

## **MEMBERS**

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*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,**

**May 8, 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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Dial: US: +1 312 626 6799 (Chicago) or +1 929 205 6099 (New York) or +1 301 715 8592 (Germantown)

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visit <https://zoom.us/j/94453621088> 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:**

**a. Regular Meeting-March 13, 2023**

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

**b. Regular Meeting-March 27, 2023**

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

6. Vouchers:

7. Correspondence:

8. Resolutions:

a. Case No. BA21-15 / ZS Mill I, LLC

**Resolution Granting Use Variances, Sign Variances and Amended Site Plan**

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

9. Applications before the board:

a. Case No. BA18-37/ CTC Landscaping

i. Type: Extension of Time

- ii. Description: Application of CTC Landscaping as Applicant seeking (2) one-year extensions of time through April 24, 2024. The applicant was previously granted a one (1) year extension of time. The applicant was granted Use Variance and Minor Site Plan approval with Bulk Variances, memorialized on April 22, 2019 to operate a landscaping company on the premises known as Block 46, Lot 32.01, 24 Herbertsville Road.

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

**THERE WILL BE NO TESTIMONY ON THIS APPLICATION**

**IT WILL BE RESCHEDULED WITH NOTICE**

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. On March 13, 2023 the application was carried to May 8, 2023.

iii. Expiration Date: May 31, 2023

iv. Eligible Voters: Borrillo, Cantor, Hughes, Mertens, Ryan and Sayah

**c. 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 and February 13, 2023 when it was carried to April 10, 2023.**
- iii. Expiration Date: May 31, 2023**
- iv. Eligible Voters: Borrillo, Cantor, Hughes, Mertens, Orozco, Ryan and Sayah**

**d. Case No. BA23-01/Estate of Margaret McCrink**

- i. Type: Bulk Variance on Undersized Lot**
- ii. Description: Application of Margaret McCrink Estate as Applicant and Owner of premises known as Hulses Corner Road, Block 110, Lot 161.03 seeking Bulk Variance approval to construct Single Family Dwelling on an undersized lot in the Are-6 zone. The lot was previously created as a subdivision in 1988 and was conforming to the ARE-2 bulk standards at the time. Variance plan provided depicts a proposed SFD with associated driveway, private well, septic system, and lot grading improvements consistent with the 1988 subdivision plan.**
- iii. Expiration Date: July 25, 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.**

<http://www.howelltv.org/Zoning/20230508/2023-05-08%20ZB%20Agenda%20Reg%20Meeting%20-%20Updated.docx>

<http://www.howelltv.org/Zoning/20230508/2023-05-08%20ZB%20Agenda%20Reg%20Meeting%20-%20Updated.htm>

<http://www.howelltv.org/Zoning/20230508/2023-05-08%20ZB%20Agenda%20Reg%20Meeting%20-%20Updated.pdf>

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.