

1st: Horner  
2nd: Moore  
Date: June 17, 2021

**Minutes of June 3, 2021**

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for June 3, 2021 was called to order at 7:02 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. Fabozzi, Mr. Horner, Mr. Glackin, Mr. Bace, Mr. Pereira, Mr. Grossman, Mr. Lencsak

**Absent:** Ms. Bossert

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

**MOTION:** To approve the minutes of the Regular Meeting of May 20, 2021.

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

**Voice vote:** Yes

**New case #21-05L:** Smith, 860 Poole Avenue; Block 182, Lot 4, R-100 zone. Applicant proposes to construct a 20' x 24' detached garage and 15' x 24' asphalt driveway. Front yard setback variance requested.

**Mr. Vella confirmed jurisdiction and marked Exhibits: #LUB-1 as CME report dated 4-20-2021, A-1 as Survey, A-2 as Architectural plans, A-3 Hand Sketch, A-4 as LUB application and A-5 as letter from applicant with revised sketch.**

**David Smith, 860 Poole Avenue sworn in.**

**Mr. Smith:** Explained that he needs more storage so is proposing a detached 2 car garage. He will use it for his boat and lawn equipment. It will be for personal use, not business. Since he is on a corner lot, there is a front yard setback variance needed for the Anthony Court side. There is an existing non-conformity of two driveways-they are not being expanded or changed and there will be no new curb cuts. The fence will remain, only the gate will be enlarged. The garage door will be facing the rear of the house. Pavers will be added from driveway to garage. An as built survey will be provided prior to CO being issued.

**Public comments. No one spoke.**

**Mr. Vella reviewed the conditions and Mr. Cavanagh asked for a motion.**

**Motion:** To approve with conditions.

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

<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>X</u>	<u>          </u>
Ms. Bossert	<u>          </u>	<u>          </u>
Mr. Horner	<u>X</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>          </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>

**Motion approved.**

**Carryover 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 for the continuation of this case and marked Exhibit#A-7 as Lentze Marina letter.**

**Louis Granata, attorney for applicant came forward.**

**Michael Pucci, engineer sworn in.**

**Mr. Pucci:** Explained that the lot is undersized for the IM Zone and historically has been used as a marina. There is an existing bulkhead. Floating docks will be placed at the site for the jet skis. There is a gravel parking lot to remain with 13 spaces (9' x 20'). The lot will be repurposed, curb stops will be installed and the drive aisle will be defined. The applicant proposes to place a 10' x 50' trailer to be used as an office for the season. It will be removed during the winter. Variances are required for lot width, lot frontage and minimum lot size. Additional land is not available from neighboring properties to reduce any variances. Design waivers are required for asphalt parking area, parking space size, fire lanes and Environmental Impact Statement. A report had been submitted to NJDEP for their permit, they will send a copy to the board.

**Mr. Otto:** Asked for elevations and rendering of the proposed trailer to be submitted for consideration. Stated that the trailer must meet Cafra requirements and asked if there would be any Site ID signage proposed.

**Jerry Sozio, Monmouth Jet Skis sworn in.**

**Mr. Sozio:** Stated that the sign would be on the trailer. They have reached an agreement with Lentze Marina to use their bathroom and changing facilities for their customers. The jet skis can be removed during bad weather and will be removed for the winter. There will be no rentals for boat storage, only the owner's personal craft. All fueling of jet skis will be done off site. The hours of operation proposed are 8 am-7:30 pm with the last group going out at 5:00 pm.

**Public comments:**

**Cindy Dewysockie, 60 N. Park Avenue sworn in.**

**Ms. Dewysockie:** Questioned the type of jet skis to be used and whether the fuel was mixed with oil. She is concerned about noise and the number of cars parking on the street.

**Janice Mescal, 62 N. Park Avenue sworn in.**

**Ms. Mescal:** Stated she has concerns regarding the flood gate that closes when water levels get high. The water is very rough going through the gate and it is difficult to predict when the gates will close. She is also concerned about the amount of street parking.

