

1st: Bace
2nd: Sachs
Date: 8/15/19

Minutes of August 1, 2019

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for August 1, 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, Ms. Bossert, Mr. Glackin, Mr. Moore, Mr. Grossman, Mr. Lencsak, Mr. Bace

Absent: Mr. Fabozzi, Mr. Belasco, Mr. Horner

Professionals: Mr. Vella, Esq., Mr. Mullan-T&M

Motion: To approve the minutes of the special meeting of July 11, 2019

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

<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> </u>	<u> </u>
Ms. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u> </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>X</u>	<u> </u>
Alt #1 Mr. Bace	<u> </u>	<u>X</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>

Motion passes.

Motion: To approve the minutes of the regular meeting of July 18, 2019

Offered By: Cavanagh **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> </u>	<u> </u>
Ms. Bossert	<u>X</u>	<u> </u>

Mr. Horner	_____	_____
Mr. Moore	_____X_____	_____
Mr. Belasco	_____	_____
Mr. Glackin	_____X_____	_____
Mr. Sachs	_____X_____	_____
Alt #1 Mr. Bace	_____	_____X_____
Alt #2 Mr. Grossman	_____X_____	_____
Alt #3 Mr. Lencsak	_____	_____X_____
Alt #4	_____	_____

Motion passes.

Memorialization case #19-08L: Highview Homes LLC, Route 36 & Aumack Ave; Block 68.13, Lot 26 and Block 69.01, Lot 8, AH-1 zone. Applicant received Preliminary and Final Site Plan approval to construct a 172 unit residential development with clubhouse including 26 affordable housing units pursuant to a COAH settlement agreement.

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

Memorialization case # 19-10L: DGRC LLC/Buhler, Keyport-Holmdel Road & Bayview Avenue; Block 215, Lots 4,5,6,7,26,27,28 & 29, BH zone. Applicant received Preliminary and Final Site Plan approval to convert a vacant lot into Inventory parking for Buhler Auto Dealership with associated improvements.

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

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.

Case carried to August 15, 2019 with no further notice.

Carryover case #19-03L: Palmer Beauty Supply, 549 Palmer Ave; Block 156, Lot 4, R-50 zone. Applicant is seeking Use variance and Site Plan approval to add a residential apartment to an existing non-conforming commercial use. Bulk variances required for existing non-conformities.

Case carried to September 5, 2019 with no further notice.

Carryover case # 19-04L: M&A Rentals, 2150 Florence Ave; Block 62, Lot 1, R-100 zone. Applicant is seeking Use Variance and Subdivision approval to convert the existing

home to a two family dwelling and construct an additional single family home on new lot.

Case carried to September 5, 2019 with no further notice.

New case #19-18L: Ronko Developers, Munro Avenue; Block 39, Lot 14, R-70 zone. Applicant is proposing to construct a new, single family dwelling on an undersized lot. Variances requested for minimum lot area, lot width, lot frontage and side yard setbacks.

Paul Mirabelli, attorney for applicant came forward.

Mr. Mirabelli: Stated that he represents Ronko Developers. This application had previously been before the board in 2013 and had been denied. The applicant had revised the plans and was now seeking approval.

Mr. Vella: Marked Exhibit A-1 as Site Plans dated 5/2/2019. Exhibit A-2 as Architectural plans dated 4/24/2019, LUB-1 as T&M 2nd completeness review dated 7/16/2019, LUB-2 as the Resolution of denial dated 7/9/2013 and LUB-3 as the Opinion by Scully affirming the denial dated 5/15/2014. He explained that the board must first determine whether the new application is substantially different from the previous application otherwise, it cannot be considered.

Marc Leber, Engineer & Planner sworn in.

Mr. Leber: Explained the revisions to the plans and setback variances. The left side is conforming now at 10' and the right side is at 5.4'. The rear yard setback had been reduced to 41.91'. The width of the house had been reduced to 18' and the depth increased to 60'. The square footage of the home had been increased to eliminate the floor area variance.

Ron Koenig, owner of Ronko Developers sworn in.

Mr. Koenig: Explained that he had not had any expert witnesses to provide testimony for his previous application.

Public comments:

Louis Itzkowitz, 128 Munro Avenue sworn in.

Mr. Itzkowitz: Stated that the area already had water issues and was concerned the new house would create additional issues. He feels the lot is too small for the size of the house proposed.

Paul Plummer, 149 Munro Avenue sworn in.

Mr. Plummer: He lives to the left of the site and is concerned about privacy. A two story home would look down into his one story house and he has a daughter.

Motion: That the application is **not** substantially different from the previously denied application.

Offered By: Bossert **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> </u>
Ms. Bossert	<u> X </u>	<u> </u>
Mr. Horner	<u> </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> X </u>	<u> </u>
Alt #1 Mr. Bace	<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	<u> </u>	<u> </u>

Mr. Vella: Explained that the case cannot be considered because it was determined to be substantially similar to the previously submitted application that had been denied. The applicant can appeal the decision if he chooses.

Citizen Hearing: No one spoke.

Motion to close citizen hearing:

Offered By: Sachs **Seconded By:** Sanfilippo

VOICE VOTE: Yes

Motion to Adjourn:

Offered By: Sachs **Seconded By:** Sanfilippo

VOICE VOTE: Yes

Respectfully submitted:
Laura McPeek