

Offered By: Mr. Vignola

Second: Mr. Bace

Date: April 16, 2014

Minutes of April 3, 2014 Land Use Board Meeting

Regular Meeting of the Hazlet Township Land Use Board scheduled for April 3, 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. Pobega, Mr. Vignola, Mr. Skowronski, Mr. Moore, Mr. Grossman, Chairman Tyler, Mr. Lavan, Mr. Szczuplak

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

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

Approval of Minutes of the Regular Meeting of March 20, 2014

Offered by: Mr. Lavan

2nd: Mr. Vignola

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>
Mr. Pobega (abstain)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Bace	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Lavan	<input checked="" 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	<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)



New Case # 13-13P- 311 Laurel Avenue; Baytul- Iman, Inc.; Block 36 lot 1; R-70 Zone. Applicant is seeking Amended Preliminary and Final Site Plan approval with variance relief and submission waivers to construct a storage shed, walk-in cooler, to house boarding students, extend schooling age to the 12th grade and to amend conditions previously granted approvals.

Mr. Vella- For the record Mr. DeSarno is here and he is the attorney for the applicant. There was an issue regarding the notice. Mr. DeSarno is going to be re-noticing to all the property owners within the 200 feet as well as the Asbury Park Press for the May 1, 2014 meeting.

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

- 9.9ft side yard setback where 10ft is required for deck.
- 5ft side yard setback where 10ft is required for pavers.
- 7.4ft side yard setback where 15ft is required.
- 17ft combined side yard setback where 25ft is required for rear 2 car garage addition constructed in 1990.
- 32% lot coverage where 20% is max.

Swearing in Shay Farrell and Cynthia Farrell.

Mr. Farrell- The deck is there and we would like to retain the deck because we spend a lot of time outdoors. I wasn't aware that we needed a variance for the brick pavers in front of the shed and the shed as well and we would like to keep all of these items.

Mr. Kittner- I want to clarify one thing that the shed itself doesn't require a variance because it meets the ordinance requirements.

Mr. Tyler- You know that there is a coverage percentage which is the pavers and the deck which is all considered coverage so if you have something that's existed it goes into the calculations.

Mrs. Farrell- We just purchased this home two months ago and everything was there pre-existing so we were able to obtain a temporary CO agreeing to take on the responsibility of obtaining a variance.

Mrs. Keegan- When they came in here it was for the deck because there were no permits for the deck and if you look at it it's 9.9ft where 10 is require it's minimal. The previous owners were granted variances for different things. The 7.4 is to rectify an 8ft setback that was granted back in 1990. The combined yard is now to amend the 1990 variance.

Mr. Tyler- So they received a variance for 8 feet but built it at 7.4.

Mrs. Keegan- This survey that's a brand new survey shows that it's at 7.4.

Mr. Kittner- I just want to clarify there is 2 criteria for side yard setback one is a single side yard setback that's the first set back to the garage and the combine is looking at both sides that have to equal 35ft and in this case it's 17.1ft.

Mr. Vella- I will make the assumption that if you granted them an 8ft set back on one side you would at the same time granted a combined variance of 17.7ft.

Mr. Kittner- Just for the record, Sharon I think back in 1990 they were also granted a front yard setback variance for the front covered porch where 25ft is required and I think that's at 17.5 and just for the board's knowledge we also identified a variance for the lot area. The R-100 zone requires 12,500 square feet whereas the survey indicates 8,970 square feet so the lot would be under sized.

Discussion about impervious coverage

Mr. Szczuplak- The numbers really aren't that skewed from other things. We've seen far worse scenarios as far as side variances and so forth.

Mr. Kittner- Mr. Chairman I did a quick calculation and if you subtract out the decks you're at about 27.7 percent lot coverage.

Chairman Tyler- In my opinion I don't see anything to Mr. Szczuplak's comment- this falls in line with the neighborhood even though 31% compared to 20 looks like a lot. Does anyone else have any questions or comments?

Mr. Szczuplak-When you were purchasing the home you obviously had a survey done do you know if there were any water issues based on the current layout?

Mr. Farrell- No.

Mr. Vella- Looking at your survey I noticed it is certified to an Alexander and Regina Diamond.

Mr. Farrell- They had a survey done.

Mr. Vella- So you didn't get a new survey?

Mr. Farrell- We did get our own survey done.

Mr. Kittner- Is that a planter box by the shed?

Mr. Farrell- Yes it's a garden type thing.

Mr. Kittner- Normally when there is an overage on lot coverage we would ask for some kind of mitigation for storm water run-off but being that this is existing I leave it up to the board.

Chairman Tyler- If there was an awful lot of concrete here I might consider that but we've got two decks and the pavers in front of the shed are pretty small. To me I don't see the need for that.

Motion to approve or deny:

Offered by: Mr. Szczuplak

2nd: Mr. Lavan

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>
Mr. Pobega	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Bace	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Lavan	<input checked="" 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"/>

Board discussion on lot coverage (building coverage vs. lot coverage), zoning and how to potentially redefine the ordinances for these issues.

Citizen Hearing:

VOICE VOTE: YES

Motion to Adjourn:

Offered: Mr. Szczuplak

Second: Mr. Grossman

VOICE VOTE: Yes

Next Meeting: May 1, 2014

Patricia Cullen

A handwritten signature in cursive script, appearing to read 'Patricia Cullen', written in black ink.

Secretary