

1st: Moore
2nd: Horner
Date: 2/18/2021

Minutes of February 4, 2021

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for February 4, 2021 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. Sanfilippo, Mr. Glackin, Mayor Clark, Mr. Horner, Mr. Moore, Mr. Fabozzi, Mr. Bace, Ms. Bossert, Mr. Pereira, Mr. Grossman

Absent: Mr. Lencsak

Professionals: Mr. Vella, Esq., Mr. Denbigh-T&M, Mrs. Keegan-Zoning Official

MOTION: To approve the minutes of the Regular Meeting of December 17, 2020.

Offered By: Glackin **Seconded By:** Bace

Voice vote: Yes

MOTION: To approve the minutes of the Re-Org Meeting of January 7, 2021.

Offered By: Bossert **Seconded By:** Sanfilippo

Voice vote: Yes

Memorialization case # 20-07L: Faith Reformed Church, 215 Middle Road; Block 66, Lot 8, R-100 zone. Applicant was granted Site plan waiver and Use permit to convert closed Nursery school to a Day Care Center. Church use to remain.

Carried to next meeting.

Memorialization case # 19-26L: New Horizon Properties/7 Eleven, 210 Highway 36; Block 134, Lot 1, BH zone. Applicant was granted Preliminary and Final Site Plan approval to construct a 7 Eleven convenience store with gas pumps and canopy.

Carried to next meeting.

New case # 20-21L: Dalton, 51 Fleetwood Drive; Block 186.01, Lot 1, R-70 zone. Applicant proposes to install a 7' x 7' hot tub on platform with a 19' front yard setback where 25' is required.

Mr. Vella confirmed jurisdiction and marked Exhibit A-1 as Survey, A-2 as Application and LUB-1 as T&M report dated 1/12/2021.

Steven Dalton, 51 Fleetwood Drive sworn in.

Mr. Dalton: Stated they have lived in this home since 2002. They previously had a variance for an above ground pool and deck that has since been removed. They would like to place a 7 x 7 hot tub in the same location. The property is a corner lot so a front yard setback variance is required of 19' where 25' is required. The hot tub will be further from the property line than the pool had been and there is an existing 6' fence along Duke Lane. The existing 8 x 8 shed was included in the previous variance and is conforming.

Public comments: No one spoke.

Motion: To approve

Offered By: Sanfilippo **Seconded By:** Horner

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u> </u>
Mr. Sanfilippo, Vice Chairman	<u>X</u>	<u> </u>
Mr. Fabozzi	<u>X</u>	<u> </u>
Ms. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Mr. Moore	<u>X</u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Clark	<u>X</u>	<u> </u>
Mr. Glackin	<u>X</u>	<u> </u>
Alt #1 Mr. Pereira	<u>X</u>	<u> </u>
Alt #2 Mr. Grossman	<u>X</u>	<u> </u>
Alt #3 Mr. Lencsak	<u> </u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

New case # 20-18L: Lippolis, 28 Hemlock Street; Block 69, Lot 14, R-70 zone. Applicant is proposing to construct a 13' x 26' one story detached garage with 4' side yard setback where 10' is required and 6' rear yard setback where 10' is required.

Mr. Vella confirmed jurisdiction and marked Exhibit A-1 as Survey with hand drawn location of structure, A-2 as Drawings by Sheds Unlimited, A-3 as LUB application and LUB-1 as T&M report dated 1/12/2021.

Thomas Lippolis, 28 Hemlock Street sworn in.

Mr. Lippolis: Stated he is seeking a variance to place a 13' x 26' detached garage/shed on his property that he needs for dry storage, materials for his online business and for his family's items. He has an online business that sells spices on eBay and Amazon and

he is in need of additional space for packaging materials. He has an LLC and is trademarked. He periodically receives small box truck deliveries. He ships approximately 20 packages per week, some from Staples and some UPS pick ups. He does not have any employees or commercial vehicles at his property. The structure will not be living space, it will have electric but no plumbing or sewer. The existing paver walkway would be widened to 6' and extended to the garage for access. There is an existing 6' fence on the neighbor's side that would abut the structure. The neighbor has submitted a letter in support of his application. There is a commercial business use that backs up to his property. He would agree to modify the size of the structure in response to board member's concerns that it is too large for the residential neighborhood.

Public comments: No one spoke.

Exhibit #P-1 letter from Robert and Angel Salerno, 26 Hemlock Street in support of Mr. Lippolis' application was read into the record.

Case to be carried to February 18, 2021 without further notice to allow for plan modifications. Zoning to review plans and home office parameters.

New case # 20-20L: Velez, 107 Tenth Street; Block 21, Lot 12, R-70 zone. Applicant is proposing to construct front and rear second story additions to existing home. Front and side yard setback variances requested.

