

1st: Glackin
 2nd: Moore
 Date: 6/18/2020

Minutes of May 21, 2020

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for May 21, 2020 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(via Zoom), Mayor Glackin, Mr. Moore, Ms. Bossert(via Zoom), Mr. Fabozzi(via Zoom), Mr. Bace(via Zoom), Mr. Lencsak(via Zoom), Mr. Grossman(via Zoom), Mr. Pereira(via Zoom)

Absent: Mr. Horner, Mr. Sachs

Professionals: Mr. Vella, Esq., Mrs. Keegan-Zoning Official, Mr. Denbigh-T&M (via Zoom)

Motion: To approve the minutes of the Regular meeting of March 5, 2020.

Offered By: Bace **Seconded By:** Bossert

<u>ROLL CALL</u>	<u>YES</u>	<u>ABSTAIN</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> </u>	<u> </u>
Mr. Moore	<u>X</u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Glackin	<u> </u>	<u>X</u>
Mr. Sachs	<u> </u>	<u> </u>
Alt #1 Mr. Pereira	<u> </u>	<u> </u>
Alt #2 Mr. Grossman	<u> </u>	<u> </u>
Alt #3 Mr. Lencsak	<u> </u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

Motion passes.

Memorialization case #16-07L: Rolling Hills/Oakview Development; Middle Road; Block 194.04, Lot 24, R-100 zone. Applicant received a one year extension of site plan/subdivision approval to 12/01/2020.

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

Memorialization case #19-03L: Palmer Beauty Supply, 549 Palmer Avenue; Block 156, Lot 4, R-50 zone. Applicant was granted Use variance and site plan approval to construct an addition to an existing non-conforming commercial use.

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> </u>	<u> </u>
Mr. Moore	<u>X</u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Glackin	<u> </u>	<u> </u>
Mr. Sachs	<u> </u>	<u> </u>
Alt #1 Mr. Pereira	<u> </u>	<u> </u>
Alt #2 Mr. Grossman	<u> </u>	<u> </u>
Alt #3 Mr. Lencsak	<u> </u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

New case #20-02L: Rivera, 2 Nappi Court; Block 194.02, Lot 23.02, R-100 zone. Applicant is requesting to retain existing 11'x15' wood canopy with side, rear and lot coverage variances required.

Herminio and Janet Rivera, 2 Nappi Court sworn in.

Site plan dated 6-18-2019 marked as Exhibit A-1 and T&M review dated 3-2-2020 marked as Exhibit LUB-1.

Mr. Rivera: Explained that they purchased the house in 2019 with these items and would like to retain the wood canopy, gazebo and rear pool patio. There are existing side and rear yard setback violations. There is a 6' vinyl fence surrounding the property as well as a buffer of shrubs along the fence. The pool is backwashed into the storm sewer in the front and there is no discharge onto adjoining properties. An electrical and building permit will be obtained for the gazebo. The shed will be moved 2'.

Public comments. No one spoke.

Motion: To approve with the conditions noted.

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> </u>	<u> </u>
Mr. Moore	<u> X </u>	<u> </u>
Mr. Bace	<u> X </u>	<u> </u>
Mayor Glackin	<u> X </u>	<u> </u>
Mr. Sachs	<u> </u>	<u> </u>
Alt #1 Mr. Pereira	<u> X </u>	<u> </u>
Alt #2 Mr. Grossman	<u> X </u>	<u> </u>
Alt #3 Mr. Lencsak	<u> X </u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

Motion passes.

New case #20-03L: Rivera, 2 Kailley Court; Block 182, Lot 15.06, R-70 zone. Applicant is requesting to retain existing 12'x14' gazebo, 14'x24' paver patio, 8'x8' shed and concrete decking around pool. Front/rear/side/lot coverage variances requested.

Herminio and Janet Rivera sworn in.

Property survey marked as Exhibit A-1 and T&M review dated 3/3/2020 marked as Exhibit LUB-1.

Mr. Rivera: Explained that this was the property they sold and they were requesting a variance on behalf of the new owner to retain the existing gazebo, paver patio, concrete pool patio and shed. He explained that the concrete was put in with the pool which was fully permitted and inspected. The property is a corner lot and has a sloped yard. The shed and the fence must be relocated off of the adjoining property unless a

license is received from the neighbor to retain the items over the property line. A permit will be obtained for the gazebo. There is no backwash from the pool onto adjoining properties.

Motion: To approve with conditions noted.

Offered By: Glackin **Seconded By:** Moore

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

Motion passes.

New case #20-14L: Zingler, 22 Fir Place; Block 80, Lot 26, R-70 zone. Applicant proposes to retain an existing 12 'x 16' shed and 15'9" x 20'6" deck. Side and rear yard setback variances requested.

Glenn Zingler and Kirk Zingler sworn in.

Survey dated 11-7-2019 marked as Exhibit A-1 and T&M review dated 3/2/2020 marked as Exhibit LUB-1.

Mr. G. Zingler: Explained this was their father's estate who had built the items. The deck and shed are over 40 years old and there are no negative issues with them. The patio was built in line with the house. The deck is ground level and will remain that way.

Photos of property marked as Exhibit A-2.

Public comment. No one spoke.

Motion: To approve with conditions noted.

Offered By: Sanfilippo **Seconded By:** Bace

<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> </u>	<u> </u>
Mr. Moore	<u>X</u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Glackin	<u>X</u>	<u> </u>
Mr. Sachs	<u> </u>	<u> </u>
Alt #1 Mr. Pereira	<u>X</u>	<u> </u>
Alt #2 Mr. Grossman	<u>X</u>	<u> </u>
Alt #3 Mr. Lencsak	<u>X</u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

Motion passes.

New case #20-05L: Vinciguerra, 38 Highland Avenue; Block 52, Lots 5 & 6 and Smallen, 34 Highland Avenue; Block 52, Lot 4, R-70 zone. Applicant is seeking permission for a minor subdivision to change lot line. Variances requested for lot area, lot width, lot frontage, side and rear yard setbacks.

Patrick Ward, Insite Engineering sworn in (via Zoom).

Subdivision plan dated 2-20-2020 marked as Exhibit A-1 and T&M review dated 4-1-2020 marked as Exhibit LUB-1.

Anthony Vinciguerra and Nicole Viciguerra, 38 Highland Avenue sworn in.

Mr. Vinciguerra: Explained that they are asking for a minor subdivision/lot line adjustment to allow them to purchase the pool from their neighbor at 34 Highland. They have a 12 year old autistic son who they would like to have access to the pool. They would be taking approximately 35" from the neighbor's lot.

Mr. Ward: Explained the variances that are created by the subdivision. 34 Highland would become an undersized lot for the zone at 6500 square feet where 7000 is required. Side yard variances are created for the house, gazebo and paver patio. Front setback variances for driveway and the fence. The pool and concrete apron create side and rear yard setback variances. The pool equipment will be relocated to 10' from the

property line. New fencing will be installed and the fence on 34 Highland will be relocated to the property line. All construction permits will be obtained.

Public comments:

Erica Smallen, 34 Highland Avenue sworn in.

Ms. Smallen: Stated that she does not use the pool and is happy to give it to the neighbors. She has no issues with the proposed subdivision.

Public portion closed.

Motion: To approve with the conditions noted.

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

Motion passes.

Citizen Hearing: No one spoke.

Motion to close citizen hearing:

Offered By: Moore **Seconded By:** Glackin

VOICE VOTE: Yes

Motion to Adjourn:

Offered By: Moore **Seconded By:** Glackin

VOICE VOTE: Yes

Respectfully submitted:
Laura McPeck