

MEMBERS

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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

June 12, 2023

7:00 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: May 22, 2023 Regular Meeting**

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

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

BA22-16/Paul & Ashley Vallejo

Resolution granting bulk variance approval variances for the construction of swimming pool, paver patio and PVC shed, at the property identified as Block 33.02 Lot 5, located at 37 Jennifer Drive in the Township of Howell and situated in the R-3 zone.

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

BA18-37X/CTC Landscaping

Resolution granting an extension of time for two (2) one- year extensions of time, for the minor subdivision, use variance, bulk variance and design waivers granted by resolution dated April 22, 2019 to operate a commercial landscaping company from one of the masonry buildings on site Block 46, Lot 32.01 located at 24 Herbertsville Road in the Township of Howell and situated in the ARE-6 Zone District

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

9. Applications before the board:

a. Case No. BA22-17/ Bryan & Cheryl Heulitt

- i. Type: Construct Single Family Dwelling with Septic System**
- ii. Description: Application of Bryan and Cheryl Heulitt as Applicants and Owners seeking Bulk Variance approval to construct a one-story, 3-bedroom, single family dwelling with a basement, septic system, potable well and to construct a stone driveway on premises known as Block 144, Lot 22, 628 Rear West Farms Road.**
- iii. Expiration Date: July 7, 2023**

b. Case No. BA23-03/ David Reid

- i. Type: Construct Single Family Dwelling within Front Yard Setback**
- ii. Description: Application of David Reid as Applicants and Owners seeking Bulk Variance approval to demolish an existing two-story single family dwelling and construct a new two-story dwelling in the front yard setback. The applicant also proposes covered front porch and rear patio area with other associated improvements on premises known as Block 164, Lot 21, 89 Howell Road.**
- iii. Expiration Date: September 13, 2023**

c. 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. On March 27, 2023 this application was partially heard and carried to June 12, 2023.**
- ii. Expiration Date: June 30, 2023**
- iii. Eligible Voters: Borrillo, Cantor, Mertens, Orozco, Stahnten, Ryan & Sayah**

d. **Case No. BA21-19/ Restoration Family Worship**

THERE WILL BE NO TESTIMONY ON THIS APPLICATION

IT WILL BE CARRIED TO A LATER DATE WITH NOTICE

- i. **Description: Application of Restoration Family Worship as Applicant and Owner seeking Conditional Use Variance and Preliminary and Final Major Site Plan with Bulk Variance approval for on premises known as Block 77, Lots 3.04 & 6, Northwest corner of Church Road and Kent Road intersection, to construct a House of Worship within the ARE-2 zone and has a total area of 115,193 s.f. The subject property is two irregularly shaped lots, lot 6 is currently developed as the Restoration Family Worship Center. The applicant is proposing to remove the existing one-story dwelling, the existing parking lot and driveway entrances on Lot 6. The applicant proposes to construct a three-story church with basement, an expanded parking area, stormwater management basin, conveyance system and associated site improvements. The proposed access to the property is solely via a two-way asphalt driveway from Kent Road. This application was previously scheduled to be heard on April 10, 2023 when it was carried to June 12, 2023.**
- ii. **Expiration Date: May 23, 2023**

www.howelltv.org/Zoning/2023/20230612/2023-06-12%20ZB%20Agenda-Reg%20Mtg.docx

www.howelltv.org/Zoning/2023/20230612/2023-06-12%20ZB%20Agenda-Reg%20Mtg.htm

www.howelltv.org/Zoning/2023/20230612/2023-06-12%20ZB%20Agenda-Reg%20Mtg.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.