

Offered By: Mr. Vignola

Second: Mr. Moore

Date: May 1, 2014

Minutes of April 16, 2014 Land Use Board Meeting

Regular Meeting of the Hazlet Township Land Use Board scheduled for April 16, 2014 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, Mr. Vignola, Mr. Skowronski, Mr. Moore, Mr. Grossman, Chairman Tyler, Mr. Szczuplak

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

Absent: Mr. Pisano, Mr. Solomeno, Mayor DiNardo, Deputy Mayor Belasco, Mr. Lavan, Mr. Pobega

Approval of Minutes of the Regular Meeting of April 3, 2014

Offered by: Mr. Vignola

2nd: Mr. Bace

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>
Mr. Pobega (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Bace	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Lavan (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Szczuplak	<input type="checkbox"/>	<input type="checkbox"/>
Chairman Tyler	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Solomeno (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Vignola	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deputy Mayor Belasco (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mayor DiNardo (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Alt #1 Mr. Grossman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #2 Mr. Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #3 Mr. Skowronski	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #4 Mr. Pisano (absent)	<input type="checkbox"/>	<input type="checkbox"/>

Memorial Resolution- # 14-04L- 6 Azee Drive; Shay and Cynthia Farrell; Block 120.07 lot 6; R-100 Zone. Applicant is obtained permission to retain a 12x20 deck, 6x6 pavers and a 13x13 concrete patio.

Motion to Approve:

Offered by: Mr. Grossman

2nd: Mr. Moore

ROLL CALL

	<u>Yes</u>	<u>No</u>
Mr. Pobega (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Bace	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Lavan (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Szczuplak	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chairman Tyler	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Solomeno (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Vignola	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deputy Mayor Belasco (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mayor DiNardo (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Alt #1 Mr. Grossman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #2 Mr. Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #3 Mr. Skowronski	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #4 Mr. Pisano (absent)	<input type="checkbox"/>	<input type="checkbox"/>

Carry over case # 13- 12P- East Coast Properties LLC; 836 Highway 36; Block 69.01 lot 5 & 6; BH Zone. Applicant is seeking Major Site Plan approval to renovate an existing retail use into a Dollar Tree Discount Retail Use.

Mr. Vella- I received a letter from Mr. Gale a few days ago indicating that at this time the applicant is withdrawing their application and not proceeding. I have drafted a simple resolution that the applicant has withdrawn their application and the board finds no findings of the facts of conclusions of law and you accept their dismissal with prejudice.

Motion to withdraw:

Offered by: Mr. Vignola

2nd: Mr. Szczuplak

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>
Mr. Pobega (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Bace	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Lavan (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Szczuplak	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chairman Tyler	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Solomeno (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Vignola	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deputy Mayor Belasco (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mayor DiNardo (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Alt #1 Mr. Grossman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #2 Mr. Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #3 Mr. Skowronski	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #4 Mr. Pisano (absent)	<input type="checkbox"/>	<input type="checkbox"/>

Carry Over Case # 14-03L- 3 Scott Drive; Kenneth and Christine Maiers; Block 146.08 lot 3; R-100 Zone. Applicant is seeking to obtain permission to install an 18x36 in ground pool with a concrete patio.

Mr. Vella- For the record Mrs. Maiers you've been previously sworn in and you're still under oath. The board has received a revised pool grading plan mark as A-4.

Mr. Kittner- The pool itself changed its shape formally it was a kidney shape and now it's kind of a hexagonal shape that been elongated. I think the applicant has done this in an effort to try to get the pool to fit within the existing conditions being that there is an existing wall there. With changing the pool shape they have been able to eliminate their rear yard variance. The new design has two variances that are still required. They are providing 4 feet to the concrete patio where previously they were asking for 3 so they've actually improved the design by reducing the width of the concrete around the pool. They also decreased the concrete area and that's associated with the next variance. They still require a variance for impervious lot coverage they are providing 28.8% where 20% is allowed.

Mrs. Maiers- I know you wanted us to eliminate some of the variances so that's why we've changed the style of the pool. We are still requesting the side yard variance because we don't want to be too close to the retaining wall because I feel it's a safety issue. We plan to reduce our existing patio to do what we could to reduce the concrete.

Mr. Vella- Please describe the fence where the diving board will be and the neighbor.

Mrs. Maiers- I have a picture-

Mr. Vella- We will mark picture of solid wood fence as A-5.

Chairman Tyler- Any questions or comments from the board?

Motion to Approve or Deny:

Offered by: Mr. Grossman

2nd: Mr. Tyler

ROLL CALL

	<u>Yes</u>	<u>No</u>
Mr. Pobega (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Bace	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Lavan (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Szczuplak	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chairman Tyler	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Solomeno (absent)	<input type="checkbox"/>	<input type="checkbox"/>
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Alt #4 Mr. Pisano (absent)	<input type="checkbox"/>	<input type="checkbox"/>

New Case # 14-05P- 11 Buttonwood; Lisa Gentile; Block 73 lot 7; R-70 Zone. Applicant is seeking permission to erect a 6ft solid fence in the front yard.

