

**AGENDA  
TOWNSHIP OF HOWELL  
ZONING BOARD OF ADJUSTMENT  
Monday  
January 9, 2023**

**7:00 PM REORGANIZATION MEETING &  
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=eFVWZUdCa0xZTUNyM05tNDlNMlZMQT09>

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/u/a4Lp9qzPg> 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. OATHS:**

**3. ROLL CALL:**

**4. PLEDGE OF ALLEGIANCE:**

**5. REORGANIZATION:**

**a. Chairman:** \_\_\_\_\_

**b. Vice Chairman:** \_\_\_\_\_

**c. Secretary:** \_\_\_\_\_

- d. Consulting Attorney: \_\_\_\_\_
- e. Consulting Engineer: \_\_\_\_\_
- f. Consulting Planner: \_\_\_\_\_
- g. Certified Tree Expert: \_\_\_\_\_
- h. Administrative Officer: \_\_\_\_\_
- i. Recording Secretary: \_\_\_\_\_
- j. 2023 Meeting Dates – Resolution
- k. Official Newspaper – DETERMINED BY GOVERNING BODY

- l. Site Review Committee:                  Chairman: \_\_\_\_\_  
    Member: \_\_\_\_\_  
    Member: \_\_\_\_\_
- m. Rules Committee:                         Chairman: \_\_\_\_\_  
    Member: \_\_\_\_\_  
    Member: \_\_\_\_\_

**REGULAR MEETING**

1. Approval of Minutes:
2. Vouchers:
3. Correspondence:
4. Swearing in of Zoning Board Professionals
5. Resolutions:
6. Applications before the Board:
  - a. **Case No. BA20-117 / NJ Solar 2000, LLC**
    - i. Type: Use Variance and Preliminary and Final Major Site Plan with Bulk Variances
    - ii. Description: Application of New Jersey American Water Company as Applicant and Owner seeking Amended Preliminary and Final Major Site Plan with Ancillary Bulk Variance Relief to construct a 9.01 acre Solar Photovoltaic Farm consisting of one solar panel array, two (2) concrete pas for equipment, 7 ft. high black vinyl coated chain link perimeter security fence with a gate and associated 20 ft. wide gravel access drive on Lot 114. They are also proposing associated site improvements which include two (2) stormwater

infiltration basins with grassed swales, supplementing and widening the existing dirt/gravel access drive located on lots 129, 130, 137 & 138 to a minimum width of 12 ft. for access to the proposed Solar Farm facility from Casino Drive and additional electric utility improvements along the existing driveway to connect the proposed Solar Farm facility to the JCP&L electric grid network on Casino Drive on premises known as Block 144, Lots 114, 129, 130, 137 & 138, 663 Casino Drive. This application was partially heard on November 8, 2021 when it was carried to December 13, 2021 with no further notice. On December 13, 2021 this application was carried to January 9, 2023 with no further notice.

- iii. Expiration Date: April 30, 2023
- iv. Eligible Voters: Cantor, Hughes, Mertens, Moretti, Sayah and Nanson

**b. Case No. BA21-21 / Countryside North American Partners, LP**

- i. Type: Use Variance and Preliminary and Final Major Site Plan
- ii. Description: Application of Countryside North American Partners, LP as Applicant and Countryside North American Partners (Lot 42), 1200 West Farms Road, LLC (Lot 43) and 1204 West Farms Road LLC (Lot 44), as Owners seeking Use Variance and Preliminary and Final Major Site Plan approval to construct five (5) garden apartment buildings, totaling 56,096 s.f. and containing 56 apartments. One of the apartment buildings will also contain a clubhouse on the ground floor. The subject property (Lot 42) was previously before the Planning Board in 1989 and was granted site plan approval to construct a 15-building apartment complex, consisting of 180 Mount Laurel rental units with associated improvements. The site will continue to be accessed via an existing +/- 40 ft. wide two-way driveway (North American Drive) to West Farms Road. North American Drive also provides access to the fifteen (15) existing garden apartment buildings in the existing Countryside Place development. Additional proposed improvements include a pool, playground, various drive aisles, parking, site utilities, one (1) aboveground infiltration basin with a retaining wall and two (2) underground stormwater management basins on premises known as Block 138, Lots 42, 43 & 44, 1200 & 1204 West Farms Road and North American Drive. This application was originally scheduled to be heard on June 13, 2022 when it was rescheduled with notice. This application was partially heard on August 8, 2022 when it was carried to September 19, 2022. On September 19, 2022 this application was carried to November 14, 2022 with no further notice. On November 14, 2022 this application was carried to January 9, 2023 with no further notice.
- iii. Expiration Date: January 31, 2023
- iv. Eligible Voters: Cantor, Hughes, Mertens, Moretti, Wrubel and Sayah.

c. Case No. BA22-06/ InSite Development Partners, LLC

- i. Type: Use Variance and Preliminary and Final Major Site Plan with Bulk Variance
- ii. Description: Application of InSite Development Partners, LLC as Applicant and JYK Inc. as Owner seeking Preliminary and Final Major Site Plan with Bulk variances on premises known as Block 78.10, Lot 26 & 28, 4650 US Highway 9 South, to construct four 1-story and two 2- story Self Storage buildings, totaling 125,036 s.f. with associated site improvements, within the HD-1 zone. A total of ten (10) parking spaces are proposed, adjacent to the office, all of which are 90-degree stalls. Additional site improvements include seven (7) underground infiltration basins, lighting, landscaping and signage. This application was originally scheduled to be heard on December 12, 2022 when they were rescheduled to January 9, 2023.
- iii. Expiration Date: March 3, 2023

d. Case No. BA21-10 / Route 9 Howell, LLC

- i. Type: Use & Bulk Variance
- ii. Description: Application of Route 9 Howell, LLC as Applicant and Owner of premises known as Block 71, Lot 20, US Highway 9 South, seeking Use & Bulk Variance approval to construct two separate warehouse buildings including four (4) separate office spaces, totaling a ± 190,000 s.f. of warehouse and 10,000 s.f. of office space with associated parking, trailer parking, loading and stormwater management facilities. This is a bifurcated application; the applicant is only seeking use variance approval at this time. This application was originally scheduled to be heard on December 19, 2022 when it was carried to January 9, 2023 for scheduling purposes only with no further notice.
- iii. Expiration Date: March 14, 2023

7. Executive Session:

**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.**

[www.howelltv.org/Zoning/2023/20230109/2023-01-09%20ZB%20Agenda%20-%20Reorg%20and%20Regular%20Mtg.docx](http://www.howelltv.org/Zoning/2023/20230109/2023-01-09%20ZB%20Agenda%20-%20Reorg%20and%20Regular%20Mtg.docx)

[www.howelltv.org/Zoning/2023/20230109/2023-01-09%20ZB%20Agenda%20-%20Reorg%20and%20Regular%20Mtg.htm](http://www.howelltv.org/Zoning/2023/20230109/2023-01-09%20ZB%20Agenda%20-%20Reorg%20and%20Regular%20Mtg.htm)

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\*\*\*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.