

Offered By: Mr. Vignola

Second: Mr. Skowronski

Date: December 18, 2014

**Minutes of November 6, 2014 Land Use Board Meeting**

**Regular Meeting** of the Hazlet Township Land Use Board scheduled for November 6, 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. Moore, Mr. Grossman, Mr. Szczuplak, Chairman Tyler, Mr. Skowronski

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

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

**Approval of Minutes of the Regular Meeting of October 2, 2014**

Offered by: Mr. Vignola

2<sup>nd</sup>: Mr. Grossman

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 (abstain)	<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 (abstain)	<input type="checkbox"/>	<input type="checkbox"/>
Deputy Mayor Belasco (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mayor DiNardo (absent)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Alt #1</b> Mr. Grossman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Alt #2</b> Mr. Moore (abstain)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Alt #3</b> Mr. Skowronski	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Alt #4</b> Mr. Pisano (absent)	<input type="checkbox"/>	<input type="checkbox"/>

**Approval of Minutes of the Regular Meeting of October 16, 2014**

**Offered by:** Mr. Skowronski

**2<sup>nd</sup>:** Mr. Grossman

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

**Memorial Resolution # 14-12L Robert and Rosalie Preuss; 5 Garden Terrace; Block 199 Lot 16; R-70 Zone. Applicant obtained permission to construct a 16ft x 32ft garage addition; 10.9ft x 11ft 1 story rear addition; remove 3.9ft x 12ft of existing garage and convert into living space.**

**Offered by:** Mr. Bace

**2<sup>nd</sup>:** Chairman 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 (abstain)	<input type="checkbox"/>	<input type="checkbox"/>
Chairman Tyler	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**Memorial Resolution # 14-10L Geo Peak Energy, LLC; 600 Highway 36; Block 120 Lots 2, 3, 5, 6; BH Zone. Applicant obtained permission to retain the solar panels constructed with the side yard setback.**

**Offered by:** Mr. Moore

**2<sup>nd</sup>:** Mr. Grossman

<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 (abstain)	<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 (abstain)	<input type="checkbox"/>	<input type="checkbox"/>
Deputy Mayor Belasco (absent)	<input type="checkbox"/>	<input type="checkbox"/>
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Workshop:

Chairman Tyler- I wanted to follow up on the storm water management session that we had 2 weeks ago and Mr. Kittner has put together some things. What I had in mind was giving our board the latitude to encourage green storm water practices. If someone is coming before us it's because they need a variance. Here is something where there may be some aspects to storm water management that costs zero dollars and asking them as part of us giving you relief how about you do this. So that is the basic question I asked Mr. Kittner and Sharon if this makes any sense. That's why we are here tonight. Perhaps maybe start with we do have when an applicant fills out an application they do have a check list on storm water but are there some simple questions that we ask like for each of these sources how much of your runoff is connected? Do we even ask those questions of applicants?

Mr. Kittner- The way our ordinance is written it emulates what the storm water BMP's indicate. In terms it's called major development so if you're over an acre of disturbance or you add a quarter acre of impervious coverage then you've met the thresh hold of major development and you have to comply with these BMP's. If you're under that our ordinance doesn't speak to that. It basically references the

residential site improvement standards and in here I copied the excerpt under the residential site improvement standards where it kicks it back to the municipality to decide how they want to handle applications that don't qualify as major development. I think maybe that's a loop hole in our ordinance that we should take a look at in perhaps defining what these properties that don't meet major development should have to do. There are technologies that we can offer them that they can achieve this. One would be a rain garden, subsurface infiltration trench, there could be other methods of doing this but the problem is none of these are outlined in our ordinance. If you look at townships that exercise this they have details and specific language.

Chairman Tyler- I guess that would apply to any application but certainly for the residential zoning applications.

Mr. Kittner- It would apply to any application that didn't meet the thresh hold of major development. Once you meet the thresh hold of major development then you already have a book called the BMP's. There's a section in the BMP's called bio retention basins so it's much like a rain garden but on a bigger scale.

