

MEMBERS

WENDELL NANSON, Chairman

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GLENN CANTOR, Alternate #1

DANIEL LOUGHLIN, 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

December 16, 2019

7:30 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:
6. Vouchers:
7. Correspondence:
8. Resolutions:
 - a. 2019 Yearly Review and Report
Resolution Constituting Yearly Review and Report for 2019
9. Applications before the board:
 - a. Case No. 18-04 / Sean & Christina Connelly

THERE WILL BE NO TESTIMONY ON THIS APPLICATION

IT WILL BE CARRIED TO APRIL 27, 2020 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. On February 25, 2019 after some testimony was placed on the record this application was carried to May 20, 2019 with no further notice. On May 20, 2019 this application was carried to September 23, 2019 with no further notice.
- iii. Expiration Date: January 31, 2020
- iv. Eligible Voters: Hughes, Mertens, O'Donnell, Orozco, Sayah and Nanson

b. Case No. BA14-07A-2 / Tal Holdings I LLC and Tal Holdings II LLC

THERE WILL BE NO TESTIMONY ON THIS APPLICATION

IT WILL BE CARRIED TO JANUARY 27, 2020 WITH NO FURTHER NOTICE

- i. Type: Use Variance, Bulk Variance and Minor Subdivision
 - ii. Description: Application of Tal Holdings I, LLC and Tal Holdings II, LLC as Applicants and Owners seeking Minor Subdivision approval to subdivide existing lot 34, creating two new proposed lots. The entire residential apartment and business complex to remain on proposed lot 34.01 and the remaining portion of existing lot 34, located in the ARE-2 zone, will be contained within proposed lot 34.02 which will be a flag lot utilizing a 30 ft. wide by 291 ft. long swath along the northern property line of existing lot 32, which will provide future driveway access from Brickyard Road, for a proposed single family dwelling with septic system. The remaining southern portion of lot 32 is to remain for proposed single-family dwelling with septic system. The applicant is also seeking Use Variance, Bulk Variance and Design Waiver approval for this application on premises known as Block 175, Lots 32 and 34, at the Intersection of NJ State Route 33 Business and Brickyard Road. After some testimony on May 13, 2019 this application was carried to July 22, 2019 with no further notice. On July 22, 2019 the application was carried to September 23, 2019 with no further notice.
 - iii. Expiration Date: December 31, 2019
 - iv. Eligible Voters: Hughes, Mertens, Moretti, O'Donnell, Orozco, Sayah and Nanson
- c. Case No. BA19-21 / Christian Eason
- i. Type: Certificate of Nonconformity
 - ii. Description: Application of Christian Eason as Applicant and Robert Peters as Owner seeking a Certificate of Nonconformity for the multiple uses so they can continue to reside and operate a commercial vehicle repair shop on premises known as Block 121, Lot 1, 4 East 2nd Street.
 - iii. Expiration Date: March 11, 2020

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.