

Township of Hazlet Land Use Board
Meeting – May 21, 2020 @ 7:00 p.m.

Please take notice that the Township of Hazlet Land Use Board will conduct a meeting on Thursday, May 21st, 2020 at 7:00 p.m. at the **Township of Hazlet Municipal Building, 1766 Union Avenue Hazlet NJ 07730 AND VIRTUALLY through ZOOM Meeting via the “Join Zoom Meeting” link listed below.** The agenda for the May 21st, 2020 Meeting of the Township of Hazlet Land Use Board is as follows:

MEETING AGENDA

1. Call meeting to order
2. Salute to the flag
3. Sunshine Law
4. Roll call
5. Old Business:

Motion to approve minutes of the Regular Meeting of March 5, 2020

Offered by: _____ Seconded by: _____

Roll Call	YES	ABSTAIN
Chris Cavanagh, Chairman	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Moore	_____	_____
Mr. Bace	_____	_____
Mayor Glackin	_____	_____
Mr. Sachs	_____	_____
Alt#1 Mr. Pereira	_____	_____
Alt#2 Mr. Grossman	_____	_____
Alt#3 Mr. Lencsak	_____	_____

Memorialization case #19-03L: Palmer Beauty Supply, 549 Palmer Avenue; Block 156 Lot 4, R-50 Zone. Applicant was granted Use Variance and Site Plan approval to construct a rear addition to an existing non-conforming commercial use.

Offered by: _____ Seconded by: _____

Roll Call	YES	ABSTAIN
Chris Cavanagh, Chairman	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____

Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Moore	_____	_____
Mr. Bace	_____	_____
Mayor Glackin	_____	_____
Mr. Sachs	_____	_____
Alt#1 Mr. Pereira	_____	_____
Alt#2 Mr. Grossman	_____	_____
Alt#3 Mr. Lencsak	_____	_____

6. New Business:

New Case #20-02L: Rivera, 2 Nappi Court, Block 194.02 Lot 23.02, R-100 zone.
 Applicant is requesting to retain an existing 11ft x 15ft wood canopy with side, rear and lot coverage variances requested.

Motion to: approve or deny:

Offered by: _____ Seconded by: _____

Roll Call	YES	ABSTAIN
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Chris Cavanagh, Chairman	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Moore	_____	_____
Mr. Bace	_____	_____
Mayor Glackin	_____	_____
Mr. Sachs	_____	_____
Alt#1 Mr. Pereira	_____	_____
Alt#2 Mr. Grossman	_____	_____
Alt#3 Mr. Lencsak	_____	_____

New Case#20-03L: Rivera, 2 Kailley Court; Block 182 Lot 15.06, R-70 Zone.
 Applicant is requesting to retain and existing 12ft x 14ft gazebo, 14ft x 24ft paver patio, 8ft x 8ft shed and concrete decking surrounding pool. Front, rear, side and lot coverage variances requested.

Motion to approve or deny:

Offered by: _____ Seconded by: _____

Roll Call	YES	ABSTAIN
Chris Cavanagh, Chairman	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Moore	_____	_____
Mr. Bace	_____	_____
Mayor Glackin	_____	_____
Mr. Sachs	_____	_____
Alt#1 Mr. Pereira	_____	_____
Alt#2 Mr. Grossman	_____	_____
Alt#3 Mr. Lencsak	_____	_____

New Case#20-14L: Zingler, 22 Fir Place; Block 80 Lot 26, R-70 Zone. Applicant requesting to retain an existing 12ft x 16ft shed, 15'9"x 20'6" decking. Side and rear yard setback variances requested.

Motion to approve or deny:

Offered by: _____ Seconded by: _____

Roll Call	YES	ABSTAIN
Chris Cavanagh, Chairman	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Moore	_____	_____
Mr. Bace	_____	_____
Mayor Glackin	_____	_____
Mr. Sachs	_____	_____
Alt#1 Mr. Pereira	_____	_____
Alt#2 Mr. Grossman	_____	_____
Alt#3 Mr. Lencsak	_____	_____

New Case#20-05L: Vinciguerra, 38 Highland Avenue; Block 52 Lot(s) 5& 6 and Smallen 34 Highland Avenue Block 52 Lot 4, R-70. Applicant is seeking permission for a minor subdivision to change lot line. Lot area, lot width, lot frontage, side and rear yard setback variances requested.

Motion to approve or deny:

Offered by: _____ Seconded by: _____

Roll Call	YES	ABSTAIN
Chris Cavanagh, Chairman	_____	_____
Mr. Sanfilippo, Vice Chairman	_____	_____
Mr. Fabozzi	_____	_____
Ms. Bossert	_____	_____
Mr. Horner	_____	_____
Mr. Moore	_____	_____
Mr. Bace	_____	_____
Mayor Glackin	_____	_____
Mr. Sachs	_____	_____
Alt#1 Mr. Pereira	_____	_____
Alt#2 Mr. Grossman	_____	_____
Alt#3 Mr. Lencsak	_____	_____

Citizen Hearing:

Offered by: _____ Seconded by: _____

VOICE VOTE: _____

Motion to Adjourn:

Offered by: _____ Seconded by: _____

VOICE VOTE: _____

Formal action may be taken at this meeting.

Respectfully submitted:

Sharon A. Keegan

Zoning Official

PUBLIC ACCESS TO ZOOM MEETING:

To access the virtual hearing, you must join the Zoom Meeting. To access the Zoom meeting, you will need access to a computer with internet access and/or dial in through a mobile land line phone to log into the meeting. To join the zoom meeting, follow the link below and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting.

PUBLIC PARTICIPATION IN ZOOM MEETING:

You will be able to participate when the Board Chairman opens the meeting to the public for public participation portion of the meeting at the end for you to ask questions and/or cross examine witnesses and make statements. Your questions will be acknowledged and read into the record and answered. If you have any information or exhibits you wish to be considered and entered into the record, you will have to email them to the Board

Secretary lmcpeek@hazlettp.org in advance of the meeting so that they may be marked as evidence.

PUBLIC ACCESS TO APPLICATION FILES:

You will be able to access the application files that are to be shown in the meeting by contacting the Board Secretary by emailing her at lmcpeek@hazlettp.org who will email the application and exhibits.

Join Zoom Meeting

<https://us02web.zoom.us/j/89978790397>

Meeting ID 899 7879 0397

Password no password required

One tap mobile

+19292056099,,89978790397# US (New York)

+13017158592,,89978790397# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

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