

May 6, 2021

AGENDA

Public access via Zoom link

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 May 6, 2021 was provided in the following manner:

- (A) On January 11, 2021 advance written notice of this meeting was posted at: 1766 Union Avenue, Hazlet, New Jersey.
- (B) On January 11, 2021 advance written notice of this meeting was forwarded to the Asbury Park Press and the Independent.

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. Cavanagh, Chairman	_____	_____
Mr. Moore, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Vacant	_____	_____
Mr. Bace	_____	_____
Mayor Clark	_____	_____
Mr. Glackin	_____	_____
Alt #1 Mr. Pereira	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Vacant	_____	_____

Professionals:

Mr. Vella, Esq.	_____	_____
Mr. Otto, CME Associates	_____	_____
Mr. Denbigh, T&M Associates	_____	_____
Mrs. Keegan, Zoning Official	_____	_____

MOTION: To approve the minutes of the Regular Meeting of April 15, 2021.

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

Voice Vote: _____

New case #21-03L: Auletta, 5 Sophia Drive; Block 260, Lot 16, R-125 zone. Applicant is proposing to install a 20' x 40' in ground pool with sundeck and retain existing shed. Rear, side and lot coverage variances requested.

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	_____	_____
Vacant	_____	_____
Mr. Bace	_____	_____
Mayor Clark	_____	_____
Mr. Glackin	_____	_____
Alt #1 Mr. Pereira	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Vacant	_____	_____

New case #21-06L: Tyson, 31 Colby Lane; Block 188, Lot 16, R-70 zone. Applicant proposes to install a pool filter 5' from side and rear property lines where 10' is required.

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	_____	_____
Vacant	_____	_____
Mr. Bace	_____	_____
Mayor Clark	_____	_____
Mr. Glackin	_____	_____
Alt #1 Mr. Pereira	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Vacant	_____	_____

Carryover case #19-18L: Ronko Developers, Munro Avenue; Block 39, Lot 14, R-70 zone. Applicant proposes to construct a new single family dwelling on an undersized lot. Variances requested for lot area, lot width, lot frontage and side yard setbacks.

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	_____	_____
Vacant	_____	_____
Mr. Bace	_____	_____
Mayor Clark	_____	_____
Mr. Glackin	_____	_____
Alt #1 Mr. Pereira	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Vacant	_____	_____

New case #20-19L: Monmouth Jet Skis LLC, 53 N. Park Avenue; Block 2, Lot 1 & 6.01, IM zone. Applicant is seeking preliminary and final site plan approval to operate a jet ski rental business on the site.

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	_____	_____
Vacant	_____	_____
Mr. Bace	_____	_____
Mayor Clark	_____	_____
Mr. Glackin	_____	_____
Alt #1 Mr. Pereira	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Vacant	_____	_____

Citizen Hearing:

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

VOICE VOTE: _____

Motion to Adjourn:

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

VOICE VOTE: _____

Respectfully submitted:
Laura McPeek

****Zoom meeting link:**

You are invited to a Zoom webinar.

When: May 6, 2021 07:00 PM Eastern Time (US and Canada)

Topic: Land Use Board Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83983520948?pwd=NDZwTS95M1ZzWW1ZS2tGTW5MQ2hEZz09>

Passcode: 264153

Or One tap mobile :

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