

Offered By: Mr. Pobega

Second: Mr. Grossman

Date: July 17, 2014

Minutes of June 19, 2014 Land Use Board Meeting

Regular Meeting of the Hazlet Township Land Use Board scheduled for June 19, 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. Pobega, Mr. Szczuplak, Chairman Tyler

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

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

Approval of Minutes of the Regular Meeting of June 5, 2014

Offered by: Mr. Vignola

2nd: Mr. Pobega

<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 (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Szczuplak (abstain)	<input type="checkbox"/>	<input type="checkbox"/>
Chairman Tyler (abstain)	<input 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 (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Alt #4 Mr. Pisano (absent)	<input type="checkbox"/>	<input type="checkbox"/>

Memorial Resolution- # 14-08L- 2 Peach Drive; Janet and Joseph Pane; Block 213.01Lot 40; R-70 Zone. Applicant obtained permission to add a level, a 2nd story deck and a front covered entryway.

Motion to Approve:

Offered by: Mr. Bace

2nd: Mr. Grossman

<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 (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Szczuplak (abstain)	<input type="checkbox"/>	<input type="checkbox"/>
Chairman Tyler (abstain)	<input 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 (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Alt #4 Mr. Pisano (absent)	<input type="checkbox"/>	<input type="checkbox"/>

New Case # 14-09L- 44 Knoll Terrace; Christine Goldsberry; Block 213.01Lot 31; R-70 Zone. Applicant is seeking permission to construct a rear addition with a master bedroom and bathroom.

Chairman Tyler recused himself from the dais for the application.

Mr. Vella swearing in Mr. and Mrs. Goldsberry and Mr. Winters

Mr. Pobega- Please tell the board what you are trying to do.

Mr. Vella- We will mark as A-1 Survey of property with proposed addition. A-2 architectural plans.

Mrs. Goldsberry- We are trying to add a master bedroom off the back of the property. The property has been in my family since 1956 so everything there is existing and the bedrooms are very small so we are trying to add a master bedroom off the back and then make more room in the other two bedrooms so

that my step son can spend more time with us. I think the main reason why we are here is on the survey the house goes in a weird direction in the yard on an angle. We initially had 9 feet and now we are down to 6 feet so with the addition following suit we would go down to 4.5 feet so that's the issue with the next door neighbors but it's just open space and where their pool starts.

Mr. Goldsberry- We are not adding a bathroom by the way I know that is noted. There is a bathroom in there that is being renovated so essentially what this is going to allow- we love Hazlet and where we are at but we need more space. We have the backyard space for the railroad separation behind us. We are all about the curb appeal and for the betterment of our family.

Mr. Kittner- You're also proposing a roofed deck?

Mr. Goldsberry- It is going to be part of the addition so it's going to come off it's not really separate so the roof itself for the addition is going to just continue to even out the look.

Mr. Vella- Are you saying you're roofing the deck not putting a deck on the roof?

Mrs. Goldsberry- Yes.

Mr. Pobega- Could you take a bit about the lot coverage? I see 25% is required and you're going to bring it up to 36. What is currently there today?

Mr. Kittner- The addition is adding 500sq. ft. give or take so-

Mr. Vella- According to the plans existing is 29.5 proposed 32.7 so they are adding 3.2%.

Mr. Pobega- Do we have a previous zoning case at all?

Mrs. Keegan- I don't show that there has been a variance on the property.

Mr. Pobega- So we have to address all these issues during this hearing. So walk through the survey and explain what is there today and what you're adding. How far is your back property from the railway?

Mr. Goldsberry- We have about 10ft of walking space then about 25ft from the back of the fence.

Mrs. Goldsberry- So it's pavers up around the top of the pool, planter boxes and the children's play area is just mulch and then where you see the curb lines that's block and dirt that's just shrubs.

Mr. Pobega- So the deck on the left side is already there and the roof is what is going to extend it.

Mrs. Goldsberry- Yes.

Mr. Goldsberry- This is in keeping with the neighborhood and the history of the neighborhood.

Mrs. Goldsberry- Which why we are going out instead of going up because they just don't look very nice.

Mr. Pobega- Have you thought about putting the addition on the other side and switching with the deck?

Mr. Goldsberry- The reason for this is that you don't want bedrooms off the kitchen. Right now where we are looking where the master bedroom is now we have a master bath so the simplest and easiest way to do things by building on the other side of the existing bathroom, closing off the entrance into the master bedroom enables us to have a permanent structure.

Mr. Kittner-Are there other houses in the neighborhood that have simple type variances?

Mrs. Goldsberry- We are one of the only houses turned this way it's really odd and there are many houses that have back additions that go very close to fence lines.

Mr. Kittner- So your testimony is that the 4.5ft side yard setback is in keeping with the neighborhood?

Mrs. Goldsberry- Absolutely.

Mr. Goldsberry- Where we are they put in new curbing to give us underground drainage. We tie right into it.

Mr. Pobega- Can you talk about the shed and the fact that it seems to be very close to the property line.

Mrs. Goldsberry- That is one of those Rubbermaid ones that was for the kids bikes.

Mr. Vella- The shed is not a permanent structure but does have to be 2ft from the property line which it is. What type of buffering are you proposing to mitigate encroaching into the side yard setback?

Mrs. Goldsberry- Part of our proposal is where the windows would be placed as far as possible for privacy and we have a fence.

Motion to Approve:

Offered by: Mr. Szczuplak

2nd: Mr. Vignola

<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 (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

Alt #2 Mr. Moore

Alt #3 Mr. Skowronski (absent)

Alt #4 Mr. Pisano (absent)

Carry Over 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, extend schooling age to the 12th grade and to amend conditions previously granted approvals.

Mr. Vella- The applicant's attorney has not showed up and has not answered his phone. Since we are unable to hear this matter without the attorney we will carry this application to August 7, 2014 with no further notice.

VOICE VOTE: YES

Motion to Adjourn: Sole Offer

Next Meeting: July 17, 2014

Patricia Cullen

Secretary

