

DATE: 6/8/2019
 BY: Moore
 JNL: Bossert

Minutes of May 2, 2019

The Regular Meeting of the Hazlet Township **Land Use Board** scheduled for May 2, 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. Horner, Ms. Bossert, Mr. Glackin, Mr. Grossman, Mr. Lencsak

Absent: Mr. Fabozzi, Mr. Belasco, Mr. Moore

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

Motion: To approve the minutes of the Regular meeting of April 18, 2019.

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

<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> </u>	<u> </u>
Mr. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u> </u>	<u>X</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>

Motion passes.

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.

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

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

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

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

Carryover case #18-10L: Atlantic Outdoor Advertising/155 Middle Road Hazlet LLC, 155 Middle Road; Block 66, Lot 9, BH zone. Applicant is seeking Use Variance and Preliminary and Final Site plan approval to erect a two sided digital billboard. Variances requested for height, sign area and front yard setback.

Attorney Vella explained that the applicant had requested to be carried to June 20, 2019. Board determined that re-noticing would be required.

New case # 19-13L: DeMeglio, 34 Region Drive; Block 120.01, Lot 2, R-100 zone. Applicant proposes to add a level to existing dwelling and construct a roof over existing front deck. Front, side and lot coverage variances requested.

Mr. Vella: Marked Exhibit A-1 as Architectural plans dated 2/17/19, Exhibit A-2 as Survey dated 4/5/16 and Exhibit LUB-1 as T&M report dated 4/17/19.

Attorney Vella swearing in Christopher DeMeglio, owner of 34 Region Drive.

Mr. DeMeglio: Explained that his wife had medical issues so his mother in law was going to move in with them to help take care of the children (2). They need more space but want to stay in the Hazlet school district for their son. There would be a guest suite downstairs and three bedrooms on the second level. There will be a slider installed in the back of the house for egress to the yard so the previous approval for a 3x3 deck on the side of the house is abandoned. He is not changing the footprint of the home and will be within the height requirements. The lot is undersized for the R-100 zone at 75 x 100 and requires, side yard, front yard and lot coverage variances to make the changes.

Public comments. No one spoke.

Mr. Vella: Advised that an as built survey would be required prior to certificate of occupancy being issued.

Motion: To approve.

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

Motion passes.

Citizen Hearing:

Attorney Vella swearing in Sam DiMartino, Hemlock Street.

Mr. DiMartino: Discussed noticing for rezoning Stone Road meadows and noticing for the Holy Family property.

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