

June 17, 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 June 17, 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 June 3, 2021.

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

Voice Vote: _____

Memorialization case #21-05L: Smith, 860 Poole Avenue; Block 182, Lot 4, R-100 zone. Applicant was granted variance to construct a 20' x 24' detached 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	_____	_____
Vacant	_____	_____
Mr. Bace	_____	_____
Mayor Clark	_____	_____
Mr. Glackin	_____	_____
Alt #1 Mr. Pereira	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Vacant	_____	_____

Memorialization case #20-15L: 12 Plus 7 LLC/At Home Recreation, 370 Highway 36; Block 120, Lot 15 & 16, BH zone. Applicant was granted Preliminary and Final Site Plan approval to construct an addition over an existing concrete pad for storage of hot tubs.

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	_____	_____

Memorialization case #19-14L: NJ Natural Gas, 469 S. Laurel Avenue; Block 120, Lot 29,R-100 zone. Applicant has requested to withdraw their application without prejudice.

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 #21-04L: Picca, 14 Region Drive; Block 120.11, Lot 9, R-100 zone. Applicant proposes to install an 18' round above ground pool. Side and rear yard setbacks, lot coverage and building 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 #21-02L: AAJ Systems LLC/Collins, 173 Eighth Street; Block 13, Lot 42, R-70 zone. Applicant proposes to demolish existing structure and construct a new single family dwelling. Variance requested for lot size, lot width, lot frontage, building height and number of stories (3).

Motion:

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

ROLL CALL

YES

NO

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 #21-08L: Ventrone, 641 Beers Street; Block 213.05, Lot 6, R-70 zone. Applicant is proposing a minor subdivision to construct two new single family dwellings. Variances requested for lot frontage and lot width on proposed lot 6.02.

Motion:

Offered By: _____

Seconded By: _____

ROLL CALL

YES

NO

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

Board discussion: Resolution modifying Township Ordinance prohibiting marijuana operations.

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:**

When: Jun 17, 2021 07:00 PM Eastern Time (US and Canada)

Topic: Hazlet Land Use Board Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85052301757?pwd=QUoxaTUraEtDMkdaNzI0dzdvVm9uZz09>

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