

October 6, 2016

**AGENDA**

**Regular Meeting** of the **Hazlet Township Land Use 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 Land Use Board scheduled for October 6, 2016 was provided in the following manner:

- (A) On January 13, 2016 advance written notice of this meeting was posted at: 1766 Union Avenue, Hazlet, New Jersey.
- (B) On January 13, 2016 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.

**ROLL CALL**

**PRESENT**

**ABSENT**

Mr. Byrne	_____	_____
Mr. Glackin	_____	_____
Mr. Lavan	_____	_____
Mr. Tyler	_____	_____
Mr. Solomeno	_____	_____
Mr. Vignola	_____	_____
Mr. Rooke	_____	_____
Deputy Mayor Kiley	_____	_____
Mayor Aagre	_____	_____
Alt #1 Mr. Mann	_____	_____
Alt #2 Mr. Moore	_____	_____
Alt #3 Mr. Grossman	_____	_____
Alt #4 Mr. Sanfilippo	_____	_____

**Professionals:**

Mr. Vella, Esq. \_\_\_\_\_  
Mr. Otto, CME Associates \_\_\_\_\_  
Mrs. Keegan \_\_\_\_\_

**MOTION:** To approve the minutes of the Regular Meeting of September 15, 2016.

**Offered By:** \_\_\_\_\_ **Seconded By:** \_\_\_\_\_

<b><u>ROLL CALL</u></b>	<b><u>YES</u></b>	<b><u>NO</u></b>	<b><u>AB</u></b>
Mr. Byrne	_____	_____	_____
Mr. Glackin	_____	_____	_____
Mr. Lavan	_____	_____	_____
Mr. Tyler	_____	_____	_____
Mr. Solomeno	_____	_____	_____
Mr. Vignola	_____	_____	_____
Mr. Rooke	_____	_____	_____
Deputy Mayor Kiley	_____	_____	_____
Mayor Aagre	_____	_____	_____
Alt #1 Mr.Mann	_____	_____	_____
Alt #2 Mr. Moore	_____	_____	_____
Alt #3 Mr. Grossman	_____	_____	_____
Alt #4 Mr. Sanfilippo	_____	_____	_____

**Memorialization Case #16-09L:** Interstate Outdoor Advertising, 3206 Route 35; Block 217, Lots 6,7,8,9,9.01,10,11,12,13; BH zone. Applicant was granted a use variance on 8/4/16 to install a two-sided, free standing 11 ft. x 36 ft. Electronic Digital Billboard.

**Offered By:** \_\_\_\_\_ **Seconded By:** \_\_\_\_\_

<b><u>ROLL CALL</u></b>	<b><u>YES</u></b>	<b><u>NO</u></b>	<b><u>AB</u></b>
Mr. Byrne	_____	_____	_____
Mr. Glackin	_____	_____	_____
Mr. Lavan	_____	_____	_____
Mr. Tyler	_____	_____	_____
Mr. Solomeno	_____	_____	_____
Mr. Vignola	_____	_____	_____
Mr. Rooke	_____	_____	_____
Deputy Mayor Kiley	_____	_____	_____
Mayor Aagre	_____	_____	_____

Alt #1 Mr.Mann	_____	_____	_____
Alt #2 Mr. Moore	_____	_____	_____
Alt #3 Mr. Grossman	_____	_____	_____
Alt #4 Mr. Sanfilippo	_____	_____	_____

**Memorialization Case #16-06L:** Cars on 35 LLC/New Jersey's Finest Motors, 3228 Route 35, Block 217, Lots 5 & 14, BH zone. Applicant was approved 8/4/16 for a use and bulk variances to construct a new 12'x15' building and parking spaces for pre-owned auto sales.

**Offered By:** \_\_\_\_\_ **Seconded By:** \_\_\_\_\_

<b><u>ROLL CALL</u></b>	<b><u>YES</u></b>	<b><u>NO</u></b>	<b><u>AB</u></b>
Mr. Byrne	_____	_____	_____
Mr. Glackin	_____	_____	_____
Mr. Lavan	_____	_____	_____
Mr. Tyler	_____	_____	_____
Mr. Solomeno	_____	_____	_____
Mr. Vignola	_____	_____	_____
Mr. Rooke	_____	_____	_____
Deputy Mayor Kiley	_____	_____	_____
Mayor Aagre	_____	_____	_____
Alt #1 Mr.Mann	_____	_____	_____
Alt #2 Mr. Moore	_____	_____	_____
Alt #3 Mr. Grossman	_____	_____	_____
Alt #4 Mr. Sanfilippo	_____	_____	_____

**Memorialization Case #16-11L:** Wells, 13 Molly Pitcher Drive; Block 194.01, Lot 56, R-100 zone. Applicant received approval to construct a 16' x 13'4" two story side addition with a 25 ft. combined side yard setback where 35 ft. is required.

