

1st: Glackin
 2nd: Grossman
 Date: 7/16/2020

Minutes of July 2, 2020

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for July 2, 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, Mayor Glackin, Mr. Horner, Mr. Bace, Ms. Bossert(via Zoom), Mr. Lencsak(via Zoom), Mr. Grossman(via Zoom), Mr. Pereira(via Zoom)

Absent: Mr. Sachs, Mr. Sanfilippo, Mr. Moore, Mr. Fabozzi

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

Motion: To approve the minutes of the Regular meeting June 18, 2020.

Offered By: Glackin **Seconded By:** Bace

<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> </u>	<u> </u>
Ms. Bossert	<u> </u>	<u>X</u>
Mr. Horner	<u> </u>	<u>X</u>
Mr. Moore	<u> </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 #20-06L: Martinez, 19 Stephen Street; Block 166.03, Lot 19, R-70 zone. Applicant proposed to install a 12x18 oval above ground pool with no deck with 2' side yard setback, 2.1' rear yard setback to retain shed and 5' side yard setback to retain shed.

Exhibit A-1 marked as Survey dated 12-7-2010 and Exhibit LUB-1 marked as T&M review letter dated 6-3-2020.

Steven and Yvette Martinez, 19 Stephen Street sworn in.

Mr. Vella: Stated that this application required variances for a 12x18 oval above ground pool, shed setback and paver patio setback.

Mr. Martinez: Explained that the shed and patio were pre-existing when he purchased the house in 2010. The house is at an angle on the property and backs up to Sycamore Drive school. There are no residences behind his property. His other neighbor's house faces Sycamore Drive, not Stephen Street so the impact will be minimal. He feels the best location for the pool is in this corner of the yard. There is a 6' vinyl fence existing around the property. He agreed to push the pool location back so it will be 7' from the house lining up with the patio. There will be no backwash onto other properties. He will obtain all construction permits required.

Public comments. No one spoke.

MOTION: To approve with the conditions noted.

Offered By: Horner **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> </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> </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: Bace **Seconded By:** Horner

VOICE VOTE: Yes

Motion to Adjourn:

Offered By: Bace **Seconded By:** Horner

VOICE VOTE: Yes

Respectfully submitted:
Laura McPeek