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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

February 4, 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** – December 10, 2018
Eligible Voters: Hughes, Mertens, O'Donnell, Sanclimenti, Orozco, Moretti and Nanson
 - b. **Regular Meeting** – December 17, 2018
Eligible Voters: Mertens, O'Donnell, Sanclimenti, Orozco, Moretti and Nanson
 - c. **Reorganization and Regular Meeting** – January 14, 2019
Eligible Voters: Hughes, Massa, Mertens, O'Donnell, Orozco, Sanclimenti, Sayah, Moretti & Nanson
6. Vouchers:
7. Correspondence:
8. Resolutions:
9. Applications before the board:
 - a. **Case No. BA17-08 / 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. On January 28, 2018 this application was carried to February 4, 2019 for scheduling purposes only.
 - iii. Expiration Date: April 30, 2019
 - iv. Eligible Voters: Hughes, Mertens, Orozco, Moretti and Nanson

b. Case No. BA18-06 / L and L Paving Co. Inc.

- i. Type: Use Variance / Preliminary and Final Major Site Plan**
- ii. Description: The continued hearing on the application of L&L Paving Co. Inc. as Applicants and I Greenway LLC and II Greenway LLC as Owners seeking a Use Variance and Preliminary and Final Major Site Plan approval to develop the property as a bituminous concrete manufacturing facility with improvements consisting of the removal of a portion of the existing concrete manufacturing facility, rehabilitating the existing storage building, construction of a quality control building and weigh station, the installation of an office trailer near the existing office, the removal and replacement of approximately thirteen (13) acres of impervious coverage with landscaping and a total of 250 trees and the installation of other associated improvements on premises known as Block 177, Lot 62.01 (Formerly lots 62 & 64), 89 Yellowbrook Road. This application was last heard on December 17, 2018 when additional testimony was placed on the record and then the application was carried to February 4, 2019 with no further notice.**
- iii. Expiration Date: February 28, 2019**
- iv. Eligible Voters: Hughes, Mertens, O'Donnell, Orozco, Sanclimenti, Moretti and Nanson**

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.