

April 20, 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 April 20, 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 16, 2023.

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

Voice Vote: _____

Memorialization case #22-11L: DeVimy Hazlet LLC, 1181-1191 Highway 36; Block 64, Lot 7, BH zone. Applicant was granted Preliminary and Final Site plan, Minor Subdivision and **Use Variance** approval to convert the existing vacant Wawa store to an Urgent Care medical office.

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

ROLL CALL

YES

NO

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 #23-01L: 645 Hazlet Station LLC, 645 Holmdel Rd; Block 229, Lot 1, BN-2 zone. Bifurcated **Use variance** application to construct a mixed-use building containing retail and residential units.

Motion:

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

ROLL CALL

YES

NO

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: _____