

October 3, 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 October 3, 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. Bace	_____	_____
Mr. Glackin	_____	_____
Mr. Sachs	_____	_____
Alt #1 Vacant	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Vacant	_____	_____

Professionals:

Mr. Vella, Esq.	_____	_____
Mr. Mullan, T&M Associates	_____	_____
Mrs. Keegan, Zoning Official	_____	_____

MOTION: To approve the minutes of the Regular Meeting of September 19, 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. Bace	_____	_____
Mr. Glackin	_____	_____
Mr. Sachs	_____	_____
Alt #1 Vacant	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Vacant	_____	_____

Memorialization case #19-18L: Ronko Developers; Munro Avenue, Block 39, Lot 14, R-70 zone. Board declined to hear case as it was found to be not substantially different from the previous application that had been denied.

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

Memorialization case #19-20L: Wilder; 5 Rosemary Drive, Block 197.01, Lot 34, R-70 zone. Applicant was granted a variance to retain existing paver driveway with a 0' setback where 3' is required and retain existing shed with a 1' rear yard setback where 2' 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. Bace	_____	_____
Mr. Glackin	_____	_____
Mr. Sachs	_____	_____
Alt #1 Vacant	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Vacant	_____	_____

Memorialization case # 19-04L: M&A Rentals, 2150 Florence Ave; Block 62, Lot 1, R-100 zone. Applicant was granted Use Variance and Subdivision approval to convert the existing home to a two family dwelling and construct an additional single family home on new lot.

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

Memorialization case # 19-23L: JAKR LLC/Robert Fani; 4 Beaver Street; Block 206, Lot 9, R-70 zone. Applicant received approval to construct a 12x12 rear dormer addition with variances for side yard and combined side yard setbacks.

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

Memorialization case # 19-22L: Bailey, 391 Middle Road; Block 120, Lot 76, R-100 zone. Applicant received approval to construct a rear addition, 2 story breezeway and 2 story garage with variances for side yard setbacks.

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

For Discussion: Special meeting request by Costco

New case #18-15L: Ventura Partners LLC; 561 Holmdel Road, Block 215, Lots 8-10 and 23-25, R-70 zone. Applicant is requesting Preliminary and Final Major Subdivision approval to construct six single family residential homes on property. Variances requested for lot area, width and frontage on Lot 8.01. **(Accepting jurisdiction - carry to October 17, 2019.)**

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

Carryover case # 19-19L: Clark; 64 Nevada Drive, Block 110, Lot 4, R-70 zone. Applicant is seeking variance approval to retain an existing wood deck with gazebo and paver patio purchased with the home. Variances requested for side and rear yard setbacks and lot coverage.

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

Carryover 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. Bace	_____	_____
Mr. Glackin	_____	_____
Mr. Sachs	_____	_____
Alt #1 Vacant	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Vacant	_____	_____

Carryover case #19-03L: Palmer Beauty Supply, 549 Palmer Ave; Block 156, Lot 4, R-50 zone. Applicant is seeking Use variance and Site Plan approval to add a residential apartment to an existing non-conforming commercial use. Bulk variances required for existing non-conformities.

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

New case # 18-22L: Shoreline Plaza LLC; 645 Holmdel Road, Block 229, Lot 1, BN-2 zone. Applicant is seeking Preliminary and Final Site Plan and Use Variance approval to construct a mixed use development consisting of 21 two bedroom and 8 one bedroom residential units and retail space.

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

Executive Session: To discuss pending litigation re: Devino & Jackiewicz ads HLUB and adoption of Settlement Resolution.

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

Close Executive Session:

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

Settlement Resolution Devino & Jackiewicz ads HLUB:

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

Citizen Hearing:

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

VOICE VOTE: _____

Motion to Adjourn:

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

VOICE VOTE: _____

Respectfully submitted:
Laura McPeck