**Michael Mirne, attorney representing Point Comfort Marina sworn in.**

**Mr. Mirne:** Explained that his client is concerned about the number of parking spaces, what will happen if the agreement with Lentze changes, the noise level affecting the residential apartment on their property and what the additional floating dock is for.

**Douglas and Joanne Kersten, 103 N. Park Avenue sworn in.**

**Mr. Kersten:** Stated his concern about wakes in the water and suggested placing "No Wake" signs in the creek. He asked about rubber bumpers around the jet skis.

**Ms. Kersten:** Stated her concern about wakes in the water and jet skis going up the creek.

**William Cuthbertson, 95 N. Park Avenue sworn in.**

**Mr. Cuthbertson:** Stated his concerns about the flood gates and the safety of the increased activity around the marina area. Confirmed there will be a designated area for the riders to operate in.

**Danny Desderio, Laurel Avenue sworn in.**

**Mr. Desderio:** Expressed his concerns about the effect on the resident's quality of life with possible parking, noise and trash issues coming from the jet ski business.

**Ann O'Brien, 20 Sixth Street sworn in.**

**Ms. O'Brien:** Asked whether riders would be accompanied or alone and where the riding area would be. Also questioned the minimum age of the riders and whether it should be required to blow horns as the jet skis go through the flood gates to alert other crafts.

**Joanne Hanlon, 49 Central Avenue sworn in.**

**Ms. Hanlon:** Expressed her concerns regarding increased traffic on First Street, garbage, parking and speeding vehicles.

**Cindy Dewysockie reappeared.**

**Ms. Dewysockie:** Questioned the closing time of 7:30 pm, they would prefer earlier.

**Public portion closed.**

**Case to be continued on July 1, 2021 with re-noticing required.**

**New case #20-15L:** 12 Plus 7 LLC/At Home Recreation, 370 Highway 36; Block 120, Lot 15 & 16, BH zone. Applicant is seeking Preliminary and Final Site Plan approval to construct an addition over an existing concrete pad for storage of hot tubs.

**Mr. Vella confirmed jurisdiction and marked Exhibit A-1 as Site Plan dated 9/8/2020, A-2 as Architectural plan dated 3/10/2020 and LUB-1 as T&M report dated 4/29/2021.**

**Sal Alfieri, attorney for applicant appeared.**

**Kevin Ventrice, owner At Home Recreation sworn in.**

**Mr. Ventrice:** Explained that they are proposing an addition off the back of the store for the storage of spas and hot tubs. They would like to keep an inventory available for quicker customer delivery. Spas cannot be stored outside. There is an existing cement

pad they are proposing to cover to create the addition. The flow of customers and employees will not be affected and the addition will not cause any parking issues. They expect between 10-12 deliveries per year via tractor trailer. Driveway access to remain unchanged. The dumpsters will be relocated and there will be no additional signage. There is no new outdoor storage proposed.

**Jeremy Battesh, engineer sworn in.**

**Mr. Battesh:** Introduced Exhibit #A-3 Site Layout. Explained that the addition is behind the existing building with no additional impervious coverage. It will consist of a one story 58' x 62' metal building on an existing concrete pad. Drainage patterns will be maintained. No Cafra permit is required and DEP is pending approval. All existing utilities, lighting and landscaping will be used. The use is low intensity and will not have a negative effect on the operation of the site. There are pre-existing design waivers for parking space size, location and number. The two lots will be consolidated. They will comply with all flood zone regulations.

**Public comments. No one spoke.**

**Public portion closed.**

**Mr. Vella reviewed the conditions and Mr. Cavanagh asked for a motion.**

**Motion:** To approve with conditions.

**Offered By:**       Moore            **Seconded By:**       Horner      

<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>  X  </u>	<u>      </u>
Ms. Bossert	<u>      </u>	<u>      </u>
Mr. Horner	<u>  X  </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>      </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>

**Motion approved.**

**Citizen Hearing: No one spoke.**

**Motion: To close citizen hearing**

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

**VOICE VOTE:** Yes

**Motion: To Adjourn**

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

**VOICE VOTE:** Yes

**Respectfully submitted:  
Laura McPeek**