

1st: Horner  
 2nd: Bace  
 Date: 10/3/19

**Minutes of September 19, 2019**

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for September 19, 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. Fabozzi Ms. Bossert, Mr. Horner, Mr. Bace, Mr. Lencsak

**Absent:** Mr. Sanfilippo, Mr. Moore, Mr. Grossman, Mr. Sachs, Mr. Glackin

**Professionals:** Mr. Kennedy, Esq., Mr. Mullan-T&M, Mrs. Keegan-Zoning Official

**Motion:** To approve the minutes of the regular meeting of September 5, 2019

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

**Motion passes.**

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

**Memorialization case #19-18L:** Ronko Developers; Munro Avenue, Block 39, Lot 14, R-70 zone. Board declined to hear case as it was found to be not substantially different from the previous application that had been denied. **Carried to next meeting.**

**New case # 19-19L:** Clark; 64 Nevada Drive, Block 110, Lot 4, R-70 zone. Applicant is seeking variance approval to retain an existing wood deck with gazebo and paver patio purchased with the home. Variances requested for side and rear yard setbacks and lot coverage. **Carried to 10/3/19 with re-noticing only to those missed.**

**New case # 19-21L:** Anchor Care Rehab, 3325 Highway 35; Block 165.04 & 166, Lots 1 & 7, BH zone. Applicant is seeking preliminary and final site plan approval to complete interior renovations and minor exterior alteration of existing building. **Carried to 11/7/19 with re-noticing required.**

**New case # 19-23L:** JAKR LLC/Robert Fani; 4 Beaver Street; Block 206, Lot 9, R-70 zone. Applicant is seeking approval to construct a 13' x 14' rear dormer addition with variances requested for side yard and combined side yard setbacks.

**Mr. Kennedy marked Exhibits A-1 through A-5 and LUB-1.**

**Robert Fani, 4 Beaver Street sworn in.**

**Mr. Fani:** Stated he purchased this property in March 2019 and plans to live there as he has a lot of family in Hazlet. He would like to add a 13' x 14' dormered master bedroom addition on the second floor. The addition would remain in line with the footprint of the house. The house has existing non-conformities therefore requires variances for side yard setback and combined side yard setback.

**Public comments. No one spoke.**

**Mr. Kennedy:** Stated the applicant would comply with all comments in T&M's review letter, obtain all outside agency approvals and meet all construction requirements.

**Motion: To approve application with conditions noted.**

**Offered By:**     Bossert     **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>          </u>	<u>          </u>
Mr. Fabozzi	<u>          </u>	<u>    X    </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>
Mr. Glackin	<u>          </u>	<u>          </u>
Mr. Sachs	<u>          </u>	<u>          </u>
Alt #1 Vacant	<u>          </u>	<u>          </u>

Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	<u>  X  </u>	_____
Alt #4 Vacant	_____	_____

**New case # 19-22L:** Bailey, 391 Middle Road; Block 120, Lot 76, R-100 zone. Applicant is proposing a rear addition, 2 story breezeway and 2 story garage. Variances requested for side yard setbacks.

**Mr. Kennedy Marked Exhibit A-1, A-2 and LUB-1.**

**Robert Bailey and Stefanie Bailey, homeowners, sworn in.**

**Mr. Bailey:** Explained that this property has been in his family for 100 years. His family has grown so he would like to add a garage and a second story addition to accommodate additional bedrooms with a breezeway below. The lot is an existing undersized lot. Garage is to be sheet rocked and will be an attachment to the principal structure. The breezeway is for aesthetics. They have not had any issues with flooding or drainage and the soil is sandy. The addition will only be accessed from the 2<sup>nd</sup> story hallway.

**Public comments. No one spoke.**

**Mr. Kennedy:** Noted the conditions would be to comply with T&M's review letter, to obtain all outside agency approvals and building permits, garage to be sheet rocked, downspouts to be added directed toward street, garage cannot be rented, no separate utilities or entrances and no stairs to the 2<sup>nd</sup> floor from the garage.

**Motion: To approve with the conditions noted.**

**Offered By:**     Fabozzi          **Seconded By:**     Bossert    

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>  X  </u>	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Fabozzi	<u>  X  </u>	_____
Ms. Bossert	<u>  X  </u>	_____
Mr. Horner	<u>  X  </u>	_____
Mr. Moore	_____	_____
Mr. Bace	<u>  X  </u>	_____
Mr. Glackin	_____	_____
Mr. Sachs	_____	_____
Alt #1 Vacant	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	<u>  X  </u>	_____

Alt #4 Vacant \_\_\_\_\_

**Citizen Hearing: No one spoke.**

**Motion to close citizen hearing:**

**Offered By:** Horner **Seconded By:** Bossert

**VOICE VOTE:** Yes

**Motion to Adjourn:**

**Offered By:** Horner **Seconded By:** Bossert

**VOICE VOTE:** Yes

**Respectfully submitted:**  
**Laura McPeck**