

1st Moore
 2nd Fabozzi
 Date: Oct. 7, 2021

Minutes of September 16, 2021

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for September 16, 2021 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, Mayor Clark, Mr. Glackin, Mr. Fabozzi, Mr. Bace, Mr. Pereira

Absent: Ms. Bossert, Mr. Horner, Mr. Grossman, Mr. Lencsak

Professionals: Mr. Vella, Esq., Mr. Otto-CME Associates, Mr. Denbigh-T&M Associates

MOTION: To approve the minutes of the Regular Meeting of September 2, 2021.

Offered By: Moore **Seconded By:** Bace

Voice vote: Yes

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

Offered By: Moore **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>	<u> </u>
Ms. Bossert	<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> </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# 21-01L: Edge Builders/Cambridge at Hazlet, 140 Bethany Road; Block 196.03, Lot 1, R-70 zone. Applicant received Preliminary Major Subdivision approval to construct 7 single family homes.

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

Adoption of resolution carried to next meeting.

New case #21-12L: Wilkos, 12 Lynn Blvd; Block 108, Lot 1, R-70 zone. Applicant proposes to construct an attached garage, 1 story kitchen addition, 5'x20' 1 story bedroom addition and front covered porch. Side and rear yard setback variances requested.

Mr. Vella confirmed jurisdiction and marked Exhibit A-1 as plot plan dated 3/19/2021, A-2 as Plans and survey dated 3/5/2021, A-3 as Floor plans dated 4/2/2021, A-4 as LUB application and LUB-1 as CME's report dated 7/1/2021.

Frances Wilkos, homeowner sworn in and Robert Algerin, architect sworn in.

Mr. Algerin: Explained the homeowner would like to expand the kitchen and bedroom as well as add a front porch and attached garage to the home. There is one new rear yard variance created by the application. The rest are existing because the lot is an irregular shape. The house is being expanded to accommodate the homeowner's mother.. Shed is to be removed. They would like to put in a basement with a Bilco door.

Exhibit A-5 marked as 3 Photos of existing home.

Exhibit A-6 marked as plan with proposed Bilco door.

Public comments: No one spoke.

Motion: To approve with conditions.

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

Motion passes.

New case #21-16L: Martinez, 71 Liberty Place; Block 136, Lot 1, R-50 zone. Applicant is seeking to retain existing 4x8 and 6x10 sheds, 10x45 driveway and two wood decks. Side, rear and front yard setback variances requested.

Mr. Vella confirmed jurisdictions and marked Exhibit A-1 as Plans & survey dated 7/7/2021, A-2 as hand sketch of driveway dated 5/21/2021, A-3 as Plans for 10x16 shed, A-4 as Colored photo, A-5 as LUB application and LUB-1 as CME review letter dated 8/4/2021.

Robert Martinez, homeowner sworn in.

Mr. Martinez: Explained that these items had been constructed previously without obtaining permits and he would like to retain them and have them permitted. The driveway is needed because of the limited parking and traffic on Liberty Place.

Public comments: No one spoke.

Motion: To approve with conditions.

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> </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> </u>	<u> </u>
Alt #3 Mr. Lencsak	<u> </u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

Motion passes.

Carryover case #19-03L: Palmer Beauty Salon, 549 Palmer Avenue, Block 156, Lot 4, R-50 zone. Applicant is seeking amended site plan approval to provide one less parking space than previously approved.

Mr. Vella confirmed jurisdiction and marked Exhibit A-1 as Site plan dated last revised 1/22/2021, A-2 as Stormwater report dated 1/22/2021, LUB-1 as T&M's review letter dated 7/28/2021 and LUB-2 as Resolution of prior approval dated 5/21/2020.

Jeff Gayle, attorney for applicant came forward.

Marc Remo, engineer sworn in.

Mr. Remo: Explained that during the plan review by Monmouth County, two parking spaces were requested to be eliminated. The two spaces on the side of the building where the driveway access is are being removed. Board approval is required to amend the previous approval granted. He prepared the previously approved plan and the revised plan.

Public comments: No one spoke.

Motion: To approve.

Offered By: Moore Seconded By: Fabozzi

ROLL CALL

Mr. Cavanagh, Chairman
Mr. Moore, Vice Chairman
Mr. Fabozzi
Ms. Bossert
Mr. Horner
Vacant
Mr. Bace
Mayor Clark
Mr. Glackin **Abstained**
Alt #1 Mr. Pereira
Alt #2 Mr. Grossman
Alt #3 Mr. Lencsak
Alt #4 Vacant

<u>YES</u>	<u>NO</u>
<u>X</u>	<u> </u>
<u>X</u>	<u> </u>
<u>X</u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u>X</u>	<u> </u>
<u>X</u>	<u> </u>
<u> </u>	<u> </u>
<u>X</u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Motion passes.

New case #21-11L: Burger King/Krishna Restaurant, 732 Highway 36; Block 120, Lot 1.01, IA zone. Applicant is seeking Preliminary and Final Site plan approval to construct a double drive through at the existing location.

Mr. Vella announced this case would be carried to October 21, 2021 without further notice.

Citizen Hearing: No one spoke.

Motion: To close citizen hearing

Offered By: Bace **Seconded By:** Fabozzi

VOICE VOTE: Yes

Motion: To Adjourn

Offered By: Bace **Seconded By:** Fabozzi

VOICE VOTE: Yes

**Respectfully submitted:
Laura McPeek**