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AGENDA

TOWNSHIP OF HOWELL ZONING BOARD OF ADJUSTMENT

Monday,

March 27, 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)

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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-February 27, 2023**

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

- 6. Vouchers:**
- 7. Correspondence:**
- 8. Resolutions:**
- 9. Applications before the board:**

a. Case No. BA22-09/ Plaza Mexico DE NJ, LLC

- i. **Description:** Application of Plaza Mexico as Applicant and Owner seeking Use Variance and Preliminary and Final Major Site Plan approval for on premises known as Block 25, Lot 18, 6679 US Highway 9, to construct two (2) building additions, totaling 2,613 s.f. to the existing 15,300 1-story masonry building and convert the use from a grocery store to a restaurant and banquet facility. Additional site improvements include sealing and restriping of the existing parking lot to contain 124 parking spaces, construction of ADA compliant curb ramps and sidewalks to the main building entrance, construction of a new trash refuse enclosure, and landscaping improvements throughout the site. The applicant indicates the existing parking lot site lighting is to remain. This application was previously scheduled for November 28, 2022 when it was carried to January 23, 2023 when he was carried again to March 27, 2023 with no further notice.
- ii. **Expiration Date:** March 27, 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/20230327/2023-03-27%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.