

1st: Vignola
 2nd: Glackin
 Date: 11/3/16

Minutes of October 20, 2016

The Regular Meeting of the Hazlet Township **Land Use Board** scheduled for October 20, 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: Mr. Lavan, Mr. Tyler, Mr. Solomeno, Mr. Vignola, Mr. Grossman, Mr. Sanfilippo, Mr. Moore, Mr. Glackin, Mr. Rooke

Absent: Mayor Aagre, Deputy Mayor Kiley, Mr. Byrne, Mr. Mann, Mrs. Keegan

Professionals: Mr. Vella, Esq., Mr. Otto- CME

Motion: To approve the minutes of regular meeting October 6, 2016

Offered By: Vignola **Seconded By:** Lavan

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>	<u>AB</u>
Mr. Byrne	_____	_____	_____
Mr. Glackin	_____	_____	_____
Mr. Lavan	X	_____	_____
Mr. Tyler	_____	_____	X
Mr. Solomeno	_____	_____	X
Mr. Vignola	X	_____	_____
Mr. Rooke	_____	_____	X
Deputy Mayor Kiley	_____	_____	_____
Mayor Aagre	_____	_____	_____
Alt #1 Mr. Mann	_____	_____	_____
Alt #2 Mr. Moore	_____	_____	X
Alt #3 Mr. Grossman	X	_____	_____
Alt #4 Mr. Sanfilippo	_____	_____	X

Memorialization #16-06L: Cars on 35 LLC/New Jersey's Finest Motors, 3228 Route 35, Block 217, Lots 5 & 14, BH zone. Applicant was granted use and bulk variances to construct a new 12'x15' building and parking spaces for pre-owned auto sales. Lot size is 13,714 sq. ft. where 40,000 sq. ft. is required, lot depth is 173 ft. where 200 ft. is required, lot frontage is 81.92 ft. where 150 ft. is required and lot acreage is 0.315 acres where 0.918 acres is required.

Offered By: Moore **Seconded By:** Grossman

ROLL CALL

	<u>YES</u>	<u>NO</u>	<u>AB</u>
Mr. Byrne	_____	_____	_____
Mr. Glackin	_____	_____	_____
Mr. Lavan	_____X_____	_____	_____
Mr. Tyler	_____	_____	_____
Mr. Solomeno	_____X_____	_____	_____
Mr. Vignola	_____X_____	_____	_____
Mr. Rooke	_____	_____	_____
Deputy Mayor Kiley	_____	_____	_____
Mayor Aagre	_____	_____	_____
Alt #1 Mr.Mann	_____	_____	_____
Alt #2 Mr. Moore	_____X_____	_____	_____
Alt #3 Mr. Grossman	_____X_____	_____	_____
Alt #4 Mr. Sanfilippo	_____X_____	_____	_____

Mr. Glackin came to meeting at 7:35 pm.

Memorialization Case #16-04L: Lidl Grocery Store; 2973 Highway 35, Block 183, Lot 1.01, BH zone. Applicant was granted preliminary and final site plan approval to construct a new 36,170 sq. ft. Lidl grocery store with several bulk variances and waivers.

Offered By: Vignola

Seconded By: Lavan

ROLL CALL

	<u>YES</u>	<u>NO</u>	<u>AB</u>
Mr. Byrne	_____	_____	_____
Mr. Glackin	_____X_____	_____	_____
Mr. Lavan	_____X_____	_____	_____
Mr. Tyler	_____X_____	_____	_____
Mr. Solomeno	_____	_____	_____
Mr. Vignola	_____X_____	_____	_____
Mr. Rooke	_____X_____	_____	_____
Deputy Mayor Kiley	_____	_____	_____
Mayor Aagre	_____	_____	_____
Alt #1 Mr.Mann	_____	_____	_____
Alt #2 Mr. Moore	_____X_____	_____	_____
Alt #3 Mr. Grossman	_____X_____	_____	_____
Alt #4 Mr. Sanfilippo	_____X_____	_____	_____

Memorialization Case #16-13L: Kilyk-13 Dartmouth Drive, Block 183.01; Lot 3.02, R-70 zone. Applicant received approval to construct a two story 18'x35' addition with a 38' setback from top of stream bank where 100' is required.

Offered By: Grossman **Seconded By:** Vignola

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>	<u>AB</u>
Mr. Byrne	_____	_____	_____
Mr. Glackin	_____X_____	_____	_____
Mr. Lavan	_____X_____	_____	_____
Mr. Tyler	_____	_____	_____
Mr. Solomeno	_____	_____	_____
Mr. Vignola	_____X_____	_____	_____
Mr. Rooke	_____	_____	_____
Deputy Mayor Kiley	_____	_____	_____
Mayor Aagre	_____	_____	_____
Alt #1 Mr.Mann	_____	_____	_____
Alt #2 Mr. Moore	_____	_____	_____
Alt #3 Mr. Grossman	_____X_____	_____	_____
Alt #4 Mr. Sanfilippo	_____	_____	_____

New Case # 16-14L: Lobello, 13 Independence Way, Block 194.03, Lot 15, R-100 zone. Applicant is seeking permission to construct an 8'x25' 2 story addition, 4'x8' front covered porch and add an 11'x27' level above garage. Seeking a 21.58' front yard setback where 25' is required, a 9' side yard setback where 15' is required, 24.78' combined side yard setback where 35' is required and 43% lot coverage where 35% is maximum.

