

March 2, 2023

**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 March 2, 2023 was provided in the following manner:

- (A) On January 11, 2023 advance written notice of this meeting was posted at: 1766 Union Avenue, Hazlet, New Jersey.
- (B) On January 11, 2023 advance written notice of this meeting was forwarded to the Asbury Park Press and Two River Times.

**FIRE EXITS** are located in the directions indicated:

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. Cavanagh, Chairman	_____	_____
Mr. Moore, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Pereira	_____	_____
Mr. Bace	_____	_____
Mayor Sachs	_____	_____
Committeeman Preston	_____	_____
Alt #1 Mr. Grossman	_____	_____
Alt #2 Mr. Personette	_____	_____
Alt #3 Mr. Lencsak	_____	_____

Alt #4 Mr. Geoghan	_____	_____
<b>Professionals:</b>		
Mr. Vella, LUB attorney	_____	_____
Mr. Taylor, CME Associates	_____	_____
Mr. Bengivenga, Interim Zoning Official	_____	_____

**MOTION:** To approve the minutes of the Regular meeting of February 2, 2023.

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

**Voice Vote:** \_\_\_\_\_

**Memorialization case #21-09L:** Margarella, 175 NJSH route 36; Block 47, Lots 2,3,5 & 6, BP-3 zone. Applicant was granted Preliminary and Final site plan and **Use Variance** approval to demolish the existing vacant building and construct a new two-story mixed-use building and parking area.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	_____	_____
Mr. Moore, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Pereira	_____	_____
Mr. Bace	_____	_____
Mayor Sachs	_____	_____
Committeeman Preston	_____	_____
Alt #1 Mr. Grossman	_____	_____
Alt #2 Mr. Personette	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Mr. Geoghan	_____	_____

**Memorialization case #22-16L:** Drager, 21 Chestnut Dr; Block 213.01, Lot 20, R-70 zone. Applicant received variance to remove carport and construct a 16' x 28' garage.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	_____	_____
Mr. Moore, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____

Mr. Pereira	_____	_____
Mr. Bace	_____	_____
Mayor Sachs	_____	_____
Committeeman Preston	_____	_____
Alt #1 Mr. Grossman	_____	_____
Alt #2 Mr. Personette	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Mr. Geoghan	_____	_____

**Memorialization case #22-12L:** Solar Landscape LLC/Extra Space Storage; 1110 Highway 36; Block 68.13, Lot 6, BH zone. Applicant was granted Preliminary and Final site plan approval to install roof mounted solar panels and related equipment.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	_____	_____
Mr. Moore, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Pereira	_____	_____
Mr. Bace	_____	_____
Mayor Sachs	_____	_____
Committeeman Preston	_____	_____
Alt #1 Mr. Grossman	_____	_____
Alt #2 Mr. Personette	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Mr. Geoghan	_____	_____

**Memorialization case #22-15L:** Rongo & Emery, 11 Seventh St; block 24, Lot 11, R-70 zone. Applicant was granted variance to construct a new two-story single-family dwelling on an undersized lot.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	_____	_____
Mr. Moore, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Pereira	_____	_____

Mr. Bace	_____	_____
Mayor Sachs	_____	_____
Committeeman Preston	_____	_____
Alt #1 Mr. Grossman	_____	_____
Alt #2 Mr. Personette	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Mr. Geoghan	_____	_____

**Memorialization case #22-17L:** Spayder, 32 Nevada Drive; Block 103, Lot 18, R-70 zone. Applicant was granted variances to construct a two-story addition over existing garage and add a level over existing footprint.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	_____	_____
Mr. Moore, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Pereira	_____	_____
Mr. Bace	_____	_____
Mayor Sachs	_____	_____
Committeeman Preston	_____	_____
Alt #1 Mr. Grossman	_____	_____
Alt #2 Mr. Personette	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Mr. Geoghan	_____	_____

**New case #22-14L:** Mahmudov/A-1 Auto Sales LLC, 3228 Highway 35; Block 217, Lots 5 & 14, BH zone. Applicant is seeking Preliminary and Final Site plan, **Use Variance** and design waivers to construct a 700 sf building and parking for used auto sales.

**Motion:**

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	_____	_____
Mr. Moore, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____

Mr. Pereira	_____	_____
Mr. Bace	_____	_____
Mayor Sachs	_____	_____
Committeeman Preston	_____	_____
Alt #1 Mr. Grossman	_____	_____
Alt #2 Mr. Personette	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Mr. Geoghan	_____	_____

**New case #22-19L:** Penta/Swarthout dba Relentless LLC, 3400 Highway 35; Block 210.05, Lot 4.03, BP-3 zone. Applicant is seeking a **Use variance** to operate a personal training and fitness business in the zone. No site or public improvements proposed.

**Motion:**

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	_____	_____
Mr. Moore, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Pereira	_____	_____
Mr. Bace	_____	_____
Mayor Sachs	_____	_____
Committeeman Preston	_____	_____
Alt #1 Mr. Grossman	_____	_____
Alt #2 Mr. Personette	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Mr. Geoghan	_____	_____

**Citizen Hearing:**

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

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

**Motion to Adjourn:**

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

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

Respectfully submitted:  
Laura McPeck