

1st: Moore  
 2nd: Bace  
 Date: 9-17-20

**Minutes of August 20, 2020**

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for August 20, 2020 was called to order at 7:00 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. Sanfilippo (Zoom), Mayor Glackin, Mr. Moore, Mr. Horner (Zoom), Mr. Bace, Ms. Bossert (Zoom), Mr. Pereira (Zoom), Mr. Lencsak (Zoom), Mr. Grossman(Zoom)

**Absent:** Mr. Sachs, Mr. Fabozzi

**Professionals:** Mr.Vella, Esq., Mrs. Keegan-Zoning Official, Mr. Denbigh-T&M Associates

**Motion:** To approve the minutes of the Regular meeting July 16, 2020.

**Offered By:** Bace **Seconded By:** Glackin

<u>ROLL CALL</u>	<u>YES</u>	<u>ABSTAIN</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u>          </u>
Mr. Sanfilippo, Vice Chairman	<u>X</u>	<u>          </u>
Mr. Fabozzi	<u>          </u>	<u>          </u>
Ms. Bossert	<u>X</u>	<u>          </u>
Mr. Horner	<u>X</u>	<u>          </u>
Mr. Moore	<u>X</u>	<u>          </u>
Mr. Bace	<u>X</u>	<u>          </u>
Mayor Glackin	<u>X</u>	<u>          </u>
Mr. Sachs	<u>          </u>	<u>          </u>
Alt #1 Mr. Pereira	<u>X</u>	<u>          </u>
Alt #2 Mr. Grossman	<u>X</u>	<u>          </u>
Alt #3 Mr. Lencsak	<u>X</u>	<u>          </u>
Alt #4 Vacant	<u>          </u>	<u>          </u>

**Motion passes.**

**Extension request case #17-06L:** Gode Hotels, 2780 Highway 35; Block 242.01, Lots 4, 13, 14, & 15, BP-1 zone. Applicant was granted a two year extension of site plan approval through January 17, 2022.

**Jeff Gale entered his appearance on behalf of the applicant, Gode Hotels.**

**Mr. Gale:** Explained that there had been lengthy litigation and appeals after the approval was received. The applicant is now seeking all outside agency approvals needed but requires more time to complete the process. They are requesting an extension to January 17, 2022.

**Motion:** To approve extension of site plan approval

**Offered By:** Sanfilippo **Seconded By:** Moore

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u>          </u>
Mr. Sanfilippo, 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. Moore	<u>X</u>	<u>          </u>
Mr. Bace	<u>X</u>	<u>          </u>
Mayor Glackin <b>ABSTAIN</b>	<u>          </u>	<u>          </u>
Mr. Sachs	<u>          </u>	<u>          </u>
Alt #1 Mr. Pereira	<u>X</u>	<u>          </u>
Alt #2 Mr. Grossman	<u>X</u>	<u>          </u>
Alt #3 Mr. Lencsak	<u>X</u>	<u>          </u>
Alt #4 Vacant	<u>          </u>	<u>          </u>

**Motion passes.**

**Zoning appeal case #20-08L:** Rom Esports League; 1719 Union Avenue; Block 194, Lot 1 & 2; BN-1 zone. Applicant received approval for Use permit in BN-1 zone.

**Brandon Saddler, applicant, sworn in.**

**Exhibit # A-1 marked as Notice of Appeal package.**

**Mr. Saddler:** Explained that his business was aimed at providing local students an opportunity to participate in the gaming sports industry. The students can showcase their talents in gaming through tournaments and matches hosted by his business. They will bring their own headsets and controllers. Teams of three will compete against each other on computer monitors spaced out to achieve social distancing in a sound proof room. There are scholarships and sponsorships available from the industry. The matches are not open to the public so there will not be any spectators. Hours of operation will be 9 am-9 pm. There is no special licensing or certification required. Parking will be in the rear of the building.

**Public comments:**

**Jeff Potter- Landlord:** Supports the use and encourages the board to approve.

**Joe ( ) - Barber Shop owner:** Feels it would be a good opportunity for local students.

**Felicia Mirante- Brandon's mother in law:** Assured the board that the business is very structured and there will not be random people just hanging out there.

**Sam Sheppard:** Stated that NJ has a large gaming presence and this would be an advantage to local kids. He compared the format to AAU club teams for sports.

**Tom-Zoom participant:** Stated he supports Brandon and thinks his business is a good idea.

**Brad Saddler-Brandon's brother:** Believes this will create good exposure for the township in the gaming industry and will be a good stepping stone toward to developing similar programs

**Public portion closed.**

**Mrs. Keegan:** Stated that she was comfortable with the details provided for the business operation as a recreational facility for leisure activities.

**Motion:** That the Use conforms with the BN-1 zone.

**Offered By:** Cavanagh                      **Seconded By:** Bace

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u>          </u>
Mr. Sanfilippo, 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. Moore	<u>X</u>	<u>          </u>
Mr. Bace	<u>X</u>	<u>          </u>
Mayor Glackin <b>ABSTAIN</b>	<u>          </u>	<u>          </u>
Mr. Sachs	<u>          </u>	<u>          </u>
Alt #1 Mr. Pereira	<u>X</u>	<u>          </u>
Alt #2 Mr. Grossman <b>ABSTAIN</b>	<u>          </u>	<u>          </u>
Alt #3 Mr. Lencsak	<u>X</u>	<u>          </u>
Alt #4 Vacant	<u>          </u>	<u>          </u>

**Motion passes.**

**Executive session:** To discuss pending litigation and Holmdel affordable housing apartments.

**Motion:** To go into executive session.

**Offered By:** Cavanagh **Seconded By:** Moore

**VOICE VOTE:** Yes

**Motion:** Close executive session.

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

**VOICE VOTE:** Yes

**Citizen Hearing:** No one spoke.

**Motion to close citizen hearing:**

**Offered By:** Glackin **Seconded By:** Bace

**VOICE VOTE:** Yes

**Motion to Adjourn:**

**Offered By:** Glackin **Seconded By:** Bace

**VOICE VOTE:** Yes

**Respectfully submitted:**  
**Laura McPeek**