

1st: Moore  
2nd: Horner  
Date: 3/2/23

### Minutes of February 2, 2023

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for February 2, 2023, was called to order at 7:00 PM with a Salute to the Flag followed by a Moment of Silent Prayer and a Reading of the Letter of Compliance.

**ROLL CALL:**

**Present:** Mr. Cavanagh, Mr. Moore, Mayor Sachs, Committeeman Preston, Mr. Fabozzi, Mr. Horner, Ms. Bossert, Mr. Bace, Mr. Pereira, Mr. Grossman, Mr. Personette, Mr. Lencsak

**Absent:** Mr. Geoghan

**Professionals:** Mr. Vella, Esq., Mr. Taylor-CME

**MOTION:**To approve the minutes of the Regular meeting of January 19, 2023.

**Offered By:** Horner **Seconded By:** Bace

**Voice vote:** Yes

**Memorialization case #21-09L:** Margarella, 175 NJSH Route 36, Block 47, Lots 2,3,5 & 6, BP-3 zone. Applicant was granted Preliminary and final site plan approval and Use variance to demolish existing vacant building and construct a new two-story, mixed-use building.

**Carried to next meeting.**

**Memorialization case #22-16L:** Drager, 21 Chestnut Dr; Block 213.01, Lot 20, R-70 zone. Applicant proposes to remove existing carport and construct a 16' x 28' attached garage within the side yard setback required.

**Carried to next meeting.**

**Memorialization case #22-12L:** Solar Landscape LLC/Extra Space Storage; 1110 Highway 36; Block 68.13, Lot 6, BH zone. Applicant received Preliminary and Final site plan approval to install roof mounted solar panels and related equipment.

**Carried to next meeting.**

**New case #22-15L:** Rongo & Emery, 11 Seventh St; block 24, Lot 11, R-70 zone. Applicant is proposing to construct a new two-story single-family dwelling on an undersized lot.

**Mr. Vella confirmed jurisdiction and marked Exhibit A-1 as Drawings last revised 12-16-2022, Exhibit A-2 as Plot plan dated 12-21-2022 and LUB-1 as CME’s report dated 1-27-2023.**

**Scott Nicholl-Tekton Architecture and Scott Rongo-Owner sworn in.**

**Mr. Nicholl:** Explained that there had previously been a house fire at this property and the house had been demolished. Rongo and Emery are the contract purchasers of the lot and would like to construct a new two-story, single-family dwelling. The house will contain 4 bedrooms. The lot is undersized and requires variances for the pre-existing, non-conforming size.

**Exhibit #A-3 marked as Survey provided by Architect.**

**Mr. Nicholl:** Stated that they would widen the driveway to provide 2 parking spaces for the house. The lot coverage is within the limits required with the existing garage and shed being removed. The variances required are for lot width, frontage, square footage and lot area. The property is located in a flood hazard area and will be constructed 2’ above base flood elevation. Curbs and sidewalks will be added and any proposed fencing will be added to the plans.

**Public comments:** None-Closed.

**Motion:** To approve with conditions.

**Offered By:** Moore **Seconded By:** Lencsak

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u>          </u>
Mr. Moore, Vice Chairman	<u>X</u>	<u>          </u>
Mr. Fabozzi <b>(Abstained)</b>	<u>          </u>	<u>          </u>
Ms. Bossert	<u>X</u>	<u>          </u>
Mr. Horner	<u>X</u>	<u>          </u>
Mr. Pereira	<u>X</u>	<u>          </u>
Mr. Bace	<u>X</u>	<u>          </u>
Mayor Sachs	<u>X</u>	<u>          </u>
Committeeman Preston	<u>X</u>	<u>          </u>
Alt #1 Mr.Grossman	<u>X</u>	<u>          </u>
Alt #2 Mr. Personette	<u>X</u>	<u>          </u>
Alt #3 Mr. Lencsak	<u>X</u>	<u>          </u>
Alt #4 Mr. Geoghan	<u>          </u>	<u>          </u>

**Motion passes.**

**New case #22-17L:** Spayder, 32 Nevada Drive; Block 103, Lot 18, R-70 zone.  
Applicant is proposing to construct a two-story addition over existing garage and add a level over existing footprint.

**Mr. Vella confirmed jurisdiction and marked Exhibit #A-1 as Plans dated 12-8-2016, A-2 as Architectural plans last revised 10-14-2022 and LUB-1 as CME’s review letter dated 11-21-2022.**

**Amanda Spayder and David Spayder-homeowners, sworn in.**

**Mr. Vella:** Explained that the applicants had been granted previous variances for the detached garage that had been constructed. There were restrictions imposed against windows on second floor, sewer service and living space. They are now applying to add a second floor onto the house and add a two-story addition connected to the existing detached garage.

**Mr. Spayder:** Stated that the new garage on the left side of the house will connect on the lower level to the detached garage for storage and parking. There will not be any livable space on the second floor of the garage, there will only be a common wall where the house is connected. There will be no access between the 2<sup>nd</sup> floor of the home and the 2<sup>nd</sup> floor of the garage. The rear yard setback variance is what is already existing. They will provide a grading plan, obtain all outside agency approvals and will repair any damage to curbs or sidewalks. The roof leaders will be directed away from neighboring properties.

**Public comments:** None-Closed.

**Motion:** To approve with conditions.

**Offered By:** \_\_\_\_\_ Horner \_\_\_\_\_ **Seconded By:** \_\_\_\_\_ Bossert \_\_\_\_\_

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	_____
Mr. Moore, Vice Chairman	<u>X</u>	_____
Mr. Fabozzi	<u>X</u>	_____
Ms. Bossert	<u>X</u>	_____
Mr. Horner	<u>X</u>	_____
Mr. Pereira	<u>X</u>	_____
Mr. Bace	<u>X</u>	_____
Mayor Sachs	<u>X</u>	_____
Committeeman Preston	<u>X</u>	_____
Alt #1 Mr.Grossman	<u>X</u>	_____
Alt #2 Mr. Personette	<u>X</u>	_____
Alt #3 Mr. Lencsak	<u>X</u>	_____

Alt #4 Mr. Geoghan \_\_\_\_\_

**Motion passes.**

**Citizen Hearing:** No one came forward.

**Motion:** To close citizen hearing.

**Offered By:** Sachs **Seconded By:** Bace

**VOICE VOTE:** Yes

**Motion:** To Adjourn

**Offered By:** Sachs **Seconded By:** Bace

**VOICE VOTE:** Yes

**Respectfully submitted:**  
**Laura McPeck**