

1st: Moore
 2nd: Bace
 Date: 9/2/21

Minutes of August 19, 2021

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for August 19, 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. Fabozzi, Mr. Horner, Mr. Glackin, Ms. Bossert, Mr. Bace, Mr. Pereira, Mr. Grossman, Mr. Lencsak

Absent:

Professionals: Mr. Vella, Esq., Mr. Otto-CME Associates, Mrs. Keegan-Zoning Official

MOTION: To approve the minutes of the Regular Meeting of August 5, 2021.

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

Voice vote: Yes

Memorialization case #21-13L: Perno, 51 Stanford Dr; Block 192.02, Lot 34, R-70 zone. Applicant was granted side yard setback variance to remove existing concrete driveway and replace with asphalt.

Offered By: Horner **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	<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>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> </u>	<u> </u>
Alt #3 Mr. Lencsak	<u> </u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

Memorialization case #21-14L: Cassino, 8 W. Susan St; Block 174, Lot 18, R-70 zone. Applicant was granted variances to construct a 2-story side addition, 2nd level rear addition and retain existing shed.

Offered By: Bossert 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	<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> </u>	<u> </u>
Alt #3 Mr. Lencsak	<u> </u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

New case #21-15L: Steiner, 4 California Avenue; Block 116, Lot 4, R-70 zone. Applicant proposes to construct a 6' x 18.6' front deck. Front yard setback variance requested.

Mr. Vella confirmed jurisdiction and marked exhibits: A-1 as plans dated 6/25/21, A-2 as Zoning plans dated 4/21/21, A-3 as plans with survey dated 5/20/21, A-4 as LUB application and LUB-1 as CME report dated 7/20/21.

Charlene Steiner, homeowner sworn in.

Ms. Steiner: Stated she is proposing to construct a 6' wide front porch addition. In order to make the porch wide enough to put chairs on, it requires a front yard setback variance of 24' where 25' is required. The house is on a corner lot and the rear yard is small so she would like a place to sit out with family. The porch will not be closed in or made into a four-season room.

Public comments: No one spoke.

Motion: To approve the application with the condition noted.

Offered By: Bace Seconded By: Clark

<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>	_____
Ms. Bossert	<u>X</u>	_____
Mr. Horner	<u>X</u>	_____
Vacant	_____	_____
Mr. Bace	<u>X</u>	_____
Mayor Clark	<u>X</u>	_____
Mr. Glackin	<u>X</u>	_____
Alt #1 Mr. Pereira	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Vacant	_____	_____

Motion passes.

Carryover case #19-18L: Ronko Developers/Munro Avenue; Block 39, Lot 14, R-70 zone. Application proposes to construct a new single-family dwelling on an undersized lot.

Mr. Vella confirmed that this case was carried without further notice from June.

Peter Wegener, attorney for applicant Ronko Developers came forward.

Mr. Wegener: Stated this is a continuation of the hearing regarding this property. There had been discussion with the board regarding the drainage from the site so they had revised the plan to address the issue.

Mr. Vella marked Exhibit #A-6 as Revised site plan dated 7/22/21, LUB-2 as T&M report dated 8/10/21 and A-7 as Stormwater report dated 7/27/21.

Marc Leber, East Point Engineering (still under oath):

Mr. Leber: Noted that there had been a discussion about the stormwater and drainage on the site. They adjusted the system to collect the stormwater on the site and absorb it into the ground. There will be no runoff created by this lot. There will be less water than what is coming off the property today with the new house built. They cannot fix the existing water issues on the street but there will be no exacerbation of them. The permeability has been reduced and additional volume capacity was created. The removal of the trees was taken into consideration when the calculations were done. They will fix any damaged pavement. They agree to add an additional inlet in the northeast corner of the property to capture additional runoff.

Public comments:

Louis Itzkowitz, 128 Munro Ave sworn in.

Mr. Itzkowitz: Stated his concern about the existing water issues on the block.

Mildred Pagan, 148 Munro Avenue sworn in.

Ms. Pagan: She lives across the street from the site. She stated that she has flooding on her property and her sump pump is running all the time.

Public portion closed.

Mr. Vella noted the conditions of the application if approved.

Motion: To approve with the conditions noted.

Offered By: Cavanagh **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> </u>	<u> X </u>
Mr. Fabozzi	<u> </u>	<u> X </u>
Ms. Bossert	<u> </u>	<u> X </u>
Mr. Horner	<u> </u>	<u> X </u>
Vacant	<u> </u>	<u> </u>
Mr. Bace	<u> </u>	<u> X </u>
Mayor Clark	<u> </u>	<u> X </u>
Mr. Glackin	<u> X </u>	<u> </u>
Alt #1 Mr. Pereira	<u> </u>	<u> </u>
Alt #2 Mr. Grossman	<u> </u>	<u> </u>
Alt #3 Mr. Lencsak	<u> </u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

Motion denied.

