </u>	<u>          </u>
Mr. Sachs	<u>          </u>	<u>          </u>
Alt #1	<u>          </u>	<u>          </u>
Alt #2 Mr. Grossman	<u>X</u>	<u>          </u>
Alt #3 Mr. Lencsak	<u>          </u>	<u>          </u>
Alt #4	<u>          </u>	<u>          </u>

**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.

**Louis D'Arminio- Price, Meese & D' Arminio came forward.**

**Mr. D'Arminio:** Explained that this was a continuation of the 2/21 and 3/7 hearings and that they had submitted additional information regarding lighting, traffic safety and the residential impact of the sign.

**Tiago Duarte-Dynamic Engineering (previously sworn)**

**Mr. Duarte:** Discussed the lighting exhibit dated 3/25/2019 which was marked as Exhibit #A-13. He noted that the ambient light at ground level was unchanged at 100'. He presented Exhibit #A-14 Mounted photo exhibit, showing the views from Maple Drive and Joyce Place.

**Justin Taylor, Dynamic Engineering (previously sworn)**

**Mr. Taylor:** Introduced Exhibit #A-15 Traffic Report dated 3/26/2019 and #A-16 Timing Data for traffic light at 35 & Hazlet Ave. He testified that that the data suggests billboards do not create distractions for drivers. Accidents in this area are lower than the average for Hazlet.

**Public comments. No one spoke.**

**Mr. Vella:** Stated that the conditions would be to provide sign shields on the sides and that township messaging would be provided every second cycle.

**Motion:** To approve with conditions noted.

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

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

**Citizen Hearing: No one spoke.**

**Motion to close citizen hearing:**

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

**VOICE VOTE:** Yes

**Motion to Adjourn:**

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

**VOICE VOTE:** Yes

**Respectfully submitted:**  
**Laura McPeek**