Mr. Grossman recused himself as Mr. Lobello is his neighbor.

Attorney Vella swearing in Robert Lobello, 13 Independence Way.

Mr. Vella: Confirmed the board's jurisdiction and marked Exhibit A-1 as plan of survey, A-2 as architectural plans dated 4/11/16.

Mr. Tyler: Asked Mr. Lobello to explain what he is requesting.

Mr. Lobello: Explained that he has been in his house almost 20 years but the house has gotten too small since his kids are bigger now and he would like to add more space and build a new entryway porch. They like the neighborhood and want to stay where they are.

Mr. Otto: Explained that there are two additional existing non-conformities; lot area of 8000 square feet where 12,500 is required and lot frontage of 80' where 100' is required. Explained that Mr. Lobello is requesting a side expansion on the westerly side

of the house, a front yard setback variance for the front porch and a lot impervious variance.

Mr. Tyler: Asked whether the garage will be bumped out as well.

Mr. Otto: Explained that they are going above the garage so the garage door will remain the same.

Mr. Vella: Asked whether there was any landscaping or fencing on right side of property that would reduce the visual impact for the neighbors.

Mr. Lobello: Explained that he has two large evergreen trees.

Mr. Otto: Asked whether the plan showed the existing conditions in the back yard and side yard.

Mr. Lobello: Stated that there is a shed in the back on the left side.

Mr. Tyler: Asked to see the survey because it didn't seem to match what was shown on the google image.

Mr. Vella: Asked if there was anything around his pool.

Mr. Lobello: Stated there were pavers around the pool.

Mr. Vella: Stated that would be included in impervious coverage.

Mr. Lobello: Explained that he had added more pavers from what was shown. He will remove some if needed to do the addition.

Mr. Otto: Explained that the lot is undersized to begin with and with the additional coverage in the back there could be a lot coverage issue.

Mr. Vella: Explained that the survey does not show existing conditions with respect to lot coverage. He recommended obtaining a new updated survey and then coming back before the board. If the lot coverage does not match after the work is done, it will create problems later on with inspections and approvals.

Mr. Tyler: Recommended that Mr. Lobello come in to the office to speak to Mrs. Keegan if he has any questions.

Mr. Vella: Explained that we will carry this case to 12/1/16 at 7:30 pm with no re-noticing required.

Mr. Tyler asked for public comments. No one spoke.

New Case # 16-15L: Whalen, 11 Holly Avenue, Bloc 21, Lot 8, R-70 zone. Applicant is seeking to install a 14'x16' prefabricated wood shed. Seeking a 2' side yard setback where 10' is required. Also seeking to retain existing paver patio with 2' side yard setback where 10' is required and retain existing driveway with 1' side yard setback where 3' is required.

Attorney Vella swearing in Scott Whalen, 11 Holly Avenue.

Mr. Vella: Confirmed the board's jurisdiction and marked Exhibit A-1 as survey dated 9/15/16. Asked Mr. Whalen to explain what he is requesting.

Mr. Whalen: Explained that would like to put a large shed in his back yard to make into his workshop. He is okay with lot coverage, it is just the setbacks from the neighbor's property that he needs a variance for. He is also requesting a setback variance for the driveway. The stone and pavers have been there for 20 years.

Mr. Tyler: Indicated that according to the aerial image, most of his neighbors have sheds.

Mr. Whalen: Stated that all of his neighbors have sheds and some of them are non-conforming for the setbacks. They are next to the fence.

Mr. Glackin: Questioned whether the shed was pre-fabricated.

Mr. Whalen: Stated it was and he was buying it from Yard Works on Route 36. They will deliver it built. It will be under the 16' height limit.

Mr. Tyler: Questioned whether his other shed was conforming.

Mr. Whalen: Indicated it was because it is under 100 square feet.

Mr. Vella: Stated there were no conditions on the application.

Attorney Vella asked for public comments. No one spoke.

Offered By: Vignola

Seconded By: Glackin

ROLL CALL

	<u>YES</u>	<u>NO</u>	<u>AB</u>
Mr. Byrne	_____	_____	_____
Mr. Glackin	X	_____	_____
Mr. Lavan	X	_____	_____

Mr. Tyler	<u> X </u>	<u> </u>	<u> </u>
Mr. Solomeno	<u> X </u>	<u> </u>	<u> </u>
Mr. Vignola	<u> X </u>	<u> </u>	<u> </u>
Mr. Rooke	<u> X </u>	<u> </u>	<u> </u>
Deputy Mayor Kiley	<u> X </u>	<u> </u>	<u> </u>
Mayor Aagre	<u> </u>	<u> </u>	<u> </u>
Alt #1 Mr.Mann	<u> </u>	<u> </u>	<u> </u>
Alt #2 Mr. Moore	<u> X </u>	<u> </u>	<u> </u>
Alt #3 Mr. Grossman	<u> X </u>	<u> </u>	<u> </u>
Alt #4 Mr. Sanfilippo	<u> X </u>	<u> </u>	<u> </u>

Citizen Hearing:

Offered By: Lavan

Seconded By: Tyler

No one spoke.

Motion to Adjourn:

Offered By: Lavan

Seconded By: Tyler

VOICE VOTE: Yes

Next Meeting: November 3, 2016
Respectfully submitted: Laura McPeek