Chairman Tyler- I was thinking if we could have something maybe as little as one page of questions and provide information on the rain gardens for the residents. It's also the things that they can do for little or no cost.

Mr. Kittner- A lot of people see the flooding from storm on the street but a lot of people don't realize that there's a lot of pollutants that get washed off in the storm water and those pollutants go into our bays and estuaries. Little things can make a big difference over time.

Mr. Bace- How does the effect certain areas of Hazlet that has an extremely high water table?

Mr. Kittner- The storm water collection system in the street is an open pipe so it leads out to the bay so as the tide rises in the ocean and the bay it's naturally going to find its way through the pipe system and lies equally. There are systems that you can implement that are not that costly to try to mitigate some of that. These technologies do not work in every application but certainly by having a rain garden that's going to mitigate some of the run off; if everybody does it then you're going to have less water in the street.

Chairman Tyler- This isn't what we're talking about in terms of our ordinances and trying to push for individuals and business owners where they can to think more green.

Mr. Kittner- The problem is compounded by the fact that a lot of the drainage in the streets that was installed many years ago is undersized. They are designing the systems for more rain because physically there is more rain that falls right now than what fell 30 years ago.

Chairman Tyler- So how do we take it from just talking about it to suggesting something that might actually be a code item?

Mrs. Keegan-I would be working with Paul on this then running it by Greg and you guys, it will be sent to Township and it gets adopted. It's really not that difficult. For instance if someone comes in for a pool they need to supply grading plans so they might not need a variance but they would have to adhere to the guide lines we are going to put in.

Mr. Kittner- If the township careful there may be grants that could assist with this.

Mr. Szczuplak- What if while the area is being maintained the flying weeds and seeds go onto a neighbor's property?

Mr. Kittner- There can be invasive species but when it's designed properly you want to pick of species based on the soil conditions and the wetness of the basin. If you asked a homeowner to have one of these rain gardens they would still have to maintain it just like everything else.

Chairman Tyler- If someone is coming in asking for something and we say we are willing to give that to you if you simply do this which doesn't really cost you anything and we're all happy.

Mr. Bace- If a resident comes in for a driveway or sidewalks could we ask that they put down pervious concrete?

Mr. Kittner- There is not a big difference between regular asphalt. The application and mix are a little different but the difference is with pervious pavement you have a sub grade that is porous and that's the difference. There is a natural sub grade that is composed of permeable material that's going to trap that water. It does raise the cost and you'll also need some more specialized people to install it.

Chairman Tyler- Instead of us deciding whether we are going to bend and give them what they want we can be like well let's help you figure out how you're going to cut your 10%.

Mr. Grossman- If somebody puts a driveway in with impervious material how does that factor into how much lot coverage they have?

Mr. Kittner-A pervious driveway eliminates the impervious coverage.

Chairman Tyler- There is that tax abatement that the township put in place. It's not about us agreeing to you being over but here is your tool box to figure out how you mitigate it then you have to do something. Number one is getting people to disconnect.

Mr. Kittner- Another thing the town can consider doing is stocking cisterns and make it easier for them to access this.

Mrs. Keegan- At this point if everyone is in an agreement that we want to implement something like this as the Chairman you can authorize Mr. Kittner to work on putting some specifications together for an ordinance.

Chairman Tyler- Okay let's keep on with it and I'm going to write this up for the applicants. We had a motion that was passed that we would take CME to take the information on Green Technologies from

Storm Water Run Off and in light of our discussion tonight put together some specific examples that could be written up into the ordinance.

**Offered by:** Mr. Moore

**2nd:** Chairman Tyler

**ROLL CALL**

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Chairman Tyler- Mr. Grossman is the chairman for the Green Team and Steve, Sharon and I met the other day and one of things they are looking for is a proclamation from the Land Use Board so I took the one that Steve sent from the boiling plate and hopefully everyone is in agreement with it.

**Offered by:** Mr. Moore

**2nd:** Chairman Tyler

**ROLL CALL**

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