

July 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 July 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, Zoning Official \_\_\_\_\_

**MOTION:** To approve the minutes of the Regular meeting of July 6, 2023.

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

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

**Memorialization case #23-01L:** 645 Hazlet Station LLC, 645 Holmdel Rd; Block 229, Lot 1, BN-2 zone. Applicant received Use variance approval to allow a mixed-use building containing retail and residential units.

**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 #23-02L:** Ryan, 7 Stephen St; block 166.03, Lot 13, R-70 zone. Applicant is seeking a front yard setback variance to construct a front portico.

**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 #23-03L:** Kelly, 618 S. Laurel Ave; Block 147, Lot 5, R-100 zone. Applicant proposed to construct a 14' x 26' gazebo on concrete slab. Lot coverage variance 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	_____	_____
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: \_\_\_\_\_