

March 16, 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 16, 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	_____	_____
Professionals:		
Mr. Vella, LUB attorney	_____	_____
Mr. Taylor, CME Associates	_____	_____
Mr. Bengivenga, Interim Zoning Official	_____	_____

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

Offered By: _____ **Seconded By:** _____

Voice Vote: _____

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

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 #22-19L: Penta/Swarthout dba Relentless LLC, 3400 Highway 35; Block 210.05, Lot 4.03, BP-3 zone. Applicant was granted a **Use variance** to operate a personal training and fitness business in the zone.

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 #22-11L: DeVimy Hazlet LLC, 1181-1191 Highway 36; Block 64, Lot 7, BH zone. Applicant is seeking Preliminary and Final Site plan, Minor Subdivision and **Use Variance** approval to convert the existing vacant Wawa store to an Urgent Care medical office. Variances sought for lot width, lot frontage and lot coverage.

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: _____