

Approved 5/5/16
Offered: Lavan
2nd: Tyler

Minutes of April 7, 2016

The Regular Meeting of the Hazlet Township **Land Use Board** scheduled for April 7, 2016 was called to order at 7:30 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: Mayor Aagre, Mr. Tyler, Mr. Byrne, Mr. Lavan, Mr. Rooke, Mr. Solomeno, Mr. Vignola, Mr. Glackin, Mr. Grossman, Mr. Sanfilippo, Mr. Mann, Mr. Moore

Absent: Deputy Mayor Kiley, Mr. Vella, Esq.

Professionals: Mr. Otto, CME, Mrs. Keegan

Chairman Tyler announced board will not be voting to approve the March 17, 2016 minutes, they will be voted on at the next meeting.

New Case #16-02L Korbul, 56 Briscoe Terrace, Block 252, Lot 1, R-70 zone. Install 12x24 inground pool and pool patio. Applicant is seeking 6.1 ft. side and rear yard setbacks where 10 ft. is required and 1.2 ft. rear yard setback where 2 feet is required to retain existing shed.

Chairman Tyler welcomed Mr. & Mrs. Korbul and asked them to walk through the application and respond to the letter from the engineer. He explained to Mr. Korbul that Mr. Vella was not present tonight to swear in witnesses so asked him to agree that his testimony would be true and to the best of his knowledge.

Mr. Korbul: Answered yes. Explained that they would like to install the pool and that the pool would be 10 feet from the property lines, just the concrete doesn't meet the setbacks. Showed color photos of the property that he had brought with him.

Mr. Tyler: Noted the existing shed on the property which is close to the fence. Indicated that since none of his neighbors were in attendance at the meeting, can assume that no one has any issues with his plans.

Mr. Korbul: Indicated neighbors have no problem with his pool plans.

Mr. Otto: Explained the two bulk variances for side and rear yard setbacks. Asked Mr. Korbul why he chose this location for the pool.

Mr. Korbul: Explained that looking at the property, it is the only realistic place that the pool could fit, allowing it to be 10 feet from property lines. There is no other location on where the pool could go with the surround.

Mr. Otto: Explained the code covering the shed and noted that the application calls for the removal of a concrete pad and installation of a new one along the rear yard. Asked about the condition of the existing fencing around property and if any of the fencing is shared with neighbors.

Mr. Korbul: Indicated that the fence is a fairly new 6 ft. PVC fence that is shared on two sides.

Mrs. Keegan: Explained that the construction code will call for his own barrier. Cannot use someone else's fence as a barrier for the pool because it could be removed by the neighbor and leave the pool exposed. Ordinance states either the entire pool is enclosed or the entire yard.

Mr. Tyler: Explained that Mr. Korbul will have to have two fences next to each other in order to comply and advised him to follow up with zoning officer if approved.

Mr. Otto: Advised that Mr. Korbul's engineer would have to submit an updated grading plan to the township ensuring that there is no stormwater runoff impact to the neighbors.

Mrs. Keegan: Reviewed exhibits submitted and labeled application with survey as A-1, CME report dated 3-29-16 as A-2, and the 10 photos as A-3.

Mr. Tyler: Explained that Mr. Vella will review if approved, formal resolution will be at the next meeting.

Chairman Tyler offered citizen hearing on this application. No one spoke.

Motion to Approve:

Offered By: Aagre

Second: Tyler

ROLL CALL

	<u>YES</u>	<u>NO</u>	<u>ABS</u>
Mr. Byrne	<u> X </u>	<u> </u>	
Mr. Glackin	<u> X </u>	<u> </u>	
Mr. Lavan	<u> X </u>	<u> </u>	
Mr. Tyler	<u> X </u>	<u> </u>	
Mr. Solomeno	<u> X </u>	<u> </u>	
Mr. Vignola	<u> X </u>	<u> </u>	
Mr. Rooke	<u> X </u>	<u> </u>	
Deputy Mayor Kiley	<u> </u>	<u> </u>	
Mayor Aagre	<u> X </u>	<u> </u>	

Alt #1 Mr. Mann	<u> X </u>	<u> </u>
Alt #2 Mr. Moore	<u> X </u>	<u> </u>
Alt #3 Mr. Grossman	<u> X </u>	<u> </u>
Alt #4 Mr. Sanfilippo	<u> X </u>	<u> </u>

Motion passes 12-0.

Citizen Hearing:

No one spoke.

Offered By: Aagre

Seconded By: Vignola

VOICE VOTE: Yes

Motion to Adjourn:

Offered By: Aagre

Seconded By: Vignola

VOICE VOTE: Yes

Next Meeting: April 21, 2016

Respectfully submitted: Laura McPeek