

Offered By: Mr. Bace

Second: Vice chairman Lavan

Date: June 18, 2015

Minutes of March 19, 2015 Land Use Board Meeting

Regular Meeting of the Hazlet Township Land Use Board scheduled for March 19, 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. Nicholl, Mr. Bace, Mr. Moore, Vice Chairman Lavan, Deputy Mayor Aagre (7:53pm arrival), Mr. Grossman, Mr. Byrne, Chairman Tyler, Mr. Vignola, Mr. Sanfilippo

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

Absent: Mr. Solomeno, Mayor Sachs, Mr. Skowronski

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

Motion to Approve:

Offered: Mr. Vignola

Second: Vice Chairman Lavan

ROLL CALL

Yes

No

Mr. Nicholl

Mr. Byrne

Mr. Bace

Mr. Vignola

Mr. Solomeno (absent)

Vice Chairman Lavan

Chairman Tyler

Deputy Mayor Aagre (7:53pm arrival)

Mayor Sachs (absent)

Alt #1 Mr. Grossman

Alt #2 Mr. Moore

Alt #3 Mr. Skowronski (absent)

Alt #4 Mr. Sanfilippo

New Case # -15-03L- Jason Lachawiec; 10 Brookside Avenue; Block 68.01 Lot 1.13; R-70 Zone. Applicant is seeking permission to retain concrete pad for future shed installation and retain paver patio.

Swearing in Jason Lachawiec and Adriana Sardo

Mr. Vella- For the record I have marked as A-1 application with survey. Why don't you explain to the board what is on your property, what do you want, why do you want it and why the variances should be granted.

Mr. Lachawiec- We purchased the house with this already existing because it was a foreclosure and we didn't know it wasn't to code until the CO was performed and it was too late to back out of the deal. All we are asking is to keep what's already in place. The concrete would be a future consideration for a shed because we don't have a garage. Where the entrance of our walkway is to the asphalt driveway it leads right into the pavers. When we bought the house it was a foreclosure so there was a lot of renovations that we had to take over on the house. As for the pavers we have two dogs so having the pavers makes it easier for us with bad weather to let the dogs out and not have to get dirty.

Ms. Sardo- That's what we use as our main entrance since we have the dogs and that's where the kitchen and living room are.

Mr. Vella- Did you get a CO at closing for the house?

Mr. Lachawiec- We bought it with a conditional CO with condition that we apply for the variance.

Mr. Vella- The previous owner put the concrete pad in without getting approval and you require a variance.

Mr. Kittner- Flat creek is located directly to the rear of the property roughly 50ft from the dwelling so we had to look into some of the regulation and part of that is questioning whether or not these improvements were installed prior to the dates of certain regulations such as the wetlands regulations which took effect on July 1, 1989 or flood hazard repairing zone regulations which took effect on November 5, 2007 so we looked at the historic areas of this property and it appeared that the concrete patio for the shed had existed well prior to both regulations so that has been on the property for quite some time. There is an area that appears there was an above ground pool with a paver/patio area that was surrounding the pool.

Chairman Tyler- Being an existing condition sometimes these things do occur and perhaps there was a garage there or something that is no longer there. The pavers are pervious so the water can go down.

Mr. Bryne- In terms of drainage this is not creating any adverse effect to the surrounding properties or anything?

Ms. Sardo- We have not seen any problems.

Mr. Nicholl- Will they have to come back to the board when they put a shed on the slab?

Mrs. Keegan- If we are going to grant it we are granting it for the concrete pad that's there.

Mr. Vella- The shed cannot encroach any greater than the concrete pad. If approved there are 4 variances one being the slab in the back with a side yard setback of 1.2ft a rear of 2.9ft, paver patio has a2ft on right side and 7ft on left side setback and 37% lot coverage where 25% is max.

Motion to Approve:

Offered: Mr. Nicholl

Second: Mr. Moore

ROLL CALL

Yes

No

Mr. Nicholl

Mr. Byrne

Mr. Bace

Mr. Vignola

Mr. Solomeno (absent)

Vice Chairman Lavan

Chairman Tyler

Deputy Mayor Aagre (7:53pm arrival)

Mayor Sachs (absent)

Alt #1 Mr. Grossman

Alt #2 Mr. Moore

Alt #3 Mr. Skowronski (absent)

Alt #4 Mr. Sanfilippo

New Case # -15-04L- Michele and Brian Phillips; 3 Kingsbridge Court; Block 182 Lot 5.13; R-100 Zone. Applicant is seeking permission to install a 14.3ft x 36.3ft in ground pool with 1,251 square feet of paver patio.

Swearing in Michele and Brian Phillips

Mr. Vella- We will mark as A-1 application with survey and pool plans.

Mr. Phillips- We are looking to install our pool with pavers and concrete around it.

Chairman Tyler- There is not a huge differential in the setbacks on this one.

Mr. Kittner- The coverage is about 5% to the new standards and keep in mind we are factoring in the paver patio and considering that impervious coverage, I think we considered pretty much everything except for the pool area itself. If you base it on the standards that we are trying to get approved its maybe 5% greater in this zone.

