

Offered By: Vignola

Second: Lavan

Date: 1/7/2016

Minutes of December 17, 2015 Land Use Board Meeting

Regular Meeting of the Hazlet Township Land Use Board scheduled for December 17, 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. Nicholl, Mr. Skowronski, Vice Chairman Lavan, Mayor Sachs, Mr. Grossman, Deputy Mayor Aagre
Professionals- Mr. Vella, Mr. Kittner,
Absent: Mr. Byrne, Mrs. Keegan

MOTION: To approve the minutes of the Regular Meeting of November 5, 2015

Motion to Approve:

Offered: Mr. Vignola

Second: Mr. Lavan

	<u>Yes</u>	<u>No</u>
<u>ROLL CALL</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 checked="" 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"/>
Alt #1 Mr. Grossman	<input type="checkbox"/>	<input type="checkbox"/>
Alt #2 Mr. Moore	<input type="checkbox"/>	<input type="checkbox"/>
Alt #3 Mr. Skowronski	<input type="checkbox"/>	<input type="checkbox"/>
Alt #4 Mr. Sanfilippo	<input type="checkbox"/>	<input type="checkbox"/>

MOTION: To approve the minutes of the Regular Meeting of December 3, 2015

Motion to Approve:

Offered: Chairman Tyler

Second: Mr. Vignola

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>
Mr. Nicholl	<input checked="" 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"/>
Alt #1 Mr. Grossman	<input type="checkbox"/>	<input type="checkbox"/>
Alt #2 Mr. Moore	<input type="checkbox"/>	<input type="checkbox"/>
Alt #3 Mr. Skowronski	<input type="checkbox"/>	<input type="checkbox"/>
Alt #4 Mr. Sanfilippo	<input type="checkbox"/>	<input type="checkbox"/>

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

Motion to Approve or Deny:

Offered: Mr. Solomeno

Second: Mr. Lavan

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>
Mr. Nicholl	<input checked="" 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 checked="" 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"/>
Alt #1 Mr. Grossman	<input type="checkbox"/>	<input type="checkbox"/>
Alt #2 Mr. Moore	<input type="checkbox"/>	<input type="checkbox"/>
Alt #3 Mr. Skowronski	<input type="checkbox"/>	<input type="checkbox"/>
Alt #4 Mr. Sanfilippo	<input type="checkbox"/>	<input type="checkbox"/>

**New Case # 15-18L- 2C Properties LLC; 10 Brown Avenue; Block 30 lot 18; R-70 Zone.
 Application is seeking permission to remove the front porch, add a level, construct a 2nd
 story rear addition, rear deck and install an asphalt driveway.**

Mr. Vella- For the record I have pre-marked exhibits A-1 Plans of addition, A-2 Plans of structural renovation, A-3 series of 6 pictures.

Swearing in Andrew Gogan

Mr. Gogan- The property is dilapidated and falling down. It took 3 40yard dumpsters to clear out the house. We are looking for build on the existing foot print and we are proposing to knock down the side porch.

Mr. Vella- Are you proposing to keep aprt of this and build a house or demo the whole thing, clear it out and rebuild?

Mr. Gogan- Yes.

Mr. Hanus- There is a tree to the left, what is the proposal for that tree?

Mr. Gogan- I would like to remove the tree.

Mr. Hanus- The only tree that are on 10 Brown is the single one in the proposed driveway area.

Chairman Tyler- Are there any other homes in this area that are 2 story?

Mr. Gogan- Yes there is a home down the street.

Mr. Kittner- Most of these variances on this application are existing non-conforming. I will note for the record that by removing the covered porch you are making this more conforming with the ordinance. The ordinance allows for 3 feet for a driveway to be set back from a property line. Are you willing to shift that over?

Mr. Gogan- Yes.

Motion to Approve:

Offered: Mayor Sachs

Second: Mr. Bace

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

Extension of Approval: D&D International- 694 Holmdel Road; Block 214.01 Lot 10. Applicant is seeking an extension of approval until December 2016 for a previously approved application for a Use Variance to expand a pre-existing nonconforming use, bulk variances and preliminary site plan approval.

Motion to Approve:

Offered: Mr. Bace

Second: Mr. Lavan

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>
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Mr. Nicholl	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Byrne	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Bace	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Alt #3 Mr. Skowronski	<input type="checkbox"/>	<input type="checkbox"/>
Alt #4 Mr. Sanfilippo	<input type="checkbox"/>	<input type="checkbox"/>

Carried Case # -15-11L- CVS/ First Hartford Realty Corp.; Highway 36 and Laurel Avenue; Block 134 Lot 1, 15, 15.01, 16; BH Zone. Applicant is seeking Preliminary and Final Site Plan approval, Use Variance, several bulk variances to construct a CVS.

Mr. Vella- Will be carried without further notice to January 21, 2016.

**Motion to Adjourn: Sole Offer
VOICE VOTE: YES**

Next Meeting: January 7, 2016

Patricia Cullen

Secretary