**Offered By:** \_\_\_\_\_ **Seconded By:** \_\_\_\_\_

<b><u>ROLL CALL</u></b>	<b><u>YES</u></b>	<b><u>NO</u></b>	<b><u>AB</u></b>
Mr. Byrne	_____	_____	_____
Mr. Glackin	_____	_____	_____
Mr. Lavan	_____	_____	_____
Mr. Tyler	_____	_____	_____
Mr. Solomeno	_____	_____	_____
Mr. Vignola	_____	_____	_____
Mr. Rooke	_____	_____	_____

Deputy Mayor Kiley	_____	_____	_____
Mayor Aagre	_____	_____	_____
Alt #1 Mr.Mann	_____	_____	_____
Alt #2 Mr. Moore	_____	_____	_____
Alt #3 Mr. Grossman	_____	_____	_____
Alt #4 Mr. Sanfilippo	_____	_____	_____

**Memorialization Case #16-10L:** Evergreen Builders, 130 Sixth Street; Block 13, Lots 20 & 21, R-70 zone. Applicant received approval to construct a single family dwelling with front covered porch and rear deck on undersized lot with variances for a 5,000 sq. ft. lot; 50 ft. lot width and 50 ft. lot frontage.

**Offered By:** \_\_\_\_\_ **Seconded By:** \_\_\_\_\_

<b><u>ROLL CALL</u></b>	<b><u>YES</u></b>	<b><u>NO</u></b>	<b><u>AB</u></b>
Mr. Byrne	_____	_____	_____
Mr. Glackin	_____	_____	_____
Mr. Lavan	_____	_____	_____
Mr. Tyler	_____	_____	_____
Mr. Solomeno	_____	_____	_____
Mr. Vignola	_____	_____	_____
Mr. Rooke	_____	_____	_____
Deputy Mayor Kiley	_____	_____	_____
Mayor Aagre	_____	_____	_____
Alt #1 Mr.Mann	_____	_____	_____
Alt #2 Mr. Moore	_____	_____	_____
Alt #3 Mr. Grossman	_____	_____	_____
Alt #4 Mr. Sanfilippo	_____	_____	_____

**Memorialization Case # 16-12L:** Naples, 40 Fleetwood Drive; Block 192.02, Lot 7, R-70 zone. Applicant received approval to construct a 6' x 20' front covered porch with a 20.7 ft. front yard setback where 25 ft. is required.

**Offered By:** \_\_\_\_\_ **Seconded By:** \_\_\_\_\_

<b><u>ROLL CALL</u></b>	<b><u>YES</u></b>	<b><u>NO</u></b>	<b><u>AB</u></b>
Mr. Byrne	_____	_____	_____
Mr. Glackin	_____	_____	_____
Mr. Lavan	_____	_____	_____
Mr. Tyler	_____	_____	_____

Mr. Solomeno	_____	_____	_____
Mr. Vignola	_____	_____	_____
Mr. Rooke	_____	_____	_____
Deputy Mayor Kiley	_____	_____	_____
Mayor Aagre	_____	_____	_____
Alt #1 Mr.Mann	_____	_____	_____
Alt #2 Mr. Moore	_____	_____	_____
Alt #3 Mr. Grossman	_____	_____	_____
Alt #4 Mr. Sanfilippo	_____	_____	_____

**Memorialization Case #16-01L:** Saker Shop Rites, Inc., 3120 State Highway 35, Block 233, Lot 1, BH zone. Applicant received approval to make parking lot improvements consisting of: widening driveway and sidewalks, adding curbs and relocating several curb islands, handicap and regular parking spaces as well as adding handicap crosswalks. Applicant received a waiver from site plan requirements.

**Offered By:** \_\_\_\_\_ **Seconded By:** \_\_\_\_\_

<b><u>ROLL CALL</u></b>	<b><u>YES</u></b>	<b><u>NO</u></b>	<b><u>AB</u></b>
Mr. Byrne	_____	_____	_____
Mr. Glackin	_____	_____	_____
Mr. Lavan	_____	_____	_____
Mr. Tyler	_____	_____	_____
Mr. Solomeno	_____	_____	_____
Mr. Vignola	_____	_____	_____
Mr. Rooke	_____	_____	_____
Deputy Mayor Kiley	_____	_____	_____
Mayor Aagre	_____	_____	_____
Alt #1 Mr. Mann	_____	_____	_____
Alt #2 Mr. Moore	_____	_____	_____
Alt #3 Mr. Grossman	_____	_____	_____
Alt #4 Mr. Sanfilippo	_____	_____	_____

**Memorialization Case #16-04L:** Lidl Grocery Store; 2973 Highway 35, Block 183, Lot 1.01, BH zone. Applicant received preliminary and final site plan approval to construct a new 36,170 sq. ft. Lidl grocery store with several bulk variances and waivers requested.

