

1st: Sachs
 2nd: Glackin
 Date: 5/2/2019

Minutes of April 18, 2019

The Regular Meeting of the Hazlet Township **Land Use Board** scheduled for April 18, 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. Sachs, Mr. Fabozzi, Mr. Belasco, Ms. Bossert, Mr. Glackin, Mr. Grossman, Mr. Lencsak

Absent: Mr. Sanfilippo, Mr. Moore, Mr. Horner

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

Motion: To approve the minutes of the Regular meeting of April 4, 2019.

Offered By: Bossert **Seconded By:** Fabozzi

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

Motion passes.

Memorialization case #17-20L: Gold Square NJ LLC/Starbucks, 3201 Highway 35; Block 166.09, Lot 12.02, BH zone. Board approved clarification of Condition #10 of Resolution of Approval.

Offered By: Fabozzi **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>X</u>	<u> </u>
Ms. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u> </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> </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>

Memorialization case #19-06L: Zolochovsky, 15 Rose Terrace; Block 142, Lot 19, R-50 zone. Applicant was granted side, rear, front and lot coverage variances to retain existing shed, driveway, covered wood patio, covered asphalt area, pergola, paver patio, concrete patio and pond.

Offered By: Fabozzi **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> </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> </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>

Memorialization case # 18-17L: Outfront Media LLC, Route 35 & Hazlet Avenue; Block 166.09, Lot 18, BH zone. Applicant was granted a Use Variance and Preliminary and Final Site Plan approval to replace the existing billboard with a two sided electronic LED message board.

Attorney Vella announced this would be carried to next meeting for memorialization.

New case #19-11L: Galletti, 10 Ohio Drive; Block 115, Lot 2, R-70 zone. Applicant is seeking front, side and rear yard setback variances to construct a new 2 story, single family dwelling and retain existing sheds.

Mr. Vella: Marked Exhibit A-1 as As built survey dated 3/13/19, Exhibit A-2 as Architectural plans dated 9/28/2018, Exhibit A-3 as 7 photos of subject property and LUB-1 as T&M report dated 4/17/19.

Attorney Vella swearing in Kathleen Galletti and Michael Libraro, 10 Ohio Drive.

Mr. Libraro: Explained that setback variances were required for the house and the sheds. There was a house fire in May 2018 and the house was deemed not habitable and it was demolished. They were unaware that a variance was required for the front yard setback. The foundation is existing and the house will be rebuilt according to the plans. The two sheds were existing prior to the fire. They will remove the 8x8 shed on SW property. The driveway will be expanded to 20' x 27' and will be a permanent surface.

Public comments-No one spoke.

Mr. Vella: Stated the conditons were: Removal of 8x8 shed, extension of driveway in asphalt or concrete and providing an as built survey prior to cco.

Motion: To approve application with conditions noted.

Offered By: Sachs **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> </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> </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>X</u>	<u> </u>
Alt #3 Mr. Lencsak	<u>X</u>	<u> </u>
Alt #4	<u> </u>	<u> </u>

New case #19-12L: 524 Line Road; Block 246, Lot 29, R-70 zone. Applicant is requesting side and rear yard setback variances and lot coverage variance to retain an existing paver patio surrounding in ground pool.

Mr. Vella: Marked Exhibit A-1 as Survey dated 3/30/2017, Exhibit A-2 as LUB application and LUB-1 as T&M report dated 4/10/2019.

Attorney Vella swearing in Vivian Lahlou and Karim Lahlou Kassi, owners.

Mr. Lahlou: Explained that they purchased the house 2 years ago with the patio existing around the pool. The pavers require variances for side and rear yard setbacks and lot coverage. They would like to retain them since they enhance the yard. They live in Holmdel and will either rent the property or resell it in the future.

Mrs. Keegan: Noted that a pool barrier fence was also required prior to cco.

Mr. Lahlou: Stated they would be installing a 6' vinyl fence.

Public comments – no one spoke.

Mr. Vella: Noted that the conditions were: No backwash onto adjoining properties.

Mrs. Keegan: Stated there had not been any neighbor complaints regarding water.

Motion: To approve application with conditions noted.

Offered By: Glackin **Seconded By:** Belasco

<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>X</u>	<u> </u>
Ms. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u> </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>X</u>	<u> </u>
Alt #3 Mr. Lencsak	<u>X</u>	<u> </u>
Alt #4	<u> </u>	<u> </u>

Citizen Hearing:

Attorney Vella swearing in Kian Ciero.

Mr. Ciero: Explained that he was doing an assignment for a Politics class at Brookdale and had been observing and taking notes. He asked what a variance was and when it was needed.

Mr. Sachs: Explained that a variance is asking for an exception to the rules concerning setbacks from property lines and lot coverage.

Motion to close citizen hearing:

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

VOICE VOTE: Yes

Motion to Adjourn:

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

VOICE VOTE: Yes

Respectfully submitted:
Laura McPeck