

**BRIELLE PLANNING/ZONING BOARD AGENDA
TUESDAY, SEPTEMBER 12, 2023
BRIELLE BOROUGH HALL, 601 UNION LANE**

CALL TO ORDER: 7:00 p.m.

SALUTE TO THE FLAG &
SILENT PRAYER

SUNSHINE STATEMENT: "In accordance with the Open Public Meetings Act, notice of this meeting has been given by the adoption of a Resolution at the January 10, 2023 Reorganization Meeting of the Board which has fixed the time and place of all hearings."

ROLL CALL

APPROVAL OF
MINUTES: August 8, 2023

OLD BUSINESS: Consideration of Resolution of Approval for variance relief for Block 47.01, Lot 9, 319 Fisk Avenue, to allow construction of a new home, Squan Custom Homes.

NEW BUSINESS: Application for Use Variance approval for Block 65.01, Lot 6.01 & 8, 629 Higgins Avenue, owned by M. Holtzman Realty, LLC. Applicant – Integrated Health Care Management, to allow a Medical Use Facility in the C1-A Gateway Zone (not a Permitted Use).

Application for Use Variance approval for Block 109, Lot 2, 1007-1009 Route 70 (Site of Dunkin Donuts), owned by JMZ Realty Corporation, LLC (Applicant – AKSH Donuts, LLC) to allow a Drive-Thru lane. Minimum Front Yard Setback (Old Bridge Road) – 30 feet required, 29.9 feet existing, 23.33 feet proposed (to freezer/cooler). Parking Spaces not any closer than 20 feet from street right-of-way line – 3 parking spaces on east side of the building do not conform. Off-Street Parking Spaces – 22 required, 9 proposed. Paving not permitted within 5 feet of the property line – 2 feet proposed for drive-thru lane. Existing Non-Conformities:

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NEW BUSINESS: Minimum Lot Area – 1 acre required, .41 acre existing.
(Cont.) Minimum Lot Depth – 200 feet required, 36.87 feet existing.
Loading Zone – 14x55 feet required, none existing/proposed.

OTHER BUSINESS

ADJOURNMENT

The next meeting of the Board will be Tuesday, October 10 at 7:00 p.m.