

## **MEMBERS**

*WENDELL NANSON, Chairman*

*PAUL SAYAH, Vice Chairman*

*RICHARD MERTENS, Secretary*

*MATTHEW HUGHES III*

*JAMES MORETTI, JR.*

*THOMAS O'DONNELL*

*JOSE OROZCO*

*GLENN CANTOR, Alternate #1*

*MATTHEW GONZALEZ, Alternate #2*

*RONALD TROPOLI, 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***

***August 10, 2020***

***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:
  - a. Regular Meeting – July 27, 220  
Eligible Voters: Hughes, Mertens, Orozco, Cantor, Gonzalez and Nanson
6. Vouchers:
7. Correspondence:
8. Resolutions:
  - a. Case No. BA19-27 / 940 Highway 33 East LLC  
Resolution Granting Use Variance and Preliminary & Final Major Subdivision with Bulk Variances  
Eligible Voters: Hughes, Mertens, Orozco, Cantor, Gonzalez and Nanson
9. Applications before the board:
  - a. Case No. BA20-111 / Jaspreet Singh
    - i. Type: Bulk Variance for Deck and 6' Fence in Front Yard
    - ii. Description: Application of Jaspreet Singh as Applicant and Jaspreet Singh and Gurdeep Kaur as Owners seeking Bulk Variance approval to construct a 16' by 28' deck and 6' high fence within the Windeler Road front yard area on premises known as Block 65.01, Lot 72.01, 180 Aldrich Road.
    - iii. Expiration Date: November 20, 2020
  - b. Case No. BA18-31 Sakoutis Realty, LLC
    - i. Type: Use Variance and Preliminary Major Site Plan
    - ii. Description: Application of Sakoutis Realty, LLC as Applicant and Owner seeking Use Variance approval and Preliminary Major Site Plan approval for the expansion of the nonconforming contractor's storage and refuse yard on premises known as Block 183, Lots 113.01, 115, 116.01 and 116.02, 113 Highway 34. This application was partially heard on March 9, 2020 when it was carried to April 27, 2020. When the meeting for April 27, 2020 was cancelled due to COVID-19

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this application was carried to June 22, 2020. After noticing for the June 22, 2020 hearing, this application was carried to August 10, 2020 with no further notice.

- iii. **Expiration Date: October 30, 2020**
- iv. **Eligible Voters: Hughes, Mertens, Moretti, O'Donnell, Orozco, Gonzalez and Nanson**

**c. Case No. BA19-25 / Brian Mayer**

- i. **Type: Use Variance / Preliminary and Final Major Site Plan**
- ii. **Description: Application of Brian Mayer as Applicant and Owner seeking Use Variance and Preliminary and Final Major Site Plan approval to construct a 2,400 s.f. building adjacent to the gravel parking area for 300 s.f. of office space and 2,100 s.f. of garage/shop space and a 750 s.f. addition to the exiting dwelling on the front of the property on premises known as Block 219, lot 16.02, 548 Squankum Yellowbrook Road.**
- iii. **Expiration Date: September 30, 2020**

**PLEASE NOTE: If at 10:30 PM there remains one or more cases on the agenda other than the case in process, the board may elect to postpone the unheard cases to the following month to discuss outstanding correspondence.**