

June 20, 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 June 20, 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 Mr. Bace	_____	_____
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 June 6, 2019.

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

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

Memorialization case #19-15L: Dillon, 10 Carriage Road North; Block 66.02, Lot 2, R-70 zone. Applicant was granted variance to construct a 35' x 43' detached garage to house classic cars.

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 Mr. Bace	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4	_____	_____

Carryover case #19-16L: Coe, 11 Carlow Way; Block 255, Lot 91, R-70 zone. Applicant proposes to install an 18’ round above ground pool with 6’ setbacks to the side and rear property lines where 10’ is required.

Motion:

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 Mr. Bace	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4	_____	_____

Carryover case #19-08L: Highview Homes LLC, Route 36 & Aumack Ave; Block 68.13, Lot 26 and Block 69.01, Lot 8, AH-1 zone. Applicant is seeking Preliminary and Final Site Plan approval to construct a 172 unit residential development with clubhouse including 26 affordable housing units pursuant to a COAH settlement agreement.

Motion:

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 Mr. Bace	_____	_____
Alt #2 Mr. Grossman	_____	_____

Alt #3 Mr. Lencsak
Alt #4

Carryover case #18-10L: Atlantic Outdoor Advertising/155 Middle Road Hazlet LLC, 155 Middle Road; Block 66, Lot 9, BH zone. Applicant is seeking Use Variance and Preliminary and Final Site plan approval to erect a two sided digital billboard. Variances requested for height, sign area and front yard setback.

Motion:

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 Mr. Bace	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4	_____	_____

New case #19-09L: Kmart Redevelopment II/OASG LLC; 3010 Highway 35; Block 239, Lots 1 & 1.01, BH zone. Applicant is seeking Preliminary and Final Site Plan approval to construct a Wawa convenience store with gas, Panera Bread restaurant and additional free standing restaurant as part of Hazlet Town Center Redevelopment.

Motion:

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 Mr. Bace _____
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