

June 16, 2022

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 June 16, 2022 was provided in the following manner:

- (A) On January 11, 2022 advance written notice of this meeting was posted at: 1766 Union Avenue, Hazlet, New Jersey.
- (B) On January 11, 2022 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. Moore, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Pereira	_____	_____
Mr. Bace	_____	_____
Mayor Sachs	_____	_____
Deputy Mayor Glackin	_____	_____
Alt #1 Vacant	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Vacant	_____	_____

Professionals:

Mr. Vella, LUB attorney	_____	_____
Mr. Taylor, CME Associates	_____	_____
Mrs. Keegan, Zoning Official	_____	_____

MOTION: To approve the minutes of the Regular meeting of June 2, 2022.

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

Voice Vote: _____

New case #22-08L: Smentkowski, 1 Magnolia Ave; Block 87, Lot 10. R-70 zone. Applicant is seeking variances to install a 15' above ground pool and replace 6' fence in front yard setback.

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	_____	_____
Mr. Pereira	_____	_____
Mr. Bace	_____	_____
Mayor Sachs	_____	_____
Deputy Mayor Glackin	_____	_____
Alt #1 Vacant	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Vacant	_____	_____

New case #22-04L: Exner, 16 Tallen Drive; Block 233.01, Lot 8, R-70 zone. Applicant proposes to construct a one story addition with side yard setback and lot coverage variances requested.

Motion:

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

ROLL CALL

YES

NO

- Mr. Cavanagh, Chairman
- Mr. Moore, Vice Chairman
- Mr. Fabozzi
- Ms. Bossert
- Mr. Horner
- Mr. Pereira
- Mr. Bace
- Mayor Sachs
- Deputy Mayor Glackin
- Alt #1 Vacant
- Alt #2 Mr. Grossman
- Alt #3 Mr. Lencsak
- Alt #4 Vacant

BOE review: New athletic fieldhouse at Raritan High School-courtesy review

Motion:

Offered By: _____

Seconded By: _____

ROLL CALL

YES

NO

- Mr. Cavanagh, Chairman
- Mr. Moore, Vice Chairman
- Mr. Fabozzi
- Ms. Bossert
- Mr. Horner
- Mr. Pereira
- Mr. Bace
- Mayor Sachs
- Deputy Mayor Glackin
- Alt #1 Vacant
- Alt #2 Mr. Grossman
- Alt #3 Mr. Lencsak
- Alt #4 Vacant

New case #22-01L: 3091 Route 35 Partners LLC, 3091 Route 35; Block 182, Lot 7, BH zone. Applicant is seeking Preliminary and Final Site plan approval to renovate one existing building for retail and demolish one existing vacant building to construct a coffee restaurant with drive through.

Motion:

Offered By: _____

Seconded By: _____

ROLL CALL

YES

NO

Mr. Cavanagh, Chairman
Mr. Moore, Vice Chairman
Mr. Fabozzi
Ms. Bossert
Mr. Horner
Mr. Pereira
Mr. Bace
Mayor Sachs
Deputy Mayor Glackin
Alt #1 Vacant
Alt #2 Mr. Grossman
Alt #3 Mr. Lencsak
Alt #4 Vacant

Executive Session: Pending litigation.

Offered By: _____

Seconded By: _____

VOICE VOTE: _____

Citizen Hearing:

Offered By: _____

Seconded By: _____

VOICE VOTE: _____

Motion to Adjourn:

Offered By: _____

Seconded By: _____

VOICE VOTE: _____

Respectfully submitted:
Laura McPeek