

**Offered By:** Tyler  
**Second:** Vignola  
**Date:** 12/3/2015

**Minutes of December 3, 2015 Land Use Board Meeting**

**Regular Meeting** of the Hazlet Township Land Use Board scheduled for December 3, 2015 was called to order at 7:30PM with a Salute to the Flag followed by a moment of Silent Prayer and a Reading of the Letter of Compliance by Trish Cullen.

**ROLL CALL:**

**Present:** Mr. Bace, Chairman Tyler, , Mr. Sanfilippo, Mr. Vignola, Mr. Solomeno, Mr. Moore, Mr. Byrne, Mr. Nicholl, Mr. Skowronski

**Professionals-** Mr. Vella, Mr. Kittner, Mrs. Keegan

**Absent:** Vice Chairman Lavan, Mayor Sachs, Mr. Grossman, Deputy Mayor Aagre

**Memorialize Resolution #15-14L - Singh; 11 Dogwood Lane; Block 213 Lot 40; R-70 Zone. Applicant obtained permission to install a 6ft fence in the front yard.**

**Motion to Approve:**

**Offered: Mr. Vignola**

**Second: Mr. Solomeno**

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>
Mr. Nicholl	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Byrne	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Bace	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Vignola	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Solomeno	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vice Chairman Lavan	<input type="checkbox"/>	<input type="checkbox"/>
Chairman Tyler	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deputy Mayor Aagre	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Sachs	<input type="checkbox"/>	<input type="checkbox"/>
<b>Alt #1</b> Mr. Grossman	<input type="checkbox"/>	<input type="checkbox"/>
<b>Alt #2</b> Mr. Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Alt #3</b> Mr. Skowronski	<input type="checkbox"/>	<input type="checkbox"/>
<b>Alt #4</b> Mr. Sanfilippo	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Memorialize Resolution # -15-12L- Scudieri Enterprises LLC; 1390 Highway 36; Block 166 Lot 1; BH Zone. Applicant obtained Preliminary and Final Site Plan approval to construct a storage addition in the rear.**

**Motion to Approve:**

**Offered: Mr. Solomeno**

**Second: Mr. Bace**

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>
Mr. Nicholl	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Byrne	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Bace	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Vignola	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Solomeno	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vice Chairman Lavan	<input type="checkbox"/>	<input type="checkbox"/>
Chairman Tyler	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deputy Mayor Aagre	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Sachs	<input type="checkbox"/>	<input type="checkbox"/>
<b>Alt #1</b> Mr. Grossman	<input type="checkbox"/>	<input type="checkbox"/>
<b>Alt #2</b> Mr. Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Alt #3</b> Mr. Skowronski	<input type="checkbox"/>	<input type="checkbox"/>
<b>Alt #4</b> Mr. Sanfilippo	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**New Case # -15-16L- Ruy Mejia; 7 Kentucky Drive; Block 114 Lot 1; R-70 Zone. Applicant is seeking permission to retain a 19x20 wood patio and a 7x19 concrete patio.**

*Swearing in Ruy Mejia*

Mr. Mejia- I would like to keep the existing wood patio and concrete patio. I bought this house from my parents and they never got the permits required.

Mr. Kittner- What is the age of these improvements? Should the board act favorably upon this application that the required permits are taken out and be inspected.

Mr. Mejia- The deck was built by my father 15 years ago and the concrete patio has been there since he bought the house.

Mr. Kittner- Are there any drainage issues?

Mr. Mejia- No.

**Motion to Approve:**

**Offered: Mr. Moore**

**Second: Mr. Sanfilippo**

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>
Mr. Nicholl	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Byrne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Bace	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Vignola	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Solomeno	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vice Chairman Lavan	<input type="checkbox"/>	<input type="checkbox"/>
Chairman Tyler	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deputy Mayor Aagre	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Sachs	<input type="checkbox"/>	<input type="checkbox"/>
<b>Alt #1</b> Mr. Grossman	<input type="checkbox"/>	<input type="checkbox"/>
<b>Alt #2</b> Mr. Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Alt #3</b> Mr. Skowronski	<input type="checkbox"/>	<input type="checkbox"/>
<b>Alt #4</b> Mr. Sanfilippo	<input type="checkbox"/>	<input type="checkbox"/>

**Conceptual Presentation #15-19L- 2973 Highway 35; Block 183 Lot 1.01; BH Zone. Proposed grocery store.**

Bohler engineering presenting a conceptual application on behalf of Lidl Grocery Store based out of Germany. They would like to demolish the existing Red Oak Diner and construct a 36,170 square foot building. Anticipated variances include parking and height.

**New Case # -15-17L- M&S Waste; 10 Seventh Street; Block 24 Lots 3 & 5; R-70 Zone.  
Applicant is seeking to bifurcate original application only seeking a use variance.**

Mr. Vella- We have pre marked certain exhibits A-1 M & S site plan

Mr. Hirsch- We intend to give the board an idea of what has been going there and what the new plan is to improve the site. I believe that the improvements of this site will show that the benefits granting this application will out weight any detriments.

*Swearing in Mario Schito Jr.*

Mr. Schito giving a brief background of the company and how it's grown.

Mr. Hirsch- How many municipalities are you contracted with?

Mr. Schito- Hazlet, Keansburg, Union Beach, Sea Bright, Fair Haven, Little Silver, Shrewsbury Township, Englishtown, Brielle and some commercial.

Mr. Skowronski- How many employees do you have?

Mr. Schito- There is a total of 33.

Mr. Hirsch- The new facility that you're proposing will house 15 vehicles with 10 outside?

