

## **MEMBERS**

*WENDELL NANSON, Chairman*

*MICHAEL SANCLIMENTI, Vice Chairman*

*RICHARD MERTENS, Secretary*

*MATTHEW HUGHES III*

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*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***

***February 25, 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:**
6. **Vouchers:**
7. **Correspondence:**
8. **Resolutions:**
  - a. **Case No. BA18-26 / Lakewood Farmingdale, LLC**  
**Resolution Granting Use Variance and Preliminary and Final Major Site Plan Approval**  
**Eligible Voters: Messrs. Hughes, Massa, Mertens, O'Donnell, Orozco, Sanclimenti and Nanson**
  - b. **Case No. BA17-09A / Fairfield Industrial Park, LLC**  
**Resolution Granting Amended Use Variance Approval**  
**Eligible Voters: Messrs. Hughes, Massa, Mertens, O'Donnell, Orozco, Sanclimenti and Nanson**
9. **Applications before the board:**
  - a. **Case No. BA18-04 / Sean and Christina Connelly**
    - i. **Type: Construct Single Family Dwelling with Septic System**
    - ii. **Description: Application of Sean and Christina Connelly as Applicants and Owners seeking Bulk Variance approval to construct a two-story, single family dwelling with a septic field on an undeveloped lot along with the expansion of an existing shed and a two car detached garage on premises known as Block 41, Lot 32, Oak Glen Road Rear. This application was originally scheduled for December 10, 2018 when it was carried to February 25, 2019 with no further notice.**
    - iii. **Expiration Date: March 31, 2019**

- b. Case No. BA18-27 / Euro Supply Ltd. d/b/a Sone Quest LLC
  - i. Type: Use Variance / Preliminary and Final Site Plan with Ancillary Bulk Variances
  - ii. Description: Application of Euro Supply Ltd, d/b/a/ Stone Quest LLC as Applicant and 271 Adelpia LLC as Owner seeking Use Variance and Preliminary and Final Major Site Plan approval with Ancillary Bulk Variances to construct a concrete block manufacturing plant, associated storage bins, gravel storage area, pole barn, 2 storage buildings, circulation driveway, stormwater management and ancillary improvements on premises known as Block 157, Lots 1, 2, 3, 4 & 5, 271 Adelpia-Farmingdale Road. This application was originally scheduled for January 14, 2019 when it was rescheduled to February 25, 2019.
  - iii. Expiration Date: March 31, 2019
- c. Case No. BA18-30 / 6601 Highway 9 Associates LLC
  - i. Type: Use Variance / Preliminary and Final Major Site Plan
  - ii. Description: Application of 6601 Highway 9 Associates, LLC as Applicant and Owner seeking Use Variance and Preliminary and Final Major Site Plan approval to convert the existing retail building into a retail men's clothing store, construct a 1-story, 14,052 s.f. warehouse to be utilized in conjunction with the clothing store, extend the asphalt parking lot, add parking spaces and a loading space, concrete walkways and a detention/infiltration basin on premises known as Block 25, Lot 16, 6601 US Highway 9 North
  - iii. Expiration Date: April 13, 2019
- d. Case No. BA18-35 / MLMMBJ, LLC (Ruggiero)
  - i. Type: Certificate of Nonconformity
  - ii. Description: Application of Michael Ruggiero as Applicant and MLMMBJ, LLC as Owner seeking a Certificate of Nonconformity to continue to use the building for a showroom, display and warehouse on premises known as Block 178, lot 16.01, 392 Adelpia Road.
  - iii. Expiration Date: May 2, 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.