

February 2, 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 February 2, 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, Acting Zoning Official | _____ | _____ |

MOTION: To approve the minutes of the Regular meeting of January 19, 2023.

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

Voice Vote: _____

Memorialization case #21-09L: Margarella, 175 NJSH route 36; Block 47, Lots 2,3,5 & 6, BP-3 zone. Applicant was granted Preliminary and Final site plan and **Use Variance** approval to demolish the existing vacant building and construct a new two-story mixed-use building and parking area.

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 | _____ | _____ |

Memorialization case #22-16L: Drager, 21 Chestnut Dr; Block 213.01, Lot 20, R-70 zone. Applicant received variance to remove carport and construct a 16' x 28' 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 | _____ | _____ |

| | | |
|-----------------------|-------|-------|
| Mr. Pereira | _____ | _____ |
| Mr. Bace | _____ | _____ |
| Mayor Sachs | _____ | _____ |
| Committeeman Preston | _____ | _____ |
| Alt #1 Mr. Grossman | _____ | _____ |
| Alt #2 Mr. Personette | _____ | _____ |
| Alt #3 Mr. Lencsak | _____ | _____ |
| Alt #4 Mr. Geoghan | _____ | _____ |

Memorialization case #22-12L: Solar Landscape LLC/Extra Space Storage; 1110 Highway 36; Block 68.13, Lot 6, BH zone. Applicant was granted Preliminary and Final site plan approval to install roof mounted solar panels and related equipment.

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 #22-15L: Rongo & Emery, 11 Seventh St; block 24, Lot 11, R-70 zone. Applicant is proposing to construct a new two-story single-family dwelling on an undersized lot.

Motion:

| <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 #22-17L: Spayder, 32 Nevada Drive; Block 103, Lot 18, R-70 zone.
 Applicant is proposing to construct a two story addition over existing garage and add a level over existing footprint.

Motion:

| <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: _____

Respectfully submitted:
Laura McPeek