Mr. Schito- Yes. We currently have 18 CDL drivers, 2 non CDL drivers, 2 small garbage trucks, 7 back men, 3 office employees and 3 managers. Normally they punch in around 5am, start the truck wait for the buzzer for the air pressure to go up to drive the truck out of the yard.

Mr. Hirsch- So you have 12/13-18 trucks going out around that hour?

Mr. Schito- Yes with 4 roll offs that we run usually 2-3 after 6 o'clock.

Mr. Hirsch- If this application is approved all mechanical work would be done inside the garage?

Mr. Schito- Yes. Each truck is dispatched out to their own route for that day and stagger back different times of the day usually around noon the latest about be between 330 and 4.

Mr. Vella- Your permit from the DEP is that you are not allowed to bring back garbage unless they don't make it to the land fill correct?

Mr. Schito- Correct.

Mr. Hirsch- Since your business is growing have you looked in the vicinity for a location you could move to?

Mr. Schito- We did and we haven't found a location yet that is as useful and affordable.

Mr. Hirsch- The 15 vehicles that would be kept in the garage would be started in the garage in the morning?

Mr. Schito- Correct.

Mr. Bace- Looking at this configuration that you have going on with the trucks in the garage, how are you going to get the truck in the back out with the others in front of it?

Mr. Schito- The trucks are parked so that the ones in the front are first out.

Mr. Solomeno- Does any of your employees utilize the side streets for parking?

Mr. Schito- There is one employee that has a parking pass for 7<sup>th</sup> Street but they are either parking in the yard we have now or getting a ride to work.

Mr. Solomeno- Are the trucks ever parked outside of the yard?

Mr. Schito- No.

Mr. Hirsch- By rearranging the site we are creating more parking for the employees.

Mr. Sanfilippo- How many cars currently park on the site?

Mr. Schito- Right now there are 13.

Mr. Kittner- So as shown on the plan there will be a maximum of 10 trucks parked outside and the remainder 15 inside?

Mr. Hirsch- That is correct.

Mr. Kittner- So describe how it works now with turning around at the site.

Mr. Schito- We pull off to Laurel Avenue make a left and then pull off of Laurel Avenue into the right.

Mr. Kittner- Are the fuel tanks protected somehow from all these movements?

Mr. Schito- Yes it has a steel structure around it.

Mr. Skowronski- Do you clean the trucks on the property?

Mr. Schito- The Monmouth County Reclamation Center has a truck wash over there so we utilize that and have an outside company come out and clean the trucks during the winter time.

Mr. Kittner- Do you ever receive complaints?

Mr. Schito- Most of the time it's anonymous and normally when the police department or DEP come look into it and then say there's no problem here. There are some noise complaints if a mechanic is changing a tire but everything will be done indoors with the new garage.

*Swearing in Donald Passman Licensed Architect*

Mr. Vella- For the record I've marked as A-2 Revised page 1 of A-1 12/2/15.

Mr. Passman- At the bottom of the char on A-2 which indicates that the lot coverage didn't include the gravel as impervious coverage so 40% is required and 85% is existing and the proposed is 77.1%.

Mr. Passman goes over the revised Site Plan

Mr. Hirsch- This was designed to ensure we wouldn't have the backup beeping noise.

Mr. Passman- Correct. This allows to not have the drive thru situation. Everything is contained on the Laurel Avenue side. Because the building is heated we have a substantial masonry structure plus where the metal framing is it's going to be insulated which will keep the noise in. We an office area inside with windows. There will be new fencing and new landscaping along the residential sides.

Mr. Vella- Is your ventilation going to be something that creates more noise with fans or is it a quiet system or no system?

Mr. Hirsch- We haven't got that detailed yet but there will be a system but it will go through the roof.

Citizens Hearing:

*Swearing in Rich Krajunas- Corner of 7<sup>th</sup> Avenue and Laurel Avenue*

Mr. Krajunas- They have at least 25 trucks in there is legal?

Mrs. Keegan- That is why they are here.

Mr. Krajunas- About 430 in the morning you can hear banging around and trucks idling at 530am.

*Swearing in Joseph Pientek- 186 Laurel Avenue*

Mr. Vella- Mark O1-06 Pictures of subject property and O-7 is site plan of lot 4

Mr. Pientek- I think the fence at the end of my street should be closed out to stop people from entering the building that way. Are these people that are going to come into the office what is going to happen with the spots for the people who that don't have a big driveway?

Mr. Vella- Where is the gate you're mentioning?

Mr. Pientek- (showing fence on survey) During the hearing he mentioned that there was a buffered fence, I had to get a permit from the township that cost me \$14,000 to buffer the trucks.

*Swearing in William Mccarron- 46 7<sup>th</sup> Street*

Mr. Mccarron- The noise in the morning is unbearable. The guys have pull up outside my house for 10-15 minutes in the morning. Another concern I have is parking 15 trucks in a building god forbid there is a fire it will take half the neighborhood out.

Mr. Vella- The plans would be submitted is approved to the Fire Bureau.

*Swearing in Barbara Madorma- 8A 7<sup>th</sup> Street*

Mrs. Madorma- So you're not going to have any cars on the streets at that point?

Mr. Schito- No they will be on the property.

*Swearing in Elaine Gaudy 159 Laurel Avenue*

Ms. Gaudy- I think this should go through because I think they are making this more appealing and as a customer I would like to keep them there because it keeps the cost low.

**Motion to Adjourn: Sole Offer**

**VOICE VOTE: YES**

**Next Meeting: January 7, 2016**

**Patricia Cullen**

**Secretary**