

1st: Moore  
2nd: Bace  
Date: 5-20-21

## Minutes of May 6, 2021

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for May 6, 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. Moore, Mayor Clark, Mr. Glackin, Mr. Bace, Ms. Bossert, Mr. Pereira, Mr. Grossman, Mr. Lencsak

**Absent:** Mr. Fabozzi, Mr. Horner

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

**MOTION:** To approve the minutes of the Regular Meeting of April 15, 2021.

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

**Voice vote:** Yes

**New case #21-03L:** Auletta, 5 Sophia Drive; Block 260, Lot 16, R-125 zone. Applicant is proposing to install a 20' x 40' in ground pool with sundeck and retain existing shed. Rear, side and lot coverage variances requested.

**Mr. Vella stated jurisdiction was good and marked Exhibit A-1 as Pool grading plan, A-2 as LUB application and LUB-1 as CME review letter.**

**Rocco and Lisa Auletta, 5 Sophia Dr were sworn in.**

**Mr. Auletta:** Explained that they are proposing to install a 20' x 40' in ground pool with a 12' x 12' sundeck. The proposed placement of the pool is the best spot for proper drainage as it is the highest point on the property.

**Mr. Otto:** Noted that there was a rear yard setback variance required for the concrete and sundeck, lot coverage variance of 27% where 25% is maximum and the existing shed requires a rear setback variance as it is near the property line and 2' is required. Conditions of approval would be no backwash onto adjoining properties and all necessary permits to be obtained.

**Public comments:** No one spoke.

**Motion: To approve with conditions noted**

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

<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	<u>          </u>	<u>          </u>
Ms. Bossert <b>Abstain</b>	<u>          </u>	<u>          </u>
Mr. Horner	<u>          </u>	<u>          </u>
Vacant	<u>          </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>X</u>	<u>          </u>
Alt #4 Vacant	<u>          </u>	<u>          </u>

**New case #21-06L:** Tyson, 31 Colby Lane; Block 188, Lot 16, R-70 zone. Applicant proposes to install a pool filter 5' from side and rear property lines where 10' is required.

**Mr. Vella stated jurisdiction was good and marked Exhibit A-1 as Plans dated 11/3/2020, A-2 as Pool Filter specs, A-3 as Application and LUB-1 as CME report dated 4/5/2021.**

**Larry Tyson, 31 Colby Lane sworn in.**

**Mr. Tyson:** Explained he is seeking to install his pool filter at 5' from the property line where 10' is required. The pool does not require any variances, only the filter. He feels it may be a safety hazard for his grandchildren so would like to put it further away and place bushes around it. He has a dry well to utilize for backwash from the pool.

**Mr. Otto:** Stated there is a side and rear yard setback variance required for the pool filter. The property is wooded and unique in shape since it angles in. He noted the storm drain is in front of the property as well if needed for backwash. Conditions of approval would be no backwash and landscaping around filter.

**Public comment:** No one spoke.

**Motion: To approve with conditions noted.**

**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. Moore, Vice Chairman	<u>X</u>	<u>          </u>
Mr. Fabozzi	<u>          </u>	<u>          </u>
Ms. Bossert	<u>X</u>	<u>          </u>
Mr. Horner	<u>          </u>	<u>          </u>
Vacant	<u>          </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>X</u>	<u>          </u>
Alt #4 Vacant	<u>          </u>	<u>          </u>

**Carryover case #19-18L:** Ronko Developers, Munro Avenue; Block 39, Lot 14, R-70 zone. Applicant proposes to construct a new single family dwelling on an undersized lot. Variances requested for lot area, lot width, lot frontage and side yard setbacks.

**Mr. Vella stated jurisdiction was good and marked Exhibit A-1 as Site plan last revised 12/18/2020, A-2 as Architectural plans last revised 12/15/2020, A-3 as LUB Application, A-4 as Survey, A-5 as Aerial photo and LUB-1 as T&M review letter dated 1/21/2021.**

**Peter Wegener, attorney for property owner entered his appearance.**

**Mr. Wegener:** Stated that the owner had previously submitted applications on this property that had been denied. The last application was not heard due to it being substantially similar to the previously denied one. The applicant has since revised the plans and redesigned the home.

**Marc Leber, Engineer at East Point Engineering sworn in.**

**Mr. Leber:** Explained that the lot is 33.4' x 130' which is undersized for the R-70 zone which requires 70' x 100' minimum lot size. The applicant is proposing a 3 bedroom single family dwelling measuring 18' wide by 64' long for a total of 1,822 sq feet with 2 off street parking spaces. The front, rear and left side setbacks all comply while the right side requires a side yard setback variance of 5.4' where 10' is required and a combined side yard setback variance of 15.4' where 20' is required. The lot coverage is at 36.2% where 40% is maximum and the building coverage is 26.5% where 35% is maximum. The driveway will be shifted to one side of the house to allow for more parking area on the street. The rainwater has been directed towards the street in front of the house so there will be no impact to adjacent lots. The trees to be retained will be shown on the plans.

