MEMBERS
WENDELL NANSON, Chairman
PAUL SAYAH, Vice Chairman
RICHARD MERTENS, Secretary
MATTHEW HUGHES III
JAMES MORETTI, JR.
THOMAS O’DONNELL
JOSE OROZCO
GLEN CANTOR, Alternate #1
DANIEL LOUGHLIN, Alternate #2
RONALD TROPPOLI, Esq. Attorney – Troppoli Law Firm
CHARLES CUNLIFFE, PE, Engineer – T and M Associates
JENNIFER BEAHM, PP, AICP, Planner – Leon S. Avakian, Inc.
SHARI SPERO, LTE, Certified Tree Expert – CME Associates

AGENDA
TOWNSHIP OF HOWELL ZONING BOARD OF ADJUSTMENT
Monday
October 28, 2019
7:30 pm Regular Meeting

THE BOARD RESERVES THE RIGHT TO MODIFY AND REARRANGE THE AGENDA AT THE TIME OF THE MEETING

1. Opening Statement:
2. Roll Call:
3. Pledge of Allegiance:
4. Swearing in of Zoning Board Professionals:
5. Approval of Minutes:
6. Vouchers:
7. Correspondence:
8. Resolutions:
   a. Case No. BA18-02 / Robert & Delores Kowalski
      Resolution granting use variance approval
      Eligible Voters: Hughes, Mertens, Orozco, Sayah, Cantor, Loughlin and Nanson
9. Applications before the board:
   a. Case No. BA19-11 / Kay10 Holding, LLC
      i. Type: Use Variance
      ii. Description: Application of Kay10 Holding LLC as Applicant and Robert Bifani LLC as Owner seeking Use Variance Plan approval to construct four (4) new multi-tenant warehouse structures with associated office space, various concrete walks, trash enclosures, two (2) stormwater management basins and three (3) septic fields on premises known as Block 41, Lot 26.02, 413 Oak Glen Road.
      iii. Expiration Date: December 26, 2019
   b. Case No. BA19-19 / Orchard Estates, LLC
      i. Type: Use Variance & Bulk Variance
      ii. Description: Application of Orchard Estates LLC as Applicant and Owner and New Jersey American Water Company as tenant and co-applicant seeking Use Variance approval to eliminate a prior resolution condition restricting the hours of operation of an existing office building and millwork building, along with ancillary bulk variance approval for an existing storage tent structure located within a required 50 ft. residential and farmland buffer and also within the required side yard setback on premises known as Block 177, Lot 69, 149 Yellowbrook Road.
      iii. Expiration Date: February 4, 2020
c. Case No. BA19-15 / Squankum Fire Company
   i. Type: Use Variance and Minor Site Plan
   ii. Description: Application of Squankum Fire Company as Applicant and Owner seeking Use Variance and Minor Site Plan approval to install a 96-kW gas-powered standby generator along the southerly lot line on premises known as Block 49, Lot 9, 271 Squankum Road (Lakewood-Farmingdale Road). Since the firehouse (Emergency Services) is not listed as a permitted use within the SED Zone the installation of the generator constitutes an expansion of a nonconforming use.
   iii. Expiration Date: February 5, 2020

10. Executive Session