Chairman Tyler- I don't have an issue with .2ft.

Mr. Vella- What's the reason for that?

Mr. Phillips- I didn't even realize it.

Mrs. Keegan- Does your property back up to the plaza?

Mr. Phillips- Yes Toys R Us.

Chairman Tyler- We do try to avoid variances and you seem to have enough room to pick up the 2.5 inches so if you can do that we can live with the 40% lot coverage.

Mrs. Keegan- The pool equipment is at 6.3ft and it should be at 10ft because it's considered an accessory.

Chairman Tyler- Perhaps if it was turned it would not be 6ft.

Mr. Vella- You have a setback of 13ft so you have 3ft of space that you can put the pool equipment without creating a variance by flipping it.

Mr. Kittner- The pad is approximately 2.5ft wide for the pool equipment and the setback on the side yard from the property line to the paver patio was 13ft so they can turn this and meet the setback requirements.

Mr. Kittner- What's the condition of the fence around the property?

Mr. Phillips- We just replaced a section that was knocked down by Sandy and the rest is pretty old but we are looking into replacing that.

Mr. Kittner- Okay so the pool would be subject to a pool compliant fence when you apply for your permits so that's something to consider.

Mr. Nicholl- What would the impervious coverage be if we took out the pool?

Mr. Kittner- Taking out the pool it brings you to 35.7%.

Mr. Vella- With respect to this application what I have is the applicant is two of the variances they are going to modify with condition that the applicant revise plans to provide a 10ft rear setback for the pool that will eliminate one variance and the second variance they will eliminate is the setback variance for the pool equipment to provide a 10ft setback rear and side and place it on the other side of the shed.

Motion to Approve:

Offered: Vice Chairman Lavan

Second: Deputy Mayor Aagre

<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 (absent)	<input 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 (absent)	<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 (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Alt #4 Mr. Sanfilippo	<input type="checkbox"/>	<input type="checkbox"/>

**New Case # -15-05L- Samantha Fortino; 4 Glen Avenue; Block 166.08 Lot 8; R-100 Zone.
Applicant is seeking permission to construct a 2 story extension with a covered front porch,
paver patio and extend driveway.**

Swearing in Samantha Fortino

Mr. Vella- For the record I will mark as A-1 your application with survey and architectural drawings.

Ms. Fortino- So basically we would like to add a 2 car garage to the side of the house with a master bedroom with a master suite over it and then hopefully room for an office in the back and a game room for the kids.

Chairman Tyler- So you're basically doubling the size of your house?

Ms. Fortino- Yes.

Mr. Vella- Your lot is not square?

Ms. Fortino- No it's pie shaped.

Mr. Vella- On the east side your property line doesn't go straight back but it's angled towards the center of the property?

Ms. Fortino- Yes.

Mr. Vella- And your proposed addition the corner is going to be 12ft where 15ft is required so only about 3ft in the corner is violating the setback.

Ms. Fortino- Yes.

Chairman Tyler- Your driveway has an existing curb cut that isn't ideal.

Ms. Fortino- We are going to fix it.

Mr. Bryne- Would emergency vehicles be able to get through with the new structure?

Mr. Kittner- 12ft is a pretty wide area and I don't think they would put a truck back there anyway. Would you say that the setback relief you're requesting and the impervious coverage relief that you are requesting would you say that's pretty common with the neighborhood?

Ms. Fortino- I wouldn't say it's too far off.

Mr. Kittner- Can you describe the architectural plan for the outside?

Ms. Fortino- We currently have white vinyl siding with a brick front we are planning to re-do the siding with the new addition staying with white or tote color. The roof line will go straight across with a point over the master bedroom.

Mr. Kittner- How many sheds are on the property?

Ms. Fortino- Just one.

Mr. Kittner- Mr. Vella, she agreed to align the driveway with a curb cut would you want a revised plan that shows it?

Mrs. Keegan- I don't think it's necessary.

Chairman Tyler- The main thing that we are voting on here is the relief of the 3ft setback.

Mr. Vella- Other than realigning the curb cut to match the proposed driveway.

Chairman Tyler- And we're approving the 12ft setback.

Mr. Vella- And the lot coverage variance of 26% where 20% is permitted.

Motion to Approve:

Offered: Mr. Vignola

Second: Vice Chairman Lavan

ROLL CALL

Yes

No

Mr. Nicholl

Mr. Byrne

Mr. Bace

Mr. Vignola

Mr. Solomeno (absent)

Vice Chairman Lavan

Chairman Tyler

Deputy Mayor Aagre

Mayor Sachs (absent)

Alt #1 Mr. Grossman

Alt #2 Mr. Moore

Alt #3 Mr. Skowronski (absent)

Alt #4 Mr. Sanfilippo

VOICE VOTE: YES

Motion to Adjourn: Sole Offer

Next Meeting: April 9, 2015

Trish Cullen

Secretary