**James Higgins, Planner sworn in.**

**Mr. Higgins:** Stated that the variances fall under C-1 hardship variance due to the property's unique characteristics and size. The undersized nature of the lot has meant that the applicant has been unable to sell it. The extent to which the lot can be utilized is limited by its size. There are non-conforming lots adjacent to the property so they have not been able to acquire additional property. The only variance being created by building the home is the side yard, the rest are pre-existing on the property. He feels there will be no substantial negative impact to the surrounding area or the zone plan. The proposed home will be consistent with the homes in the area.

**Ron Koenig, property owner sworn in.**

**Mr. Koenig:** Explained that he had sent offer letters to adjacent property owners offering to purchase some of their property or to sell his property to them. He did not receive an offer to sell or purchase any property.

**Exhibit A-6 marked as Letter to Adjacent Property owners and response.**

**Public comment:**

**Louis Itzkowitz, 128 Munro Ave and Alyssa Delaney, 155 Munro Ave sworn in.**

**Mr. Itzkowitz:** Stated they are concerned about environmental effects. If the trees are removed to build the house, they feel the flooding will get worse. There is a lack of street parking for guests and adding another house will make it worse.

**Danielle and Daniel Kilduff, 144 Munro Ave sworn in.**

**Mr. Kilduff:** Stated they live directly across the street from the property and they are concerned about the flooding in front of the driveways.

**Walter and Millie Pagan, 148 Munro Ave sworn in.**

**Ms. Pagan:** Expressed her concern about the flooding. They already have water issues. Parking is difficult due to the narrowness of the street.

**Paul and Cynthia Plummer, 149 Munro Ave sworn in.**

**Mr. Plummer:** Stated their property is to the left of the applicant's property. His property lays lower and he feels if the trees are removed, his backyard will be flooded. He may be interested in purchasing the property from the applicant depending on the financial details. He will discuss with applicant's attorney.

**Vivian Rumbolo, Munro Ave sworn in.**

**Ms. Rumbolo:** Stated her house is to the right of the applicant's property and she is concerned about flooding as she has water issues already.

**Robert Mescal, 152 Munro Ave sworn in.**

**Mr. Mescal:** Stated his concern about already existing water problems.

**Case carried to June 17, 2021 with noticing required for Zoom link.**

**New case #20-19L:** Monmouth Jet Skis LLC, 53 N. Park Avenue; Block 2, Lot 1 & 6.01, IM zone. Applicant is seeking preliminary and final site plan approval to operate a jet ski rental business on the site.

**Mr. Vella confirmed jurisdiction and marked Exhibit A-1 as Site plan dated 4/21/21, A-2 as Ploussas response letter, A-3 as Cafra permit, A-4 as letter to Pt Comfort Marina, A-5 as letter to Township re: vacating street and LUB-1 as CME report dated 5/3/2021.**

**Louis Granata, attorney for applicant entered his appearance.**

**Jerry Sozio, 125 Honey Lane, Staten Island sworn in.**

**Mr. Sozio:** Explained he is proposing a jet ski rental business at the location. He operates other locations in NY/NJ area under the name Empire Water Sports. They utilize an online booking system so all appointments are arranged in advance so they can control how many people are on site. Customers are required to attend a safety instruction session and watch a video prior to using the jet skis. All riders are supervised by professional tour guides. There is a limited area to ride in that will be marked by buoys. Groups are out for one hour at a time. Hours of Operation would be 8:30 am- 5 pm. There will be a total of 10 jet skis- 8 renters and 2 guides. There is a proposed trailer that will be used as an office and for safety instruction. The building must meet the codes for the flood area and will be removed in the off season. They will be renting space from Lentz Marina to utilize their bathrooms and showers for customer use. There will be 13 parking spaces and 1 handicapped space. There will be two trash containers maintained by a private carting company. All jet skis will be new so they will be under dealer warranty for repairs and maintenance. There will be no outdoor storage of equipment and fueling will be done off site. Point Comfort marina has a loading ramp to put the skis in the water. The skis will sit on platforms in the water when not in use. They are fully insured for liability. There will be no jet ski storage on site in winter.

**Case carried to June 3, 2021 with noticing required due to Zoom link info.**

**Citizen Hearing:** No one spoke.

**Motion:** To close citizen hearing

**Offered By:** Bace **Seconded By:** Lencsak

**VOICE VOTE:** Yes

**Motion:** To Adjourn

**Offered By:** Bace **Seconded By:** Lencsak

**VOICE VOTE:** Yes

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