Mr. Vella confirmed jurisdiction and marked Exhibit A-1 as Survey, A-2 as Architectural plans, A-3 as LUB application and LUB-1 as T&M report dated 1/12/2021.

Kelsey Velez and Daniel Velez, 107 Tenth Street sworn in.

Ms. Velez: Explained that they are proposing a second story addition in the front and rear of the house. The home is a Cape style built in the 1950's with very steep stairs and no bathroom on the second floor. They would like to replace the stairs and add roof dormers to create more space. The application requires a 5' side yard setback variance where 10' is required by zone (pre-existing). The pre-existing 8 x 8 shed required a setback variance of 1.6' where 2' is required. There is an existing fence behind the shed. Advised house is in AE flood zone and agreed to repair any sidewalks or curbs damaged during construction.

Public comments: No one spoke.

Motion: To approve with conditions

Offered By: Bossert **Seconded By:** Moore

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u> </u>
Mr. Sanfilippo, Vice Chairman	<u>X</u>	<u> </u>
Mr. Fabozzi	<u>X</u>	<u> </u>
Ms. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Mr. Moore	<u>X</u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Clark	<u>X</u>	<u> </u>
Mr. Glackin	<u>X</u>	<u> </u>
Alt #1 Mr. Pereira	<u>X</u>	<u> </u>
Alt #2 Mr. Grossman	<u>X</u>	<u> </u>
Alt #3 Mr. Lencsak	<u> </u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

New case # 20-12L: Vena, 412 S. Laurel Avenue; Block 134, Lot 15.01, R-50 zone. Applicant is seeking minor subdivision approval to divide property into two lots. Front yard setback variance required for existing house to remain.

Mr. Vella confirmed jurisdiction and marked Exhibit A-1 as Subdivision plan, A-2 as LUB application and LUB-1 as T&M report dated 10/16/2020.

Joseph Vena and Mary Vena, 412 S. Laurel Ave. sworn in.

Mr. Vena: Explained that they are seeking a minor subdivision to create two lots on their property. The existing home is to remain and has a pre-existing front yard setback of 14' where 20' is required. They would like to build a one story home in the future on the new lot and sell the existing house.

Mr. Denbigh: Stated that T&M recommends creating a separate driveway for each property so that in the future, each property would still have direct access to the street rather than creating an easement. This would require the lot widths to be adjusted to provide enough width to make two driveways. They also recommend no additional subdivisions of the property.

Public comments: No one spoke.

Mr. Vella: Noted that the conditions of approval would be to modify the plans to provide separate driveways, lot width variance now required, no further subdivisions, all conditions in T&M letter to be met, all outside agency approvals to be obtained, all map filing laws to be complied with if filing by map and deed to be reviewed and approved by board attorney and engineer.

Motion: To approve with conditions

Offered By: Moore **Seconded By:** Sanfilippo

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u> </u>
Mr. Sanfilippo, Vice Chairman	<u>X</u>	<u> </u>
Mr. Fabozzi	<u>X</u>	<u> </u>
Ms. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Mr. Moore	<u>X</u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Clark	<u>X</u>	<u> </u>
Mr. Glackin	<u>X</u>	<u> </u>
Alt #1 Mr. Pereira	<u>X</u>	<u> </u>
Alt #2 Mr. Grossman	<u>X</u>	<u> </u>
Alt #3 Mr. Lencsak	<u> </u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

Board discussion: Raritan High School; 419 Middle Road, Block 120, Lot 84, R-100 zone. Discuss plans submitted to DOE for modifications to side entry to create a secure vestibule for the entrance to Board office.

Motion: To support application/No comments or concerns

Offered By: Fabozzi **Seconded By:** Moore

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u> </u>
Mr. Sanfilippo, Vice Chairman	<u>X</u>	<u> </u>
Mr. Fabozzi	<u>X</u>	<u> </u>
Ms. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Mr. Moore	<u>X</u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Clark	<u>X</u>	<u> </u>
Mr. Glackin	<u>X</u>	<u> </u>
Alt #1 Mr. Pereira	<u>X</u>	<u> </u>
Alt #2 Mr. Grossman(Recused)	<u> </u>	<u> </u>
Alt #3 Mr. Lencsak	<u> </u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

Citizen Hearing: No one spoke.

Motion: To close citizen hearing:

Offered By: Horner **Seconded By:** Fabozzi

VOICE VOTE: Yes

Open Executive Session:

Offered by: Moore

Close Executive Session:

Offered by: Horner

Motion: To Adjourn:

Offered By: Horner **Seconded By:** Fabozzi

VOICE VOTE: Yes

Respectfully submitted:
Laura McPeek