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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 7, 2020

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:

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:**
6. **Vouchers:**
7. **Correspondence:**
8. **Resolutions:**
 - a. **Case No. BA19-18 / 6520 LLC**
Resolution granting Use Variance, Bulk Variances and Preliminary Site Plan Approval
Eligible Voters: Hughes, Mertens, Moretti, Sayah, Cantor, Gonzalez and Nanson
 - b. **Case No. BA20-101 / Rock Solid Realty, LLC**
Resolution granting Use Variance and Preliminary Major Site Plan with Bulk Variances
Eligible Voters: Hughes, Mertens, Moretti, Orozco, Cantor and Nanson
 - c. **Case No. BA18-04 / Sean and Christina Connolly**
Bulk Variance for a Single Family Dwelling with Septic System
Eligible Voters: Hughes, Moretti, Orozco, Cantor and Nanson

- d. Case No. BA20-112 Jose Arturo Sola Hernandez
Bulk Variance for Fifteen Decorative Pillars in the Front Yard Setback
Eligible Voters: Hughes, Mertens, Moretti, O'Donnell, Sayah, Cantor and Nanson

9. Applications before the board:

a. Case No. BA19-24 / Krzysztof Rzaca

- i. Type: Use Variance – Expansion of Two Existing Single Family Dwellings on One Lot
- ii. Description: Application of Krzysztof Rzaca as Applicant and Owner seeking Use Variance approval for the construction of an additions and alterations to two separate single family dwellings whereas only one principal structure is permitted on a lot. The applicant is proposing a second story to Building “A” with a portico covering existing concrete patio area and pool to the north of the building and a new fence. The garage on Building “B” is proposed to be altered to a family room with a new access point being constructed from the single family dwelling to the proposed family room on premises known as Block 42, Lot 26, 1001 Lakewood Farmingdale Road. This application was partially heard on August 24, 2020 when it was carried to October 26, 2020 with no further notice. On October 26, 2020 this application was carried to December 7, 2020 with no further notice.
- iii. Expiration Date: January 1, 2021
- iv. Eligible Voters: Hughes, Mertens, O'Donnell, Orozco, Cantor and Nanson

b. Case No. BA20-106 / Ronko Developers, Inc.

- i. Type: Bulk Variances for Construction of a Single Family Dwelling on an Undersized Lot
- ii. Description: Application of Ronko Developers, Inc. as Applicant and Owner seeking Bulk Variance approval for the construction of a new two-story single family dwelling on an undeveloped, undersized lot along with a service walk, asphalt driveway with concrete driveway apron and public water service connection. The applicant is also proposing a 10' x 10' patio at the eastern rear corner of the dwelling on premises known as Block 35, Lot 12.01 Sylvan Boulevard. This application was originally scheduled for October 5, 2020 when it was rescheduled to November 9, 2020 with new notice and then on November 9, 2020 it was rescheduled to December 7, 2020 with notice.
- iii. Expiration Date: December 19, 2020

c. Case No. BA20-120 / Diane Yusko

- i. Type: Bulk Variance
- ii. Description: Application of Diane Yusko as Applicant and Owner seeking Bulk Variance approval to construct a 14 ft. wide expansion to the existing driveway, consisting of asphalt and concrete pavement, in the northerly side yard area. The driveway will provide access to a larger 30 ft. by 35 ft. concrete pad and associated 24 ft. by 20 ft. detached garage located in the rear yard. The proposed driveway expansion is within 5 ft. of the northerly side property line, requiring variance relief. A 20 ft. by 15 ft. stamped concrete patio is also proposed in the rear yard immediately abutting the dwelling, located between the driveway expansion and existing timber deck on premises known as Block 57, lot 20, 7 Rustic Drive.
- iii. Expiration Date: March 19, 2021

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/2020/20201207%20ZB%20Agenda/2020-12-07%20ZB%20Agenda.docx>

<http://www.howelltv.org/Zoning/2020/20201207%20ZB%20Agenda/2020-12-07%20ZB%20Agenda.htm>

<http://www.howelltv.org/Zoning/2020/20201207%20ZB%20Agenda/2020-12-07%20ZB%20Agenda.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.