Motion: To deny application

Offered By: Moore **Seconded By:** Clark

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

Motion passes.

Concept Review: 3091 Route 35 Partners LLC; 3091 Route 35; Block 182, Lot 7, BH zone. Applicant proposes to redevelop the existing shopping center into a Self-Storage facility and a retail/restaurant building.

Mr. Vella explained this was a conceptual review only and not a hearing. No notice was required.

Sarah Werner, Prime & Tuvel-attorneys for owner came forward.

Ms. Werner: Explained that the property is located in the BH zone consisting of a multi-tenant retail building and the vacant farmers market building. The retail building is set far back off the highway while the vacant building is 20' from Route 35. Both structures would be removed to build a two story self-storage building in the rear and a retail/coffee restaurant with drive through in front.

James Henry, Dynamic Engineering:

Mr. Henry: Stated that the existing ingress and egress to the site will be maintained. A DEP flood hazard permit will be required since there are two streams nearby. An approximately 1,500 square foot coffee/quick serve restaurant with a drive through is planned. The rear building will be a 41,000 square foot two story self-storage building. A lot coverage variance will be required although there will be a reduction in impervious coverage. Landscaping will be added and the rear buffer will be increased.

New case# 21-01L: Edge Builders/Cambridge at Hazlet, 140 Bethany Road; Block 196.03, Lot 1, R-70 zone. Applicant is seeking Preliminary and Final Major Subdivision approval to construct 8 single family homes.

Mr. Vella confirmed jurisdiction and marked exhibits: A-1 as Plans dated 5/28/21, A-2 as Stormwater report dated 1/27/21 and LUB-1 as CME's report dated 7/27/21.

Mr. Glackin recused himself due to a conflict with the attorney.

Sal Alfieri, attorney for applicant came forward.

Mr. Alfieri: Stated that the application was for an 8 lot subdivision of single family homes. There are no variances requested, all of the homes will meet the required setbacks.

Walter Hopkin, engineer/planner sworn in.

Mr. Vella marked Exhibit A-3 as Colored rendering of subdivision.

Mr. Hopkin: Explained that the site is a 2.4 acre property at the corner of Bethany Road and Cresci Blvd. It is located in the R-70 single family zone. They are proposing 8 approximately 3,100 sf new single family homes with full basements. There are no new roadways proposed as all new development will be built along the existing roadways. Each lot will have driveways and 2 car garages. All existing structures located on the property will be removed. Each lot will have a substantial landscaping package. The street lights are existing and will be maintained. The surfaces of Cresci Blvd and Briscoe Terrace will be milled and overlaid. Preliminary approval has been received from Monmouth County, certification from Freehold Soil and a Phase I environmental assessment was completed. A traffic light at the corner has been discussed but the data analysis does not support it. The applicant is willing to eliminate the lot on Bethany Road to reduce the development to 7 houses. This will also provide more space for the corner lots on Cresci. There will be no runoff from the site. They meet the DEP standards for a major development though they are only a minor development. They will meet all off street parking requirements.

Public comments:

Andre Grebenstein, 32 Briscoe Terrace sworn in.

Mr. Grebenstein: Had questions about test pits and soil contamination. Expressed his concerns about the existing traffic and suggested parking restrictions. Also suggested that street trees be moved onto the properties so they do not grow too large for the right of way areas.

Julia Powers, 66 Briscoe Terrace sworn in.

Ms. Powers: Expressed her concerns about water and sinkholes. She has had water issues on her property. Advised that the traffic turning onto Cresci is a concern with driveways located there. There is a lot of vehicle traffic and school buses for Raritan Valley School.

Gina Grebenstein, 32 Briscoe Terrace sworn in.

Ms. Grebenstein: Questioned the traffic report data and feels that a traffic light should be looked into.

Jennifer Toth, 65 Briscoe Terrace sworn in.

Ms. Toth: Discussed the turn onto Briscoe Terrace being very narrow and cars needing to pull over to let others pass by. Also concerned about water issues, fencing blocking the view and the sharp curve on Briscoe.

Karen Susino, 100 Cresci Blvd sworn in.

Ms. Susino: Expressed her concern about the traffic that is already existing. She has a hard time getting out of her driveway. There is also limited parking in the area.

Public portion closed.

Mr. Vella reviewed the conditions if the application was to be approved.

Mr. Hopkin: Stated that the applicant would only seek Preliminary approval now and come back to the board for Final approval.

Motion: To grant preliminary subdivision approval with the conditions noted.

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>X</u>	<u> </u>
Ms. Bossert	<u> </u>	<u>X</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(Recused)	<u> </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> </u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

Citizen Hearing: No one spoke.

Motion: To close citizen hearing

Offered By: Bace Seconded By: Cavanagh

VOICE VOTE: Yes

Motion: To Adjourn

Offered By: Bace Seconded By: Cavanagh

VOICE VOTE: Yes

Respectfully submitted:
Laura McPeek