

## **MEMBERS**

*WENDELL NANSON, Chairman*

*MICHAEL SANCLIMENTI, Vice Chairman*

*RICHARD MERTENS, Secretary*

*MATTHEW HUGHES III*

*HERBERT MASSA*

*THOMAS O'DONNELL*

*JOSE OROZCO*

*PAUL SAYAH, Alternate #1*

*JAMES MORETTI, JR., 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***

***January 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:**
  - a. **Regular Meeting – November 26, 2018**  
Eligible Voters: Hughes, Mertens, O'Donnell, Sanclimenti, Orozco, Moretti & Nanson
  - b. **Special Meeting – December 3, 2018**  
Eligible Voters: Mertens, O'Donnell, Sanclimenti, Orozco, Moretti & Nanson
6. **Vouchers:**
7. **Correspondence:**
8. **Resolutions:**
  - a. **Zoning Board Attorney**  
Resolution appointing Ronald J. Troppoli, Esquire, of Troppoli Law Firm for 2019  
Eligible Voters: Hughes, Massa, Mertens, O'Donnell, Orozco, Sanclimenti and Nanson
  - b. **Zoning Board Engineer**  
Resolution appointing Charles Cunliffe, PE, of T and M Associates, for 2019  
Eligible Voters: Hughes, Massa, Mertens, O'Donnell, Orozco, Sanclimenti and Nanson
  - c. **Zoning Board Planner**  
Resolution appointing Jennifer Beahm, PP, AICP, of Leon S. Avakian, Inc., for 2019  
Eligible Voters: Hughes, Massa, Mertens, O'Donnell, Orozco, Sanclimenti and Nanson
  - d. **Zoning Board Certified Tree Expert**  
Resolution appointing Shari M. Spero, LTE, of CME Associates for 2019  
Eligible Voters: Hughes, Massa, Mertens, O'Donnell, Orozco, Sanclimenti and Nanson

- e. Case No. BA18-29 / Patrick McDaniel  
Resolution granting a Certificate of Nonconformity  
Eligible Voters: Hughes, Massa, Mertens, O'Donnell, Orozco, Sanclimenti and Nanson
  - f. Case No. BA18-32 / Peter Kowalenko – PeKay Industries, Inc.  
Resolution granting a Certificate of Nonconformity  
Eligible Voters: Hughes, Massa, Mertens, O'Donnell, Orozco, Sanclimenti and Nanson
9. Applications before the board:
- a. Case No. BA17-09 / Route 9 Hardscape Supply Yard, LLC
    - i. Type: Use Variance
    - ii. Description: Application of Route 9 Hardscape Supply Yard, LLC as Applicant and BMJB, LLC as Owner seeking a Use Variance for the expansion of prior non-conforming use to permit continued use of lot 118 to be used for the storage of landscape materials sold by the applicant on premises known as Block 144, Lots 116, 117 & 11, 1099 US Highway 9 North. This application was partially heard on May 21, 2018 when it was carried to August 13, 2018 with no further notice. After some discussion on August 13, 2018 this application was carried to August 27, 2018 for a status update and then on August 27, 2018 it was carried to November 26, 2018 with the requirement that the applicant provide a new notice for members of the public. After some testimony on November 26, 2018 this application was carried to January 28, 2019 for scheduling purposes only.
    - iii. Expiration Date: April 30, 2019
    - iv. Eligible Voters: Hughes, Mertens, Orozco, Moretti and Nanson
  - b. Case No. BA18-14 / Nicholas and Lisa Zazza
    - i. Type: Bulk Variance
    - ii. Description: Application of Nicholas and Lisa Zazza as Applicants and Owners seeking Bulk Variance approval for a Pond within the Front Yard and a Shed within the Side Yard Setback on premises known as Block 170, Lot 32.17, 399 Peter Forman Drive. This application was scheduled to be heard on December 10, 2018 when it was carried to January 28, 2019 with no further notice.
    - iii. Expiration Date: January 31, 2019
  - c. Case No. BA18-25 / Eihab Human Services, Inc.
    - i. Type: Use Variance / Preliminary and Final Major Site Plan
    - ii. Description: Application of Eihab Human Services, Inc. as Applicant and Owner seeking Use Variance and Preliminary and Final Major Site Plan approval to construct a facility for office staff, job training and recreational programs for adults with developmental disabilities/behavioral health challenges on premises known as Block
    - iii. Expiration Date: March 5, 2019

10. Executive Session

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.