

## **MEMBERS**

*WENDELL NANSON, Chairman*

*MICHAEL SANCLIMENTI, Vice Chairman*

*RICHARD MERTENS, Secretary*

*MATTHEW HUGHES III*

*HERBERT MASSA*

*THOMAS O'DONNELL*

*JOSE OROZCO*

*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***

***April 22, 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 – March 11, 2019**  
Eligible Voters: Hughes, Massa, Mertens, O'Donnell, Orozco, Sanclimenti, Sayah and Nanson
  - b. **Regular Meeting – March 18, 2019**  
Eligible Voters: Hughes, Massa, Mertens, O'Donnell, Sanclimenti, Moretti and Nanson
  - c. **Regular Meeting – March 25, 2019**  
Eligible Voters: Hughes, Mertens, O'Donnell, Orozco, Sanclimenti, Moretti & Nanson
6. **Vouchers:**
7. **Correspondence:**
8. **Resolutions:**
  - a. **Case No. BA18-07 / 634 Field, LLC**  
Resolution granting Use Variance approval  
Eligible Voters: Hughes, Massa, Mertens, Moretti and Sanclimenti
  - b. **Case No. BA18-37 / CTC Landscaping**  
Resolution granting Use Variance and Minor Site Plan approval  
Eligible Voters: Hughes, Massa, Mertens, Sanclimenti, Moretti and Nanson

9. Applications before the board:

a. Case No. BA18-02 / Robert and Delores Kowalski

- i. Type: Use Variance
- ii. Description: Application of Robert and Delores Kowalski as Applicants and Owners seeking a Use Variance with Bulk Variances to continue to use the property for a roofing business which has been in use on the property since 1991, interior storage of materials and one residence on premises known as Block 229, Lot 6, 26 Megill Road. This application was originally scheduled for May 21, 2018 when it was rescheduled to June 11, 2018 with a new notice. On June 11, 2018 this application was rescheduled to September 17, 2018 with new notice required. After some testimony on September 17, 2018 this application was carried to November 26, 2018 and on November 26, 2018 it was carried to January 14, 2019 with no further notice. On January 14, 2019 it was carried to March 11, 2019 with no further notice. After some additional testimony on March 11, 2019 this application was carried to April 22, 2019 with no further notice.
- iii. Expiration Date: April 22, 2019
- iv. Eligible Voters: Hughes, Massa, Mertens, Sanclimenti, Orozco, and Nanson

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 Adelphia 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 Adelphia-Farmingdale Road. This application was originally scheduled for January 14, 2019 when it was rescheduled to February 25, 2019 and on February 25, 2019 it was carried to March 11, 2019 with no further notice. After some testimony on March 11, 2019 this application was carried to April 22, 2019 with no further notice.
- iii. Expiration Date: April 30, 2019
- iv. Eligible Voters: Hughes, Massa, Mertens, O'Donnell, Orozco, Sanclimenti, Sayah, Moretti and Nanson

c. Case No. BA18-33 Prince of Peace Lutheran Church

- i. Type: Use Variance, Bulk Variance and Minor Subdivision
- ii. Description: Application of Prince of Peace Lutheran Church as Applicant and Owner seeking minor subdivision approval with bulk variances to create two new 15,000 s.f. residential building lots, and a use variance for deviation from the conditional use standards and the expansion of an existing nonconforming use, namely the Havenwood Montessori School in the existing one-story education building on premises known as Block 59, Lot 5, 434 Aldrich Road. After some testimony on March 11, 2019 this application was carried to April 22, 2019 with no further notice.
- iii. Expiration Date: May 8, 2019
- iv. Eligible Voters: Hughes, Massa, Mertens, O'Donnell, Orozco, Sanclimenti, Sayah 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.