

**April 4, 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 April 4, 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. Cavanagh, Chairman	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Moore	_____	_____
Mr. Belasco	_____	_____
Mr. Glackin	_____	_____
Mr. Sachs	_____	_____
Alt #1	_____	_____
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 March 21, 2019.

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

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

**Memorialization case #19-02L:** Asfour, 13 Bucknell Drive; Block 190, Lot 7, R-70 zone. Applicant was granted front yard setback variance to construct a front addition with covered entryway. Variance required for 18' 6" setback where 25' is required.

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

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

**New case #19-06L:** Zolochevsky, 15 Rose Terrace; Block 142, Lot 19, R-50 zone. Applicant is seeking bulk variances to retain existing shed, driveway, covered wood patio, covered asphalt area, pergola, paver patio, concrete patio and pond. Variances requested for side, rear, front yard setbacks and lot coverage.

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

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

**AN ORDINANCE OF THE TOWNSHIP OF HAZLET, COUNTY OF MONMOUTH, STATE OF NEW JERSEY TO ADDRESS THE TOWNSHIP'S COMPLIANCE WITH ITS AFFORDABLE HOUSING OBLIGATIONS:** Board review of proposed Township ordinance addressing our Housing Element and Fair Share Plan.

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

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

**AN ORDINANCE REZONING BLOCK 65, LOT 1, 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 of

proposed Township ordinance.

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

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

**Carryover 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. Cavanagh, Chairman	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Moore	_____	_____
Mr. Belasco	_____	_____
Mr. Glackin	_____	_____
Mr. Sachs	_____	_____
Alt #1	_____	_____
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 McPeek**