

## **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,**

**April 10, 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:**

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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, Stahnten, Ryan, Wrubel, 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. BA18-36/ 1294 Equities, LLC

i. Type: Extension of Time

ii. Description: Application of 1294 Equities as applicant and owner seeking two (2)-one year extensions of time through to February 10, 2024 of Use Variance and Preliminary and Final Major Site Plan approval to construct a flex warehouse/office space building and parking lot consisting of 12,000 s.f. of warehouse space and 2,000 s.f. of office space along with widening and paving the existing gravel drive, a stormwater collection system, underground detention system, manufactured treatment device, new well and septic system on premises known as Block 185, Lots 12 & 13, 1294 State Highway 33.

b. Case No. BA22-16/ Paul Vallejo

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

**IT WILL BE CARRIED TO MAY 8, 2023 WITH NO FURTHER NOTICE**

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: Cantor, Hughes, Mertens, Orozco, and Sayah

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

**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.**

**ii. Expiration Date: May 23, 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/2023/20230410%20ZB%20Agenda/2023-04-10%20ZB%20Agenda%20Reg%20Meeting.docx>

<http://www.howelltv.org/Zoning/2023/20230410%20ZB%20Agenda/2023-04-10%20ZB%20Agenda%20Reg%20Meeting.htm>

<http://www.howelltv.org/Zoning/2023/20230410%20ZB%20Agenda/2023-04-10%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.**