

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,

March 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=eFVWZUdCa0xZTUNyM05tNDINM1ZMQT09>

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/j/94453621088?pwd=eFVWZUdCa0xZTUNyM05tNDINM1ZMQT09> 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. Roll Call:**
- 3. Pledge of Allegiance:**
- 4. Swearing in of Zoning Board Professionals:**
- 5. Approval of Minutes:**
- 6. Vouchers:**
- 7. Correspondence:**
- 8. Resolutions:**
- 9. Applications before the board:**

a. 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. This application was scheduled for February 13, 2023 when it was carried to March 13, 2023.**
- iii. **Expiration Date: April 30, 2023**
- iv. **Eligible Voters: Cantor, Hughes, Mertens, and Sayah**

b. Case No. BA22-15/ ZS Mill I, LLC

- i. **Type: Use Variance & Amended Preliminary & Final Major Site Plan with Bulk Variances**
- ii. **Description: Application of ZS Mill I, LLC as applicant and Owner seeking Use Variance and Amended Preliminary and Final Major Site Plan with Bulk variance approval on premises known as Block 25, Lots 54.03, 54.06-54.10, US Highway 9 North & Lanes Mill Road to remove previously approved but not yet constructed retail buildings and to construct two (2) professional and medical office buildings identified as “B2” and “D1” on the proposed site plans, along with associated site improvements. Two (2) wall façade type signs are proposed on each building. Variance relief is required as the two (2) signs per building will exceed the maximum of one (1) wall façade sign permitted per business located within a shopping center in the zone. In addition, one monument (1) sign is also proposed for Building B2.**

www.howelltv.org/Zoning/2023/20230313/2023-03-13%20ZB%20Agenda%20Reg%20Meeting.docx

www.howelltv.org/Zoning/2023/20230313/2023-03-13%20ZB%20Agenda%20Reg%20Meeting.htm

www.howelltv.org/Zoning/2023/20230313/2023-03-13%20ZB%20Agenda%20Reg%20Meeting.pdf

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.

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.