

## **MEMBERS**

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*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**

**April 12, 2021**

**7:00 pm Regular Meeting**

## **THIS MEETING WILL BE A REMOTE MEETING**

**PUBLIC ACCESS TO ZOOM MEETING:** To access the virtual hearing, you must join the ZOOM meeting. To access the ZOOM meeting, you will need access to a computer with internet access and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the link below and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting. You will also be able to access the agenda and files pertaining to the applications for the meeting on the Howell Township Website found on this page: <http://www.twp.howell.nj.us/AgendaCenter/Zoning-Board-4>

**Join Zoom Meeting: Join from a PC, Mac, iPad, iPhone or Android device:**

Please click this URL to join.

<https://zoom.us/j/94453621088?pwd=eFVWZUdCa0xZTUNyM05tNDINM1ZMQT09>

Then enter Webinar ID 944 5362 1088 and Passcode: 3333

**Or join by phone:**

Dial: US: +1 312 626 6799 (Chicago) or +1 929 205 6099 (New York) or +1 301 715 8592 (Germantown) or +1 346 248 7799 (Houston) or +1 669 900 6833 (San Jose) or +1 253 215 8782 (Tacoma) or visit <https://zoom.us/j/94453621088?pwd=eFVWZUdCa0xZTUNyM05tNDINM1ZMQT09> for International numbers.

Then enter Webinar ID: 944 5362 1088#, Participant ID Code: after prompt enter # key and Passcode: 3333#

## **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. BA21-02/ Pushpinder Singh and Inderdeep Kaur**

**Resolution granting Bulk Variance approval for 1-Story Addition to Single Family Dwelling and Paver Patio in East Side Yard**

**Eligible Voters: Cantor, Hughes, Mertens, Orozco, Sayah, Stahnten and Nanson**

**b. BA 21-04 / Ralph and Geraldine Martinez**

**Resolution granting Bulk Variance for Swimming Pool and Concrete Walk within Rear and Side Yard Setbacks**

**Eligible Voters: Cantor, Hughes, Mertens, Orozco, Sayah, Stahnten and Nanson**

**9. Applications before the board:**

**a. Case No. BA20-107 / 366 Ramtown Greenville LLC**

**i. Type: Use Variance**

**ii. Description: Application of 366 Ramtown Greenville Road, LLC as Applicant and Owner seeking Use Variance Approval to construct a 20,088 s.f. warehouse within the wooded portion at the rear of the site and a 1,614 s.f. breezeway to connect to the existing building. They are also proposing to utilize the existing 17,485 s.f. one-story masonry building as warehouse (14,443 s.f.) and office space (3,402 s.f.), remove the existing site driveway and relocate it approximately 150 ft. easterly so that it is no longer within the existing 150 ft. wetlands buffer on site as well as parking, three (3) bioretention basins and below ground recharge systems on premises known as Block 3, Lot 29, 366 Ramtown Greenville Road.**

**iii. Expiration Date: May 30, 2021**

**b. Case No. BA21-03 / Diamond Communications, LLC, New Cingular Wireless PCS, LLC (AT&T) and Cellco Partnership d/b/a Verizon Wireless**

**i. Type: Conditional Use Variance / Bulk Variance / Preliminary & Final Major Site Plan**

**ii. Description: Application of Diamond Communications LLC, New Cingular Wireless PCVS, LLC (AT&T) and Cellco Partnership d/b/a Verizon Wireless as Applicants and Regent Equities LLC as Owner seeking Conditional Use Variance, Bulk Variance and Preliminary and Final Major Site Plan approval to construct a new 150 ft. high monopole telecommunications tower, new antennas and related accessory equipment for AT&T and Verizon and two future carrier antennas, with new gravel equipment compound to service the equipment, a 12 ft. wide gravel driveway to connect the proposed compound and parking area to the existing bituminous parking lot behind the Athena's Diner. The proposed compound will include a Verizon propane tank, 30 kW generator, utility cabinet and equipment, an AT&T walk in cabinet and 35 kw generator which will be located within the 50 ft x 50 ft gravel compound and compound will be enclosed by a 6 ft. high chain link fence on premises known as Block 14, Lot 31.01, 6825 – 6849 US Highway 9 North**

**iii. Expiration Date: May 31, 2021**

**If you would like to review any documents for the applications listed in the agenda you will need to use one of the links below.**

**There are three links that all lead to the same document. Once you open the link you will notice secondary hyperlinks for documents submitted by the applicant and all exhibits for each application.**

**You may need to hold the control button when you click the link.  
Also, the links may not work with Microsoft Edge.**

<http://www.howelltv.org/Zoning/2021/20210412%20ZB%20Agenda/2021-04-12%20ZB%20Agenda.docx>

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<http://www.howelltv.org/Zoning/2021/20210412%20ZB%20Agenda/2021-04-12%20ZB%20Agenda.pdf>

**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.**