

July 18, 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 July 18, 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 Special Meeting of July 11, 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	_____	_____

"AN ORDINANCE AMENDING ORDINANCE #1641-19 OF THE TOWNSHIP OF HAZLET, COUNTY OF MONMOUTH, STATE OF NEW JERSEY TO PROVIDE FOR THE COLLECTION OF DEVELOPMENT FEES IN SUPPORT OF AFFORDABLE HOUSING AS PERMITTED BY THE NEW JERSEY FAIR HOUSING ACT" Board review and comments to Township Committee.

Motion:

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	_____	_____

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 # 19-10L: DGRC LLC/Buhler, Keyport-Holmdel Road & Bayview Avenue; Block 215, Lots 4,5,6,7,26,27,28 & 29, BH zone. Applicant is seeking Preliminary and Final Site Plan approval to convert a vacant lot into Inventory parking for Buhler Auto Dealership with associated improvements.

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