**Offered By:** \_\_\_\_\_ **Seconded By:** \_\_\_\_\_

**ROLL CALL**

**YES**

**NO**

**AB**

Mr. Byrne

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Mr. Glackin

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Mr. Lavan

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Mr. Tyler

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Mr. Solomeno

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Mr. Vignola

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Mr. Rooke

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Deputy Mayor Kiley

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Mayor Aagre

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Alt #1 Mr.Mann

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Alt #2 Mr. Moore

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Alt #3 Mr. Grossman

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Alt #4 Mr. Sanfilippo

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**New Case #16-13L:** Kilyk-13 Dartmouth Drive, Block 183.01; Lot 3.02, R-70 zone. Applicant is seeking a variance to construct a two story 18’x35’ addition. Requesting a 38’ setback from top of stream bank where 100’ is required.

**Offered By:** \_\_\_\_\_ **Seconded By:** \_\_\_\_\_

**ROLL CALL**

**YES**

**NO**

**AB**

Mr. Byrne

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Mr. Glackin

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Mr. Lavan

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Mr. Tyler

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Mr. Rooke

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Deputy Mayor Kiley

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Mayor Aagre

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Alt #1 Mr.Mann

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Alt #2 Mr. Moore

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Alt #3 Mr. Grossman

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Alt #4 Mr. Sanfilippo

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**Carry Over Case #15-10L:** Chick-fil-A, 2821 Route 35, Block 192; Lot 4; BH zone. Applicant is seeking Use Variance, Preliminary & Final Major Subdivision and Site Plan Approval with several bulk variances and design & submission waivers for a proposed Chick-fil-A restaurant.

**Offered By:** \_\_\_\_\_

**Seconded By:** \_\_\_\_\_

**ROLL CALL**

**YES**

**NO**

**AB**

Mr. Byrne	_____	_____	_____
Mr. Glackin	_____	_____	_____
Mr. Lavan	_____	_____	_____
Mr. Tyler	_____	_____	_____
Mr. Solomeno	_____	_____	_____
Mr. Vignola	_____	_____	_____
Mr. Rooke	_____	_____	_____
Deputy Mayor Kiley	_____	_____	_____
Mayor Aagre	_____	_____	_____
Alt #1 Mr.Mann	_____	_____	_____
Alt #2 Mr. Moore	_____	_____	_____
Alt #3 Mr. Grossman	_____	_____	_____
Alt #4 Mr. Sanfilippo	_____	_____	_____

**New case # 16-07L:** Oakview Development Corp/Rolling Hill Estates- Middle Road, Block 194.04; Lot 24; R-100 zone. Applicant is seeking preliminary and final major subdivision approval to subdivide an existing 3.94 acre lot into 8 single family residential lots and one storm water management lot. No variances sought, several design and submission waivers requested. Site is approximately 100 ft. from intersection of Middle Road and Seminole Drive, access will be provided via a newly created street.

**Offered By:** \_\_\_\_\_

**Seconded By:** \_\_\_\_\_

**ROLL CALL**

**YES**

**NO**

**AB**

Mr. Byrne	_____	_____	_____
Mr. Glackin	_____	_____	_____
Mr. Lavan	_____	_____	_____
Mr. Tyler	_____	_____	_____
Mr. Solomeno	_____	_____	_____
Mr. Vignola	_____	_____	_____
Mr. Rooke	_____	_____	_____
Deputy Mayor Kiley	_____	_____	_____
Mayor Aagre	_____	_____	_____
Alt #1 Mr. Mann	_____	_____	_____
Alt #2 Mr. Moore	_____	_____	_____
Alt #3 Mr. Grossman	_____	_____	_____
Alt #4 Mr. Sanfilippo	_____	_____	_____

**Citizen Hearing:**

**Offered By:** \_\_\_\_\_ **Seconded By:** \_\_\_\_\_

**VOICE VOTE:** \_\_\_\_\_

**Motion to Adjourn:**

**Offered By:** \_\_\_\_\_ **Seconded By:** \_\_\_\_\_

**VOICE VOTE:** \_\_\_\_\_

**Next Meeting: October 20, 2016**  
**Respectfully submitted: Laura McPeck**