

**September 16, 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 September 16, 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 August 13, 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 September 2, 2021.

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

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

**Memorialization case #21-15L:** Steiner, 4 California Avenue; Block 116, Lot 4, R-70 zone. Applicant was granted front yard setback variance to construct a 6' x 18.6' front deck.

**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 #19-18L:** Ronko Developers/Munro Avenue; Block 39, Lot 14, R-70 zone. Application to construct a new single-family dwelling on an undersized lot was denied.

**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# 21-01L:** Edge Builders/Cambridge at Hazlet, 140 Bethany Road; Block 196.03, Lot 1, R-70 zone. Applicant received Preliminary Major Subdivision approval to construct 7 single family homes.

**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 #21-12L:** Wilkos, 12 Lynn Blvd; Block 108, Lot 1, R-70 zone. Applicant proposes to construct an attached garage, 1 story kitchen addition, 5'x20' 1 story bedroom addition and front covered porch. Side and rear yard setback 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 #21-16L:** Martinez, 71 Liberty Place; Block 136, Lot 1, R-50 zone. Applicant is seeking to retain existing 4x8 and 6x10 sheds, 10x45 driveway and 2 wood decks. Side, rear and front yard setback 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	_____	_____

**Carryover case #19-03L:** Palmer Beauty Salon, 549 Palmer Avenue; Block 156, Lot 4, R-50 zone. Applicant is seeking Amended site plan approval due to one less parking space being provided per county requests.



**Citizen Hearing:**

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

**VOICE VOTE:** \_\_\_\_\_

**Motion to Adjourn:**

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

**VOICE VOTE:** \_\_\_\_\_

**Respectfully submitted:**  
**Laura McPeek**