

## **MEMBERS**

*PAUL SAYAH, Chairman*

*RICHARD MERTENS, Vice Chairman*

*MATTHEW HUGHES III, Secretary*

*NICHOLAS BORRILLO*

*GLENN CANTOR*

*JOSE OROZCO*

*WILLIAM STAHTEN*

*MICHAEL RYAN, Alternate #1*

*MICHAEL WRUBEL, Alternate #2*

*ANDREW BAYER, Esq. Attorney – Pashman Stein*

*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 13, 2023**

**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=eFVWZUdCa0xZTUNyM05tNDINMlZMQT09>

Then enter Webinar ID 944 5362 1088 and Passcode: 3333

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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:**
  - a. Regular Meeting-November 14, 2022**  
Eligible Voters: Cantor, Hughes, Mertens, Stahnten, and Wrubel
  - b. Regular Meeting-November 28, 2022**  
Eligible Voters: Cantor, Hughes, Mertens and Sayah
  - c. Regular Meeting-December 12, 2022**  
Eligible Voters: Cantor, Hughes, Mertens, Orozco and Wrubel
  - d. Regular Meeting-December 19, 2022**  
Eligible Voters: Cantor, Hughes, Mertens, Orozco and Sayah

**e. Reorg & Regular Meeting-January 9, 2023**

**Eligible Voters: Borrillo, Cantor, Hughes, Mertens, Orozco, Stahnten, Ryan, Wrubel and Sayah**

**6. Vouchers:**

**7. Correspondence:**

**8. Resolutions:**

**a. Zoning Board Attorney**

**Resolution appointing Andrew Bayer, Esq. of Pashman Stein for 2023**

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

**b. Zoning Board Engineer**

**Resolution appointing Charles Cunliffe, P.E., of T&M Associates for 2023**

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

**c. Zoning Board Planner**

**Resolution appointing Jennifer Beahm, P.P., A.I.C.P., of Leon S. Avakian, Inc. for 2023**

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

**d. Zoning Board Licensed Tree Expert**

**Resolution appointing Shari Spero, LTE, of CME Associates for 2023**

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

**e. Case No. BA19-17F / 6520 LLC**

**Resolution granting Final Major Site Plan**

**Eligible Voters: Cantor, Hughes, Mertens, Orozco, and Wrubel**

**f. Case No. BA22-02SP / K-Land Corp**

**Resolution granting Preliminary and Final Major Site Plan to Construct 3-Story Self-Storage Building with Associated Office Space**

**Eligible Voters: Cantor, Hughes, Mertens, Orozco and Wrubel**

**g. Case No. 22-19 / Christopher Marino**

**Resolution granting Bulk Variance for Swimming Pool, Concrete Walk/Patio and Retaining Wall within the Rear Yard Setback**

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

**9. Applications before the board:**

**a. Case No. BA22-16/ Paul Vallejo**

**i. Type: Bulk Variance**

**ii. Description: Application of Paul Vallejo as Applicant and Owner of premises known as 37 Jennifer Drive, Block 33.02, lot 5 seeking Bulk Variance approval for recently constructed in-ground swimming pool with associated paver patio that was installed within 0.7 ft. of the easterly rear property line and 1.1 ft. from the northerly side property line. Relief is also required for a PVC shed structure, which**

is installed within 1.5 ft. from the northerly side property line. This application was previously heard on December 19, 2022.

- iii. **Expiration Date: March 16, 2023**
- iv. **Eligible Voters: Cantor, Hughes, Mertens, Orozco, and Sayah**

**b. Case No. BA08-24A/ Rod Zarelli**

- i. **Type: Use Variance and Preliminary and Final Major Site Plan**
- ii. **Description: Application of Rod Zarelli as Applicant and Owner seeking Use Variance and Preliminary and Final Major Site Plan approval on premises known as Block 49, Lot 11, 255 Squankum Road, to modify the existing warehouse building, including the addition of four (4) new overhead doors, to provide a total of (7). The two smaller existing buildings, 851 sf and 2,377 sf in size, are proposed to be removed, and a new fenced outdoor storage area is proposed. The existing residential dwelling is proposed to remain. Driveway access to the site is also proposed to remain the same. The existing chain link fence along the property frontage is proposed to be relocated closer to the street, and the existing site ID sign is proposed to be relocated further back from the street. No other changes are proposed with this application. This application was previously heard on November 28, 2022.**
- iii. **Expiration Date: February 28, 2023**
- iv. **Eligible Voters: Cantor, Hughes, Mertens, and Sayah**

**c. Case No. BA19-11SP/ Kay10 Holdings, LLC**

- i. **Type: Preliminary and Final Major Site Plan with Bulk Variances**
- ii. **Description: Application of Kay 10 Holdings, LLC as Applicant and Owner seeking Preliminary and Final Major Site Plan approval on premises known as Block 41, Lot 26.02, 413 Oak Glen Road. This applicant was previously before the Zoning Board in 2020 and received bifurcated Use Variance approval to construct four (4) new multitenant warehouse structures in two (2) phases with office space, concrete walkways, septic fields, and storm water management basins. The property is currently developed and contains four (4) buildings, including a 1½ story single-family dwelling, a 1 story garage/office building, a 1-story frame building and a 1-story metal building all occupied by Mid-State Heating & Cooling Inc. The applicant has provided NJDEP LOI which indicates that no freshwater wetlands nor any part of a transition buffer are present.**
- iii. **Expiration Date: May 5, 2023**

**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/2023/20230213/2023-02-13%20ZB%20Agenda%20Reg%20Meeting.docx](http://www.howelltv.org/Zoning/2023/20230213/2023-02-13%20ZB%20Agenda%20Reg%20Meeting.docx)

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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.**