

Offered By: Mr. Bace

Second: Mr. Vignola

Date: MAY 15, 2014

Minutes of May 1, 2014 Land Use Board Meeting

Regular Meeting of the Hazlet Township Land Use Board scheduled for May 1, 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, Mayor DiNardo, Mr. Szczuplak

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

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

Approval of Minutes of the Regular Meeting of April 16, 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Chairman Tyler (absent)	<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	<input checked="" 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- # 14-03L- 3 Scott Drive; Kenneth and Christine Maiers; Block 146.08 lot 3; R-100 Zone. Applicant obtained permission to install an 18x36 in ground pool with a concrete patio.

Motion to Approve:

Offered by: Mr. Grossman

2nd: Mr. Skowronski

<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 (absent)	<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	<input checked="" 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- # 14-05P- 11 Buttonwood; Lisa Gentile .; Block 73 lot 7; R-70 Zone. Applicant obtained permission to erect a 6ft solid fence in the front yard.

Motion to Approve:

Offered: Mr. Szczuplak

Second: 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chairman Tyler (absent)	<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	<input checked="" 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- # 14-06L- 2 Sycamore Drive; Brian Robinson; Block 166.02 lot 1; R-70 Zone. Applicant obtained permission to construct a 4 x 6 covered entry way; retain concrete around pool; retain 6ft solid fence.

Motion to Approve:

Offered: Mr. Vignola

Second: 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 (absent)	<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	<input checked="" 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"/>

New Case # 14-07L- 10 Miriam Place; Angela and Christopher Boland; Block 120.05 lot 5; R-100 Zone. Applicant is seeking to obtain permission to construct a 6ft by 10'6ft one story rear addition; 16ft X 25'2ft side one story addition; 4ft x 9ft covered front porch; 12'4ft x 24ft garage addition with level above.

Swearing in Angela and Christopher Boland

Mr. Vella- I'm going to mark as A-1 application packet which includes a survey and architectural plans.

Mr. Bace- Please present what you would like to do.

Mrs. Boland- We would like to add a one story side addition which will be a dining and family room, then a one and a half story which comes out to the garage addition with the master bedroom above, a one story rear addition which will serve as a mud room and then a covered back porch.

Mr. Vella- Why don't you describe for us the existing conditions on the house.

Mrs. Boland- Right now our house is about 1370 square feet. We do not have a garage right now and it's a single story home split level.

Mr. Vella- For the record this property is located in the R-100 zone which requires a minimum of 10,000 square foot lots. This property is 8,625 square feet so it's an undersized lot.

Mr. Kittner- Just to correct the record the R-100 actually requires 12,500 square feet. Did you receive our April 10th letter?

Mrs. Boland- Yes.

Mr. Kittner- On the north side we have a building addition that is 16 x 25ft it's one story and the ordinance requires 15ft side yard setback this application is proposing 5ft to that addition. On the south side there is a two story garage and the ordinance requires a 15ft single side yard setback they are providing 8.2ft with the proposed design. There is a requirement for combined side yard setback that is 35ft and they are proposing 13.2ft. Lot coverage is 20% maximum and they are proposing 29%. Would you say that what you're proposing is comparable to what exists in the neighborhood?

Mrs. Boland- Yes.

Mr. Kittner- Is your house comparable in size?

Mrs. Boland-Yes.

Mr. Kittner- So when this house is built the way it's proposed it will be in keeping with the neighborhood?

Mrs. Boland- Yes.

Mr. Kittner- Do you know if any of your neighbors have similar variances?

Mrs. Boland- Yes the neighbor on the north side where we want to add the addition.

Mr. Kittner- Can you describe some on the architecture at the end?

Mrs. Boland- After the addition is done we are getting all new siding, windows and roofing.

Mr. Kittner- You're proposing a front covered porch and what is the 6 x 10 structure in the rear?

Mrs. Boland- We already have a back door from where the play room is to the back yard so we wanted to just enclose that door.

Mr. Kittner- What is the square footage of the proposed dwelling once you're done?

Mrs. Boland- It will be 2,082 square feet.

Mr. Kittner- Do you have any flooding on your property?

Mrs. Boland- No.

Motion to Approve or Deny:

Offered: Mr. Grossman

Second: 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 (absent)	<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"/>
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Alt #2 Mr. Moore

Alt #3 Mr. Skowronski

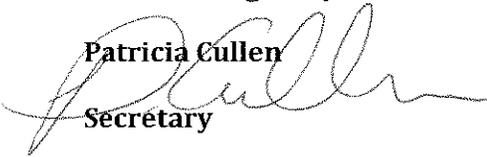
Alt #4 Mr. Pisano (absent)

VOICE VOTE: YES

Motion to Adjourn: Sole Offer

Next Meeting: May 15, 2014

Patricia Cullen



Secretary