

August 19, 2021

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 August 19, 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.
- (C) On June 23, 2021 advance written notice of this meeting was forwarded to the Asbury Park Press.

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 August 5, 2021.

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

Voice Vote: _____

Memorialization case #21-13L: Perno, 51 Stanford Dr; Block 192.02, Lot 34, R-70 zone. Applicant was granted side yard setback variance to remove existing concrete driveway and replace with asphalt.

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 #21-14L: Cassino, 8 W. Susan St; Block 174, Lot 18, R-70 zone. Applicant was granted variances to construct a 2 story side addition, 2nd level rear addition and retain existing shed.

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 #21-15L: Steiner, 4 California Avenue; Block 116, Lot 4, R-70 zone. Applicant proposes to construct a 6' x 18.6' front deck. Front yard setback 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	_____	_____
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.

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	_____	_____

Concept Review: 3091 Route 35 Partners LLC; 3091 Route 35; Block 182, Lot 7, BH zone. Applicant proposes to redevelop the existing shopping center into a Self-Storage facility and a retail/restaurant building.

New case# 21-01L: Edge Builders/Cambridge at Hazlet, 140 Bethany Road; Block 196.03, Lot 1, R-70 zone. Applicant is seeking Preliminary and Final Major Subdivision approval to construct 8 single family homes.

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