

MEMBERS

WENDELL NANSON, Chairman

PAUL SAYAH, Vice Chairman

RICHARD MERTENS, Secretary

GLENN CANTOR

MATTHEW HUGHES III

JAMES MORETTI, JR.

JOSE OROZCO

WILLIAM STAHTEN, Alternate #1

MATTHEW GONZALEZ, 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

February 8, 2021

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) or +1 346 248 7799 (Houston) or +1 669 900 6833 (San Jose) or +1 253 215 8782 (Tacoma) or visit <https://zoom.us/j/94453621088?pwd=eFVWZUdCa0xZTUNyM05tNDINM1ZMQT09> for International numbers.

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 – December 7, 2020**
Eligible Voters: Hughes, Mertens, Moretti, Sayah, Cantor, Gonzalez and Nanson
 - b. Regular Meeting – December 14, 2020**
Eligible Voters: Hughes, Mertens, Sayah, Gonzalez and Nanson
 - c. Regular Meeting – December 21, 2020**
Eligible Voters: Hughes, Mertens, Moretti, Orozco, Sayah, Cantor, Gonzalez and Nanson

6. Vouchers:

7. Correspondence:

8. Resolutions:

a. Case No. BA19-23 / Yeshiva Emek Hatorah, Inc.

Resolution Granting Use Variance Approval

Eligible Voters: Cantor, Hughes, Mertens, Orozco, Sayah and Gonzalez

9. Applications before the board:

a. Case No. BA20-107 / 366 Ramtown Greenville Road LLC

i. Type: Use Variance

ii. Description: Application of 366 Ramtown Greenville Road, LLC as Applicant and Owner seeking Use Variance Approval to construct a 31,530 s.f. warehouse with 6,000 s.f. mezzanine office space within the wooded portion at the rear of the site. They are also proposing to utilize the existing 17,485 s.f. one-story masonry building as warehouse (14,443 s.f.) and office space (3,402 s.f.), remove the existing site driveway and relocate it approximately 150 ft. easterly so that it is no longer within the existing 150 ft. wetlands buffer on site as well as parking, bioretention infiltration basin and below ground recharge systems on premises known as Block 3, Lot 29, 366 Ramtown Greenville Road. This application was scheduled to be heard on January 25, 2021 when it was carried to February 8, 2021 with no further notice.

iii. Expiration Date: March 23, 2021

b. Case No. BA20-124 / Daniel Lahaye and Ashley Meagher

i. Type: Bulk Variance for a Single Family Dwelling on an Undersized Lot

ii. Description: Application of Daniel Lahaye and Ashley Meagher as Applicants and Owners seeking Bulk Variance approval to construct a 1-story single family dwelling with a basement on premises known as Block 129, Lots 66 & 67, 171 White Street

iii. Expiration Date: May 7, 2021

c. Case No. BA20-119 / Carlin Glyptis

i. Type: Bulk Variance for Miscellaneous Structures in the Setbacks

ii. Description: Application of Carlin Glyptis as Applicant and Owner seeking Bulk Variance approval for the Elevated Pool Deck with Associated Privacy Fence, Patio Wood Deck with Associated Pavilion and Paver Walkway in the Setbacks on premises known as Block 141, Lot 20.07, 10 Ravenwood Court

iii. Expiration Date: May 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/2021/20210208%20ZB%20Agenda/2021-02-08%20ZB%20Agenda.docx>

<http://www.howelltv.org/Zoning/2021/20210208%20ZB%20Agenda/2021-02-08%20ZB%20Agenda.htm>

<http://www.howelltv.org/Zoning/2021/20210208%20ZB%20Agenda/2021-02-08%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.