

1st: Moore
 2nd: Bossert
 Date: 8/19/21

Minutes of August 5, 2021

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for August 5, 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, Mr. Fabozzi, Mr. Horner, Mr. Glackin, Ms. Bossert, Mr. Pereira, Mr. Grossman, Mr. Lencsak

Absent: Mayor Clark, Mr. Bace, Mrs. Keegan

Professionals: Mr. Vella, Esq., Mr. Otto-CME Associates

MOTION: To approve the minutes of the Regular Meeting of July 1, 2021.

Offered By: Moore **Seconded By:** Lencsak

Voice vote: Yes

Memorialization case #21-07L: Hazlet 66 LLC, 1030 Route 36; Block 213.05, Lot 17, BH zone. Applicant received Preliminary and Final Site plan approval to redevelop the existing vacant shopping center into a self-storage facility.

Offered By: Horner **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>X</u>	<u> </u>
Ms. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Vacant	<u> </u>	<u> </u>
Mr. Bace	<u> </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>

Carryover case #20-19L: Monmouth Jet Skis LLC, 53 N. Park Avenue; Block 2, Lot 1 & 6.01, IM zone. Applicant has requested to withdraw his application for preliminary and final site plan approval to operate a jet ski rental business on the site.

Mr. Vella noted that a letter had been received from the applicant's attorney requesting to withdraw the application.

Motion: To accept the withdrawal without prejudice and memorialize the resolution.

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

<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>X</u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Vacant	<u> </u>	<u> </u>
Mr. Bace	<u> </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 #21-13L: Perno, 51 Stanford Dr; Block 192.02, Lot 34, R-70 zone. Applicant proposes to remove existing concrete driveway and replace with asphalt (19' x 26.2'). 0 foot side yard setback requested where 3' is required.

Mr. Vella confirmed jurisdiction and marked Exhibit #A-1 as Property Survey, A-2 as LUB application and LUB-1 as CME's report dated 7/1/2021.

Albert and Kelly Perno, 51 Stanford Dr sworn in.

Mr. Perno: Stated they would like to remove the existing concrete driveway and replace it with asphalt in the same location. The current driveway goes up to the property line and is 23 years old. The 19' width allows two cars to park in the driveway for their family and provides more off-street parking. Stanford Drive has limited street parking available for visitors. The overall size is 19' wide x 26.2' long.

Public comments: None.

Motion: To approve the application, no conditions noted

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>X</u>	<u> </u>
Mr. Horner	<u>X</u>	<u> </u>
Vacant	<u> </u>	<u> </u>
Mr. Bace	<u> </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 #21-14L: Cassino, 8 W. Susan St; Block 174, Lot 18, R-70 zone. Applicant proposes to construct a 2 story side addition, 2nd level rear addition and retain existing shed. Side yard and lot coverage variances requested.

Mr. Vella confirmed jurisdiction and marked Exhibit #A-1 as Plans and Survey dated 7/8/2014, A-2 as Architectural plans dated 5/5/2021, A-3 as Application and LUB-1 as CME's report dated 7/1/2021.

Thomas and Marissa Cassino, 8 W. Susan St sworn in.

Mr. Cassino: Stated they would like to add a mother/daughter addition with a separate entrance onto their house for his in-laws and a new master suite addition. There are side yard setback variances required. There will be an open hallway between the units with internal free flowing access. The study area in the addition will not be used as an additional bedroom and the unit cannot be rented out in the future. A deed restriction will be recorded. The driveway will be expanded for more off-street parking spaces.

Public comments: None

Motion: To approve the application with the conditions noted.

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

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

Vacant	_____	_____
Mr. Bace	_____	_____
Mayor Clark	_____	_____
Mr. Glackin	_____ X _____	_____
Alt #1 Mr. Pereira	_____ X _____	_____
Alt #2 Mr. Grossman	_____ X _____	_____
Alt #3 Mr. Lencsak	_____ X _____	_____
Alt #4 Vacant	_____	_____

Citizen Hearing: No one spoke.

Motion: To close citizen hearing

Offered By: Bossert **Seconded By:** Cavanagh

VOICE VOTE: Yes

Motion: To Adjourn

Offered By: Bossert **Seconded By:** Cavanagh

VOICE VOTE: Yes

Respectfully submitted:
Laura McPeek