Swearing in Ms. Gentile

Mr. Vella- We will mark as A-1 survey of property.

Ms. Gentile- There's an existing fence up but storm Sandy knocked down some parts of the fence and the fence is now 17 years old so I just wanted to replace the existing fence with a new fence exact same fence in the exact same place.

Mr. Vella- Our ordinance was not in place when they originally put up the fence?

Mrs. Keegan- It was but it was on a case by case basis. We did amend the ordinance May 2013 on corner lots which this is that you can put a 6ft fence it has to be 10 feet in from the inside of the sidewalk.

Mr. Vella- So the fence that abuts lot 6 is the part that fell down?

Ms. Gentile- Yes

Mr. Kittner- Are you reusing the posts?

Ms. Gentile- I'm not sure if they are strong or not.

Chairman Tyler- Would pushing your fence back be an issue?

Ms. Gentile- Yes because of my sprinkler system.

Motion to Approve or Deny:

Offered by: Mr. Szczuplak

2nd: Mr. Skowronski

ROLL CALL

	<u>Yes</u>	<u>No</u>
Mr. Pobega (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Bace	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Lavan (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Szczuplak	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chairman Tyler	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Solomeno (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Vignola	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deputy Mayor Belasco (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mayor DiNardo (absent)	<input type="checkbox"/>	<input type="checkbox"/>
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Alt #2 Mr. Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Alt #4 Mr. Pisano (absent)	<input type="checkbox"/>	<input type="checkbox"/>

New Case # 14-06L- 2 Sycamore Drive; Brian Robinson; Block 166.02 lot 1; R-70 Zone.
Applicant is seeking to obtain permission to construct a 4 x 6 covered entry way; retain concrete around pool; retain 6ft solid fence.

Mr. Vella- For the record I'll mark as A-1 survey of property and A-2 architectural plans.

Mr. Robinson- I'm renovating the entire house and I'd like to put a covered entrance over the front door. As far as the driveway goes that was existing there and I would like to keep it that way and the concrete around the pool that is also existed. There was a huge concrete patio behind the house that was another 50 x 20 that I took out.

Mr. Vella- So the only new construction you're proposing that requires approval is a 4 x 6 covered entrance and you're converting the carport into living area. Is there enough parking spaces?

Mrs. Keegan- Yes.

Mr. Vella- Other than removing what you said before you're also proposing to remove the five feet depth of the concrete that abuts lot 15 that's in the drainage easement is that correct?

Mr. Robinson- The variance was to keep that wasn't it?

Mrs. Keegan- The board can't grant a variance to leave something in an easement. The actual concrete around the pool is 5ft then. There's a 5ft drainage easement that's got concrete in it that the board can't approve and then you see more concrete that's like a 3 x 9 piece and then there's a 4ft piece. It's supposed to be 10ft but it's only going to be 5ft.

Mr. Kittner- Once he removes that 5ft of concrete off the rear of the pool there's approximately 6.5 or 7ft of concrete that will remain from the pool as shown on the survey in the rear. He needs to remove the concrete from the easement and when he does that from the easement line to the pool you'll still have 6.5 or 7ft of concrete to the pool. Removing that additional concrete will help reduce the variance for lot coverage.

Mrs. Keegan- So it's 8ft is width that he's removing.

Mr. Vella- Now the variance goes from 5ft to 8ft where 10 is required and reduction of lot coverage.

Chairman Tyler- Is the concrete along the side yard used for parking?

Mr. Robinson- Yes.

Mr. Kittner- Reducing that 8ft of concrete bring him down in an additional 3% so he's now at 44%.

Chairman Tyler- Was that 6ft solid fence in the front yard already approved?

Mrs. Keegan- I don't show a permit for it.

Mr. Robinson- It's an old fence that's falling apart so that will get changed as well.

Mrs. Keegan- If he's going to replace it he's going to need a variance and this looks like it's about a foot inside the sidewalk.

Chairman Tyler- Replacing the fence would be nice. The overhang your proposing would that have columns or is it just a-

Mr. Robinson- I will have two columns along the front stoop.

Chairman Tyler- Are you replacing the stoop as well?

Mr. Robinson- Yes.

Motion to Approve or Deny:

Offered by: Mr. Vignola

2nd: Mr. Moore

ROLL CALL

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Alt #3 Mr. Skowronski	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #4 Mr. Pisano (absent)	<input type="checkbox"/>	<input type="checkbox"/>

Citizen Hearing:

VOICE VOTE: YES

Motion to Adjourn:

Sole Offer

VOICE VOTE: Yes

Next Meeting: May 1, 2014

Patricia Cullen

Secretary

A handwritten signature in cursive script, appearing to read 'Patricia Cullen', written over the printed name and title.