

1st: Bace
2nd: Pereira
Date: 8/17/23

Minutes of July 20, 2023

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for July 20, 2023, was called to order at 7:01 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, Ms. Bossert, Mr. Bace, Mr. Pereira, Mr. Grossman

Absent: Mayor Sachs, Committeeman Preston, Mr. Horner, Mr. Fabozzi, Mr. Lencsak, Mr. Geohan, Mr. Personette

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

MOTION: To approve the minutes of the Regular meeting of July 6, 2023.

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

Voice vote: Yes

Memorialization #23-01L: 645 Hazlet Station LLC, 645 Holmdel Rd; Block 229, Lot 1, BN-2 zone. Applicant received **Use variance** approval to construct a mixed-use building containing retail and residential units.

Adoption of resolution carried to next meeting.

New case #23-02L: Ryan, 7 Stephen St; block 166.03, Lot 13, R-70 zone. Applicant is seeking a front yard setback variance to construct a front portico.

Mr. Vella confirmed noticing and jurisdiction. Exhibit #A-1 marked as Survey dated 6-19-2023, A-2 as Hand sketch of portico-undated and LUB-1 as CME's review letter dated 6-21-2023.

Mr. Moore recused himself due to receiving notice as an adjacent property owner.

Susan Ryan and James Ryan, 7 Stephen Street sworn in.

Ms. Ryan: Explained they would like to construct a 7' x 6' front portico over the door. It is needed to keep the rain and weather out. It will consist of a concrete landing with a dormer coming out from the roof. A front yard setback variance is required since 25' is required and only 17.1' is provided. The house is angled on the property making it difficult to meet the front yard setback. They will obtain all required building permits.

Public comments: None/Closed.

Motion: To approve with conditions.

Offered By: Bossert **Seconded By:** Pereira

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

Motion passes.

New case #23-03L: Kelly, 618 S. Laurel Ave; Block 147, Lot 5, R-100 zone. Applicant proposed to construct a 14’ x 26’ gazebo on concrete slab. Lot coverage variance requested.

Mr. Vella confirmed noticing and jurisdiction. Exhibit #A-1 marked as Survey dated 6-21-2020, A-2 as Hand sketch 4 sheets-undated and LUB-1 as CME’s review letter dated 6-27-2023.

Tami Kelly, 618 S. Laurel Avenue sworn in.

Ms. Kelly: Explained that the old home on the property had a fire and a new home was constructed with an increase in the lot coverage. The property was over the maximum with the house and driveway so anything extra would require a variance. The driveway covers 15% of the lot but cannot be reduced because Laurel Avenue is a busy road and it is very difficult to try to back out. They would like to construct a 14’ x 26’ gazebo on a concrete slab in the back yard. The height of the roof will be 11’ 10”. They will obtain all required building permits.

Public comments: None/Closed.

Motion: To approve

Offered By: Bace **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>
Mr. Pereira	<u>X</u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Sachs	<u> </u>	<u> </u>
Committeeman Preston	<u> </u>	<u> </u>
Alt #1 Mr.Grossman	<u>X</u>	<u> </u>
Alt #2 Mr. Personette	<u> </u>	<u> </u>
Alt #3 Mr. Lencsak	<u> </u>	<u> </u>
Alt #4 Mr. Geoghan	<u> </u>	<u> </u>

Motion passes.

Citizen Hearing: No one came forward.

Motion: To close citizen hearing.

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

VOICE VOTE: Yes

Motion: To Adjourn

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

VOICE VOTE: Yes

Respectfully submitted:
Laura McPeck