

February 21, 2019

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 21, 2019 was provided in the following manner:

- (A) On January 7, 2019 advance written notice of this meeting was posted at: 1766 Union Avenue, Hazlet, New Jersey.
- (B) On January 7, 2019 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. Sachs	_____	_____
Mr. Cavanagh, Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Moore	_____	_____
Mr. Glackin	_____	_____
Mayor Aagre	_____	_____
Alt #1 Mr. Belasco	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4	_____	_____

Professionals:

Mr. Vella, Esq.	_____	_____
Ms. Bonnie Heard, T&M Associates	_____	_____
Mrs. Keegan, Zoning Official	_____	_____

MOTION: To approve the minutes of the Regular Meeting of January 17, 2019.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>ABST</u>
Mr. Sachs	_____	_____
Mr. Cavanagh, Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Moore	_____	_____
Mr. Glackin	_____	_____
Mayor Aagre	_____	_____
Alt #1 Mr. Belasco	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4	_____	_____

Memorialization case #18-23L: Donatelli, 8 Oregon Avenue; Block 118, Lot 11, R-70 zone. Applicant received permission to install a 14' x 30' in ground pool and concrete patio with side and rear yard setback variances.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Sachs	_____	_____
Mr. Cavanagh, Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Moore	_____	_____
Mr. Glackin	_____	_____
Mayor Aagre	_____	_____
Alt #1 Mr. Belasco	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4	_____	_____

Memorialization case # 18-16L: Appeal by Hazlet Services Inc, 3328 Highway 35; Block 215.01, Lot 1, BH zone. Zoning official’s decision to issue a zoning permit for façade renovations at Kmart Plaza was affirmed.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Sachs	_____	_____
Mr. Cavanagh, Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Moore	_____	_____
Mr. Glackin	_____	_____
Mayor Aagre	_____	_____
Alt #1 Mr. Belasco	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4	_____	_____

New case #19-01L: Mehmedovic, 16 Ashleigh Drive; Block 239.05, Lot 8, PRD zone. Applicant is seeking permission to install a 12’ x 24’ in ground pool, concrete patio and 2’ retaining wall. Side and rear yard setback and lot coverage variances requested.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Sachs	_____	_____
Mr. Cavanagh, Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Moore	_____	_____
Mr. Glackin	_____	_____
Mayor Aagre	_____	_____
Alt #1 Mr. Belasco	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4	_____	_____

Carry over case # 18-12L: Point Comfort Marina, 61 N. Park Avenue, Block 2, Lot 2, IM zone. Applicant is seeking a Use variance to convert the existing first floor restaurant into a two bedroom apartment.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Sachs	_____	_____
Mr. Cavanagh, Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Moore	_____	_____
Mr. Glackin	_____	_____
Mayor Aagre	_____	_____
Alt #1 Mr. Belasco	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4	_____	_____

Carryover case #15-10L: Chick-fil-A, 2821 Route 35; Block 192, Lot 4.01, BH zone. Applicant is requesting a one year extension of site plan approval.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Sachs	_____	_____
Mr. Cavanagh, Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Moore	_____	_____
Mr. Glackin	_____	_____
Mayor Aagre	_____	_____
Alt #1 Mr. Belasco	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4	_____	_____

New case #18-19L: Lidl, 2973 Route 35; Block 183, Lot 1.01, BH zone. Applicant is proposing a third façade sign on storefront.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Sachs	_____	_____
Mr. Cavanagh, Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Moore	_____	_____
Mr. Glackin	_____	_____
Mayor Aagre	_____	_____
Alt #1 Mr. Belasco	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4	_____	_____

New case # 18-17L: Outfront Media LLC, Route 35 & Hazlet Avenue; Block 166.09, Lot 18, BH zone. Applicant is seeking a Use Variance to replace the existing billboard with a two sided electronic LED message board.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Sachs	_____	_____
Mr. Cavanagh, Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Moore	_____	_____
Mr. Glackin	_____	_____
Mayor Aagre	_____	_____
Alt #1 Mr. Belasco	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4	_____	_____

Carrover case #17-20L: Gold Square NJ LLC, 3201 Route 35; Block 166.09, Lot 12.02, BH zone. Board discussion regarding changes to condition of resolution previously adopted.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Sachs	_____	_____
Mr. Cavanagh, Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Moore	_____	_____
Mr. Glackin	_____	_____
Mayor Aagre	_____	_____
Alt #1 Mr. Belasco	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4	_____	_____

Ordinance rezoning Block 68.13, Lot 26 and Block 69.01, Lot 8 pursuant to a Settlement Agreement approved by the Superior Court of the State of New Jersey in Highview Homes LLC V. Township of Hazlet: Board review and discussion of proposed township ordinance.

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

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Sachs	_____	_____
Mr. Cavanagh, Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Moore	_____	_____
Mr. Glackin	_____	_____
Mayor Aagre	_____	_____
Alt #1 Mr. Belasco	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4	_____	_____

Citizen Hearing:

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

VOICE VOTE: _____

Motion to Adjourn:

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

VOICE VOTE: _____

Respectfully submitted:
Laura McPeck