

MEMBERS

WENDELL NANSON, Chairman

MICHAEL SANCLIMENTI, Vice Chairman

RICHARD MERTENS, Secretary

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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

May 20, 2019

7:00 pm Regular Meeting

MEETING TO BE HELD AT MIDDLE SCHOOL SOUTH, 220 RAMTOWN GREENVILLE ROAD, HOWELL, NJ

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:
6. Vouchers:
7. Correspondence:
8. Resolutions:
9. Applications before the board:
 - a. Case No. BA18-06 / L and L Paving Co. Inc.
 - i. Type: Use Variance / Preliminary and Final Major Site Plan
 - ii. Description: The continued hearing on the application of L&L Paving Co. Inc. as Applicants and I Greenway LLC and II Greenway LLC as Owners seeking a Use Variance and Preliminary and Final Major Site Plan approval to develop the property as a bituminous concrete manufacturing facility with improvements consisting of the removal of a portion of the existing concrete manufacturing facility, rehabilitating the existing storage building, construction of a quality control building and weigh station, the installation of an office trailer near the existing office, the removal and replacement of approximately thirteen (13) acres of impervious coverage with landscaping and a total of 250 trees and the installation of other associated improvements on premises known as Block 177, Lot 62.01 (Formerly lots 62 & 64), 89 Yellowbrook Road. This application was originally scheduled to be heard on May 7, 2018 when it was carried to June 25, 2018 with no further notice. After some discussion on jurisdiction and the recycling aspect of the application the board took jurisdiction on June 25, 2018 and then this application was carried to July 9, 2018 with new notice. After some additional testimony on July 9, 2018 this application was carried to August 27, 2018 with no further notice. After the applicant put additional testimony on the record on August 27, 2018 this application was carried to October 22, 2018 with no further

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notice and on October 22, 2018 after some testimony it was carried to October 29, 2018 with no further notice. After some additional testimony on October 29, 2018 this application was carried to December 3, 2018 with no further notice. On December 3, 2018 this application was carried to December 10, 2018 with no further notice and on December 10, 2018 it was carried to December 17, 2018. On December 17, 2018 after additional testimony was placed on the record the application was carried to February 4, 2019 with no further notice. After some testimony on February 4, 2019 this application was carried to March 4, 2019 with no further notice. After some testimony on March 4, 2019 this application was carried to March 18, 2019 with no further notice. On March 18, 2019 after some testimony was placed on the record this application was carried to April 1, 2019 and after testimony on April 1, 2019 this application was carried to April 15, 2019 with no further notice. After additional testimony was placed on the record on April 15, 2019 this application was carried to April 29, 2019 with no further notice. On April 29, 2019 this application was adjourned to May 13, 2019 with no further notice, for scheduling purposes only and on May 13, 2019 this application was carried to the May 20, 2019 Zoning Board Meeting to be held at Howell Township Middle School South, 220 Ramtown Greenville Road at 7:00 p.m. with notice.

iii. Expiration Date: June 30, 2019

iv. Eligible Voters: Hughes, Massa, Mertens, O'Donnell, Orozco, Sanclimenti, Moretti and Nanson

b. Case No. BA17-08 / Route 9 Hardscape Supply Yard, LLC

THERE WILL BE NO TESTIMONY ON THIS APPLICATION
IT WILL BE CARRIED TO JUNE 10, 2019 WITH NO FURTHER NOTICE

i. Type: Use Variance

ii. Description: Application of Route 9 Hardscape Supply Yard, LLC as Applicant and BMJB, LLC as Owner seeking a Use Variance for the expansion of prior non-conforming use to permit continued use of lot 118 to be used for the storage of landscape materials sold by the applicant on premises known as Block 144, Lots 116, 117 & 11, 1099 US Highway 9 North. This application was partially heard on May 21, 2018 when it was carried to August 13, 2018 with no further notice. After some discussion on August 13, 2018 this application was carried to August 27, 2018 for a status update and then on August 27, 2018 it was carried to November 26, 2018 with the requirement that the applicant provide a new notice for members of the public. After some testimony on November 26, 2018 this application was carried to January 28, 2019 for scheduling purposes only. On January 28, 2018 this application was carried to February 4, 2019 for scheduling purposes only and on February 4, 2019 it was carried to May 20, 2019 with no further notice.

iii. Expiration Date: June 10, 2019

iv. Eligible Voters: Hughes, Mertens, Orozco, Moretti and Nanson

c. Case No. BA18-17 / John Blewett, Inc.

THERE WILL BE NO TESTIMONY ON THIS APPLICATION
IT WILL BE CARRIED TO JUNE 10, 2019 WITH NO FURTHER NOTICE

i. Type: Use Variance, Bulk Variance and Minor Subdivision

ii. Description: Application of John Blewett, Inc. as Applicant and Owner seeking Use Variance, Bulk Variance and Minor Subdivision approval to subdivide two existing lots to create three new lots with no new construction as follows: Proposed lot 10.04 is to be occupied solely by the two-story frame dwelling use, proposed lot 9.01 will have two (2) principle uses on one lot, (residential and commercial) and proposed lot 10.03 contains a split zone (ARE-2 and ARE-6) on premises known as Block 46, lots 9 and 10.02, 246 Herbertsville Road.

iii. Expiration Date: June 15, 2019

d. Case No. BA18-04 / Sean and Christina Connelly

THERE WILL BE NO TESTIMONY ON THIS APPLICATION
IT WILL BE CARRIED TO SEPTEMBER 23, 2019 WITH NO FURTHER NOTICE

- i. **Type: Construct Single Family Dwelling with Septic System**
- ii. **Description: Application of Sean and Christina Connelly as Applicants and Owners seeking Bulk Variance approval to construct a two-story, single family dwelling with a septic field on an undeveloped lot along with the expansion of an existing shed and a two car detached garage on premises known as Block 41, Lot 32, Oak Glen Road Rear. This application was originally scheduled for December 10, 2018 when it was carried to February 25, 2019 with no further notice. After some testimony was placed on the record on February 25, 2019 this application was carried to May 20, 2019 with no further notice.**
- iii. **Expiration Date: September 30, 2019**

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.