

1st: Moore
 2nd: Harner
 Date: 4-1-2021

Minutes of March 4, 2021

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for March 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. Glackin, Mr. Horner, Mr. Moore, Mr. Bace, Ms. Bossert, Mr. Pereira, Mr. Grossman, Mr. Lencsak

Absent: Mayor Clark, Mr. Sanfilippo, Mr. Fabozzi

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

MOTION: To approve the minutes of the Regular Meeting of February 18, 2021.

Offered By: Moore **Seconded By:** Pereira

Voice vote: Yes

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.

Offered By: Bossert **Seconded By:** Bace

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

Memorialization case #20-14L: Nguyen, 17 Independence Way, Block 194.03, Lot 17, R-100 zone. Applicant was granted variances to construct a one story front addition.

Offered By: Pereira **Seconded By:** Lencsak

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

New case #20-16L: Cedeno, 1682 Union Avenue; Block 95, Lot 7, R-70 zone. Applicant us seeking variances to retain an existing block patio, above ground pool and two sheds. Rear yard, side yard and lot coverage variances requested.

Mr. Vella confirmed jurisdiction and marked Exhibit #A-1 as Survey, A-2 as Pictures, A-3 as Application and LUB-1 as T&M's report.

Victor and JoAnn Cedeno sworn in.

Mr. Cedeno: Explained he is seeking a variance to retain two existing sheds, an above ground pool and a paver patio. He was not aware that permits were required for these items. His property is deficient in depth for the zone so it is difficult to meet the setbacks. He stated the patio is only bricks and agreed to cut them back to meet the side yard setback requirement. The sheds require side yard setback variances of 1' where 2' and 5' is required. The above ground pool requires a rear yard setback variance of 2.5' where 10' is required. There is a 4' chain link fence and a 6' fence around the yard. He is unaware of any issues with the items from his neighbors.

Public comments: No one spoke.

Mr. Vella: Listed the conditions as: 1) All construction permits to be obtained 2) Fencing must meet pool barrier code 3) Patio blocks to be cut back to meet setbacks.

Motion: To approve with the conditions noted.

Offered By: Moore **Seconded By:** Bace

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u> </u>
Mr. Sanfilippo, Vice Chairman	<u> </u>	<u> </u>
Mr. Fabozzi	<u> </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> </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>X</u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

New case #20-17L: Hazlet Residential Development LLC, Aumack Lane & Hemlock Street; Block 68.13, Lot 26, AHU zone. Applicant is seeking Preliminary and Final Major Subdivision approval to adjust lot lines along Tara Lin Drive.

Mr. Vella confirmed jurisdiction is good and marked Exhibit #A-1 as Subdivision plan dated 10/6/2020, #A-2 as Dimensional plan dated 11/3/2020 and LUB-1 as T&M report dated 1/15/2021.

John Giunco, attorney for applicant entered his appearance.

Mr. Giunco: Explained that this plan was the same one that was approved on the Holy Family site, only the lot line is changing to accommodate the encroachments along Tara Lin Drive. The applicant had originally planned to license the use of the property to the individual homeowners but that would expire when property is sold. They would rather deed the property and adjust the lot lines on each property accordingly. This clarifies ownership, clears up tax issues and alleviates any potential liability. It is a benefit to the neighbors to receive additional land and all homeowners have consented to the application and agreed to the plan. Though it is a small amount of property, it is a Major Subdivision only because it involves nine lots. This will be a permanent solution rather than a temporary one.

Joseph Hanrahan, Engineer sworn in.

Mr. Hanrahan: Stated that the moving of the lot lines creates variances in the AH zone: Rear yard setback variances for Building #6 and 7, Principal setback to single family zone, rear yard parking setback and buffer adjacent to single family zone. The proposed 6' fence will be relocated to the applicant's property. There are no grading changes proposed. Stated there will be no negative impacts to the zone plan or master plan and it meets the positive criteria to grant the subdivision. Each lot line will be adjusted for each encroachment. Any existing variances on the individual lots will be improved by the property becoming larger. Plans will be revised to show the new location of the fence. They will comply with all comments in T&M's review letter.

Public comments:

Justin O'Neill, 35 Tara Lin Drive sworn in.

Mr. O'Neill: Asked if the existing fence was being removed and if it was going to be replaced.

Mr. Hanrahan: Stated that a 6' vinyl fence will be installed along the property line.

Mr. Vella: Listed the conditions as: 1) To comply with conditions 3,4 & 6 in T&M's review letter.

Motion: To approve with conditions noted

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u> </u>
Mr. Sanfilippo, Vice Chairman	<u> </u>	<u> </u>
Mr. Fabozzi	<u> </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> </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>X</u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

Citizen Hearing: No one spoke.

Motion: To close citizen hearing

Offered By: Glackin **Seconded By:** Moore

VOICE VOTE: Yes

Motion: To Adjourn

Offered By: Glackin **Seconded By:** Bossert

VOICE VOTE: Yes

**Respectfully submitted:
Laura McPeek**