

**April 7, 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 April 7, 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	_____	_____
Committeeman 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 March 3, 2022.

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

**Voice Vote:** \_\_\_\_\_

**Memorialization case #21-23L:** Valenza/Traut, 78 Thirteenth Street; Block 39, Lot 4, R-70 zone. Applicant was granted variances to retain an existing covered patio, concrete patio, shed and pavers.

**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	_____	_____
Committeeman Glackin	_____	_____
Alt #1 Vacant	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Vacant	_____	_____

**Memorialization case # 21-22L:** JJP Realty/BP Gas Station, 375 Middle Road; Block 120, Lot 68, R-100 zone. Applicant received Preliminary and Final site plan and Use variance approval to install new underground gasoline storage tanks, pump islands and canopy.

**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	_____	_____
Committeeman Glackin	_____	_____
Alt #1 Vacant	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Vacant	_____	_____

**Carryover case #21-09L:** Margarella, 175 Highway 36; Block 47, Lots 2,3,5,6, BP-3 zone. Applicant is seeking Preliminary and Final Site plan and Use Variance approval to demolish existing building and construct a new 2-story mixed use building.

**Motion:**

<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	_____	_____
Committeeman Glackin	_____	_____
Alt #1 Vacant	_____	_____
Alt #2 Mr. Grossman	_____	_____
Alt #3 Mr. Lencsak	_____	_____
Alt #4 Vacant	_____	_____

**New case #21-21L:** Hazlet 66 LLC Phase II; 1030 Highway 36; Block 68.13, Lot 17 & 18, BH zone. Applicant is seeking Preliminary and Final site plan approval to construct five self storage buildings. Variances and waivers requested.

**Motion:**

<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  
Committeeman Glackin  
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**