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SHARI SPERO, LTE, Certified Tree Expert – CME Associates

AGENDA

TOWNSHIP OF HOWELL ZONING BOARD OF ADJUSTMENT

Monday,

May 22, 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

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-May 8, 2023**

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

- 6. Vouchers:**
- 7. Correspondence:**
- 8. Resolutions:**

9. Applications before the board:

a. Case No. BA18-36/ 1294 Equities

i. Type: Extension of Time

- i. Description: Application of 1294 Equities, LLC as Applicant and Owner seeking an extension of Time through February of 2024. The applicant was granted approval for Use Variance and Preliminary and Final Major Site Plan on February 10, 2020 to construct a flex warehouse/office space building and parking lot along with associated improvements including parking areas landscaping, grading, lighting, a stormwater management facilities and utilities on premises known as Block 185, Lots 12 & 13, 1294 State Highway 33.

b. Case No. BA21-21/ Countryside North American Partners LP

THERE WILL BE NO TESTIMONY ON THIS APPLICATION

IT WILL BE CARRIED TO JULY 24, 2023 WITH NOTICE.

i. Type: Use Variance and Preliminary and Final Major Site Plan

- ii. Description: Application of Countryside North American Partners, LP as Applicant and Countryside North American Partners (Lot 42), 1200 West Farms Road, LLC (Lot 43) and 1204 West Farms Road LLC (Lot 44), as Owners seeking Use Variance and Preliminary and Final Major Site Plan approval to construct five (5) garden apartment buildings, totaling 56,096 s.f. and containing 56 apartments. One of the apartment buildings will also contain a clubhouse on the ground floor. The subject property (Lot 42) was previously before the Planning Board in 1989 and was granted site plan approval to construct a 15-building apartment complex, consisting of 180 Mount Laurel rental units with associated improvements. The site will continue to be accessed via an existing +/- 40 ft. wide two-way driveway (North American Drive) to West Farms Road. North American Drive also provides access to the fifteen (15) existing garden apartment buildings in the existing Countryside Place development. Additional proposed improvements include a pool, playground, various drive aisles, parking, site utilities, one (1) aboveground infiltration basin with a retaining wall and two (2) underground stormwater management basins on premises known as Block 138, Lots 42, 43 & 44, 1200 & 1204 West Farms Road and North American Drive. This application was originally scheduled to be heard on June 13, 2022 when it was carried to November 14, 2022 with notice, then on November 14, 2022 this application was carried to January 9, 2023 with notice. On January 9, 2023 this application was carried to February 27th 2023 with notice. On February 27, 2023 this application was carried to May 22, 2023 with notice.

iii. Expiration Date: May 22, 2023

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

c. Case No. BA21-25/ Carlos Ortiz Castaneda

- i. Type: Use Variance and Preliminary & Final Major Site Plan**
- ii. Description: Application of Carlos Ortiz Castaneda as Applicant and Owner of premises known as 901 US Highway 33 Block 170, Lot 10 seeking Use Variance and Preliminary and Final Major Site Plan approval for a 3,437 s.f. warehouse with 655 s.f. of associated office space to operate a commercial landscaping business in the HD-2 zone. The applicant also proposes a concrete pad for handicap parking, a concrete sidewalk, refuse enclosure, septic disposal field, a stormwater management basin and an underground roof recharge basin.**
- iii. Expiration Date: July 17, 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/2023/20230522/2023-05-22%20ZB%20Agenda%20Reg%20Meeting.docx

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www.howelltv.org/Zoning/2023/20230522/2023-05-22%20ZB%20Agenda%20Reg%20Meeting.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.