

May 16, 2013

AGENDA

Regular Meeting of the Hazlet Township Planning Board held at _____ p.m.

Salute to the flag and moment of silent prayer called by _____.

Open Public Meetings Act & Emergency Fire Exits.

In Compliance with the "Open Public Meetings Act" of the State of New Jersey, adequate notice of this meeting of the Township Planning Board scheduled for May 16, 2013 was provided in the following manner:

- (A) On January 7, 2013, advance written notice of this meeting was posted at:
1766 Union Avenue, Hazlet, New Jersey.
- (B) On January 7, 2013, advance written notice of this meeting was forwarded to the
Asbury Park Press

FIRE EXITS are located in the directions I am indicating:

To my right is an Exit that leads to a hallway and directly to the front and rear of the building, down the staircase and outside.

Farther down at the end of the left and right side of this room are doors which lead directly to the main staircases and elevator to the first floor and out the front door.

If you are alerted for fire, please move in a calm and orderly manner to the nearest exit.

In Case of Fire Do Not Use the Elevator

Thank you

<u>ROLL CALL</u>	<u>PRESENT</u>	<u>ABSENT</u>
Mr. Glackin	_____	_____
Mr. Pobega	_____	_____
Mr. Vignola	_____	_____
Mr. DeMatteo	_____	_____
Mr. Mann	_____	_____
Mr. Bace	_____	_____
Chairman Mr. Tyler	_____	_____
Deputy Mayor DiNardo	_____	_____
Mayor Belasco	_____	_____
Alt #1 Mr. Lavan	_____	_____
Alt #2 Mr. Solomeno	_____	_____
Professionals:		
Mr. Kittner Jr. P.E.	_____	_____
Mr. Vella, Esq.	_____	_____

Items for Discussion:

Pursuant to 40:55D-26, Referral Powers/Consistency Determination : Prior to the adoption of a development regulation, revision, or amendment thereto, the planning board shall make and transmit to the governing body, within 35 days after referral, a report including identification of any provisions in the proposed development regulations, revisions or amendments which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate.

The Township had entered into a Settlement Agreement with the applicant in 2009, as such a Court Order was issued instructing the Township to include this property in the Township's Housing Element and Fair Share Plan as well as enact zoning consistent with the Settlement Agreement, to which the township complied. At this time the Township has agreed with the applicant to modify the Settlement Agreement to reduce the overall number of units in the project from 48 to 44 units. This modification has been done with the review and consent of Philip Caton, P.P., AICP the court appointed Special Master. As such the proposed Ordinance Amendment remains consistent with the Court Order and the Township's Housing Element and Fair Share Plan.

Planning Board Planner Jennifer Beahm, PP, AICP states that Hazlet Township Ordinance 1520-13, amending Article III, the Builders Remedy Zone (BRZ) and amending Article IV of the Development Standards for the BRZ Zone, is consistent with the Housing Element and Fair Share Plan Element of the Township's Master Plan.

MOTION: To approve the minutes of the Regular Meeting of May 2, 2013

Offered By: _____

Seconded By _____

ROLL CALL

PRESENT

ABSENT

Mr. Glackin

Mr. Pobega

Mr. Vignola

Mr. DeMatteo

Mr. Mann

Mr. Bace

Chairman Mr. Tyler

Deputy Mayor DiNardo

Mayor Belasco

Alt #1 Mr. Lavan

Alt #2 Mr. Solomeno

**Carry Over Case: 13-01P Costco Wholesale Corp, LLC Block 192 Lot (s) 1, 1.01 & 3
 2835-2847 Highway 35. Applicant is requesting an Amended Preliminary and Final Site Plan to
 permit deliveries to the existing wholesale warehouse between the hours of 5 am and 10 pm. where
 the previous approval associated with the site permitted 6am and 6 pm.**

Offered By: _____

Seconded By _____

ROLL CALL

YES

NO

Mr. Glackin

Mr. Pobega

Mr. Vignola

Mr. DeMatteo

Mr. Mann

Mr. Bace

Chairman Mr. Tyler

Deputy Mayor DiNardo

Mayor Belasco

Alt #1 Mr. Lavan

Alt #2 Mr. Solomeno

5-13-13 Removed Case # 13-03P from Agenda; did not notice

**New Case 13-03P - JPA Holdings/Dr. Beverly Avandano, 875 Poole Avenue Block 183
 Lot 4, Business Highway Zone. Applicant is seeking Preliminary and Final Site Plan
 approval to renovate and expand the lower floor of the existing Medical Office
 Building along with site improvements to the parking facilities and installation of
 sidewalk.**

Offered By: _____

Seconded By _____

ROLL CALL

YES

NO

Mr. Glackin

Mr. Pobega

Mr. Vignola

Mr. DeMatteo

Mr. Mann

Mr. Bace

Chairman Mr. Tyler

Deputy Mayor DiNardo

Mayor Belasco

Alt #1 Mr. Lavan

Alt #2 Mr. Solomeno

Conceptual Review – 13-06P Dream Team Storage, 1 Phyllis Street, Block 195.03 Lot 2, I-A1 Industrial Assembly District. Applicant proposes to amend their previously approved site 09-05P for a 3-story structure and associated site improvements; to request a 4-story structure.

Offered By: _____

Seconded By _____

ROLL CALL

YES

NO

Mr. Glackin

Mr. Pobega

Mr. Vignola

Mr. DeMatteo

Mr. Mann

Mr. Bace

Chairman Mr. Tyler

Deputy Mayor DiNardo

Mayor Belasco

Alt #1 Mr. Lavan

Alt #2 Mr. Solomeno

Other Items for Discussion:

Citizen Hearing:

Offered _____ 2nd _____

Voice Vote: _____

Motion To Adjourn:

Offered _____ 2nd _____

Voice Vote: _____

Next Meeting: June 6, 2013

**Sharon A. Keegan
Administrative Officer**