

# AGENDA – MAY 22, 2023

MEETING TIME: 7:00 PM

## Main Meeting Room

1. OPENING STATEMENT

2. ROLL CALL

MR. EMIL WREDE

MR. WILLIAM HIBELL

Seat I

Seat VI

MS. CHANTAL BOUW

MR. MARTIN

TRUSCOTT

Seat II

Seat VII

MR. JAMES HINCKLEY

MS. ROBERTA

SHERIDAN

Seat III

Alternate I

MRS. CATHERINE ROGERS

MR. CHRISTOPHER

BARVELS

Seat IV

Alternate II

MR. ANDREW BANE

MR. STEVEN

SHANKER

Seat V

Alternate III

3. SALUTE TO THE FLAG

4. RESOLUTIONS

- #2022-008, Ignazio Giuffre, Block 885, Lot 15, 2 Browns Dock Road, Granting Bulk Variance Approval
- #2022-023, Jim & Stacy Dixson, Block 1063, Lot 24, 23 Seagull Lane, Granting Bulk Variance Approval
- #2022-016, Chris Howarth, Block 638, Lot 257, 51 Tindall Road, Denying Application for Bulk Variance

Resolutions are available upon request once adopted by the Board. Please contact the [BOARD SECRETARY](#).

5. APPROVAL OF MINUTES

To Be Posted on Township Website Upon Approval

6. ADMINISTRATIVE MATTERS

None

7. OLD BUSINESS

7.I. #2022-017, Almost Home Market, Inc., Block 1049, Lot 1, 276 Sunnyside Road, Appeal Of The Zoning Officer's Decision

The applicant has requested the Zoning Board hear and decide an appeal of the Zoning Officer's decision that Use Variance approval for an Expansion of a Non-Conforming Use, and bulk variance approval for deficient number of off-street parking is required.

Documents:

[ALMOST HOME - APPEAL TECH MEMO 11.22.2022.PDF](#)  
[ALMOST HOME - FLOOR PLAN.PDF](#)  
[ALMOST HOME - ZO APPEAL 10.12.2022.PDF](#)  
[ALMOST HOME DEV PERMIT - DENIAL.PDF](#)  
[E-MAILS.PDF-REDACTED - OCALLAHAN.PDF](#)  
[SURVEY.PDF](#)

7.II. #2022-017, Almost Home Market, Inc., Block 1049, Lot 1, 276 Sunnyside Road, Application For Use Variance

The applicant is seeking Use Variance approval for an Expansion of a Non-Conforming Use, and bulk variance approval for deficient number of off-street parking to expand the existing business to include tables and seating for 18 patrons while maintaining the residence on the second floor.

Documents:

[ALMOST HOME - USE TECH REVIEW 11.22.2022.PDF](#)  
[ALMOST HOME DEV PERMIT - DENIAL.PDF](#)  
[SURVEY.PDF](#)  
[ALMOST HOME - HEALTH RESPONSE 04.19.2023.PDF](#)  
[ALMOST HOME - SUNNYSIDSEPTICSYSTEM.PDF](#)  
[ALMOST HOME - FLOOR PLAN.PDF](#)

7.III. #2023-019, HazaBell Of Northeast, Block 605, Lots 62 & 63, 1580 Route 35, Application For Site Plan With Conditional Use Variance

The applicant is requesting "D" Use Variance, Bulk "C" variances and Preliminary/Final Major Site Plan approval to demolish a one-story bank and replace it with a one-story drive through, fast-food restaurant.

Documents:

[TACO BELL - ENG REVIEW 02.15.2023..PDF](#)  
[TACO BELL - HEALTH DEPT REVIEW 01.24.2023.PDF](#)

TACO BELL - PLANNING REVIEW 02.15.2023.PDF  
HAZABELL - MUNICIPAL RESPONSE LETTER.PDF  
HAZABELL - OUTFALL PHOTOS.PDF  
HAZABELL - OUTSIDE AGENCY APPROVALS.PDF  
HAZABELL - SITE PHOTO EXHIBIT.PDF  
HAZABELL - SITE PLANS.PDF  
HAZABELL - STORMWATER REPORT.PDF  
HAZABELL - SURVEY.PDF  
HAZABELL - TRAFFIC REPORT.PDF

8. NEW BUSINESS

8.I. #2023-002, Bethany & Michael Smilovitch, Block 883, Lot 9, 589 Navesink River Road,  
Application For Bulk Variances

The applicant is proposing renovations to an existing single-family home,  
Variance relief is requested for setbacks and lot coverage.

Documents:

SMILOVITCH - PLANNING REVIEW 05.09.2023.PDF  
SMILOVITCH - PLAN.PDF  
PHOTO ARRAY EXHIBIT.PDF  
SCANNED DEVELOPMENT APPLICATION 3 17 2023.PDF  
SMILOVITCH - ARCHITECTURALS.PDF

9. EXECUTIVE SESSION

If Necessary

10. ADJOURNMENT