

1st: Moore
 2nd: Bace
 Date: 6/2/2022

Minutes of April 21, 2022

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for April 21, 2022 was called to order at 7:05 PM with a Salute to the Flag followed by a Moment of Silent Prayer and a Reading of the Letter of Compliance.

ROLL CALL:

Present: Mr. Cavanagh, Mr. Moore, Deputy Mayor Glackin, Mr. Pereira, Ms. Bossert
 Mr. Bace, Mr. Grossman

Absent: Mr. Fabozzi, Mr. Horner, Mayor Sachs, Mr. Lencsak

Professionals: Mr. Vella, Esq., Mr. Taylor-CME Associates, Mrs. Keegan-Zoning
 Official

MOTION: To approve the minutes of the Regular meeting of April 7, 2022.

Offered By: Moore **Seconded By:** Glackin

Voice vote: Yes

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, enlarge pump islands and modify canopy.

Offered By: Bace **Seconded By:** Moore

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u> </u>
Mr. Moore, Vice Chairman	<u>X</u>	<u> </u>
Mr. Fabozzi	<u> </u>	<u> </u>
Ms. Bossert	<u>X</u>	<u> </u>
Mr. Horner	<u> </u>	<u> </u>
Mr. Pereira (Abstain)	<u> </u>	<u> </u>
Mr. Bace	<u>X</u>	<u> </u>
Mayor Sachs	<u> </u>	<u> </u>
Deputy Mayor Glackin	<u> </u>	<u> </u>
Alt #1 Vacant	<u> </u>	<u> </u>
Alt #2 Mr. Grossman (Abstain)	<u> </u>	<u> </u>
Alt #3 Mr. Lencsak	<u> </u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

Carryover case #21-01L: Edge Builders/Cambridge at Hazlet, 140 Bethany Road; Block 196.03, Lot 1, R-70 zone. Applicant is seeking Final Subdivision approval to construct 7 single family homes. Preliminary approval received 8-19-2021.

Catherine Kim, attorney for Edge Builders came forward.

Ms. Kim: Stated that the applicant had received preliminary approval for a 7 lot subdivision in September 2021. This hearing is an administrative review for Final approval.

Exhibit #A-1 marked as Preliminary and Final Site plans last revised 1-26-2022 and LUB-1 as CME's report dated 2-14-2022.

Walter Hopkins, engineer sworn in.

Exhibit #A-2 marked as Mounted colored rendering of subdivision plan.

Mr. Hopkins: Explained that one lot had been removed and one driveway on Cresci had been removed and moved onto Briscoe. The remaining driveway will be longer to permit a K turn. There will be no ingress or egress from Bethany Road. They agree to a condition of the resolution that there will be no vehicular access from Bethany Road onto any of the properties. The lots that back up to Bethany will be considered rear yards for zoning purposes. Stormwater from the lot will be the same or reduced. There is an existing flood issue further down Briscoe. New curbs and sidewalks will be installed. Street trees will be moved further out of the right of way. Driveways will be double wide to provide more off-street parking. Sidewalks along Bethany Road to be maintained by homeowners.

Public comments: No one spoke.

Public portion closed.

Motion: To grant Final subdivision approval

Offered By: _____ Moore _____ **Seconded By:** _____ Pereira _____

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	_____
Mr. Moore, Vice Chairman	<u>X</u>	_____
A Mr. Fabozzi	_____	_____
A Ms. Bossert	_____	<u>X</u>
A Mr. Horner	_____	_____
Mr. Pereira	<u>X</u>	_____

Mr. Bace	<u> X </u>	<u> </u>
A Mayor Sachs	<u> </u>	<u> </u>
R Deputy Mayor Glackin <i>recused</i>	<u> </u>	<u> </u>
Alt #1 Vacant	<u> </u>	<u> </u>
Alt #2 Mr. Grossman	<u> X </u>	<u> </u>
A Alt #3 Mr. Lencsak	<u> </u>	<u> </u>
Alt #4 Vacant	<u> </u>	<u> </u>

Citizen Hearing: No one spoke.

Motion: To close citizen hearing.

Offered By: Bossert **Seconded By:** Moore

VOICE VOTE: Yes

Motion: To Adjourn

Offered By: Bossert **Seconded By:** Moore

VOICE VOTE: Yes

Respectfully submitted:
Laura McPeek