

1st: Bace
2nd: Moore
Date: 9/5/19

Minutes of August 15, 2019

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for August 15, 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. Glackin, Mr. Moore, Mr. Fabozzi, Mr. Horner, Mr. Bace, Mr. Grossman, Mr. Lencsak

Absent: Mr. Sanfilippo, Ms. Bossert

Professionals: Mr. Kalwinsky, Esq., Mrs. Keegan-Zoning Official

Motion: To approve the minutes of the regular meeting of August 1, 2019

Offered By: Bace **Seconded By:** Sachs

<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> X </u>
Ms. Bossert	<u> </u>	<u> </u>
Mr. Horner	<u> </u>	<u> X </u>
Mr. Moore	<u> X </u>	<u> </u>
Mr. Bace	<u> X </u>	<u> </u>
Mr. Glackin	<u> </u>	<u> </u>
Mr. Sachs	<u> X </u>	<u> </u>
Alt #1 Vacant	<u> </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.

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.

Offered By: Sachs **Seconded By:** Horner

<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> </u>	<u> </u>
Mr. Horner	<u> </u>	<u> </u>
Mr. Moore	<u>X</u>	<u> </u>
Mr. Bace	<u> </u>	<u> </u>
Mr. Glackin	<u> </u>	<u> </u>
Mr. Sachs	<u>X</u>	<u> </u>
Alt #1 Vacant	<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 # 19-10L: 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.

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

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 October 17, 2019 without further notice.

New case #19-20L: Wilder; 5 Rosemary Drive, Block 197.01, Lot 34, R-70 zone. Applicant is seeking a variance to retain existing paver driveway with a 0' side yard setback where 3' is required.

Glenn Wilder, 5 Rosemary Drive sworn in.

Mr. Wilder: Explained that he had replaced his existing deteriorated driveway with pavers. He was unaware that a zoning permit and a 3' side yard setback were required. He moved the new driveway in 7" because it had been over the property line. The pavers are to his property line and continue into the township right of way at the bottom. The township will not be responsible for damage if the right of way needs to be accessed in the future. He is also asking to retain the existing shed with a 1' rear yard setback.

Public comments. No one spoke.

Motion: To approve with conditions.

Offered By: Moore **Seconded By:** Sachs

<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> </u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Mr. Moore	<u>X</u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mr. Glackin (Abstain)	<u> </u>	<u> </u>
Mr. Sachs	<u>X</u>	<u> </u>
Alt #1 Vacant	<u> </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>

Citizen Hearing: No one spoke.

Motion to close citizen hearing:

Offered By: Bace **Seconded By:** Fabozzi

VOICE VOTE: Yes

Motion to Adjourn:

Offered By: Bace **Seconded By:** Fabozzi

VOICE VOTE: Yes

Respectfully submitted:
Laura McPeck