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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**

**June 28, 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/u/a4Lp9qzPg> 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 – May 24, 2021**  
**Eligible Voters: Cantor, Hughes, Mertens, Sayah, Gonzalez and Nanson**
6. **Vouchers:**
7. **Correspondence:**

**8. Resolutions:**

- a. **Case No. BA21-03 / Diamond Communications, LLC, New Cingular Wireless PCS, LLC (AT&T) and Cellco Partnership d/b/a Verizon Wireless**  
**Resolution Granting Conditional Use Variance / Bulk Variance and Preliminary and Final Major Site Plan**  
**Eligible Voters: Cantor, Hughes, Mertens, Sayah and Nanson**
- b. **Case No. BA21-06 / OFCAOL, LLC**  
**Resolution Granting Use Variance with Bulk Variance Approval**  
**Eligible Voters: Cantor, Hughes, Mertens, Moretti, Orozco, Sayah and Nanson**
- c. **Case No. BA18-23 / Home Sweet Home Day Care Center, Inc.**  
**Resolution Granting Use Variance**  
**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 (bifurcated application) to construct a 20,088 s.f. warehouse within the wooded portion at the rear of the site and a 1,614 s.f. loading breezeway to connect to the existing building. 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 and three (3) bioretention basins on premises known as Block 3, Lot 29, 366 Ramtown Greenville Road. This application was originally scheduled to be heard on January 25, 2021 when it was carried to April 12, 2021 with no further notice and on April 12, 2021 this application was carried to May 10, 2021 with no further notice. After some testimony on May 10, 2021 this application was carried to June 28, 2021 with no further notice.**
  - iii. **Expiration Date: August 31, 2021**
  - iv. **Eligible Voters: Cantor, Mertens, Moretti, Sayah, Gonzalez and Nanson**
- b. **Case No. BA21-11 / Walter Miller**
  - i. **Type: Construction of a Single Family Dwelling with Septic System on Undersized Lot**
  - ii. **Description: Application of Walter A. Miller as Applicant and Fulltime Properties, LLC as Owners seeking Bulk Variance approval for the construction of a new two-story single family dwelling with a septic field located on the east side of the principal structure in both the Lakewood Farmingdale Road and Matthew Road front yard on an undeveloped undersized lot. Other improvements include the construction of an elevated front deck/porch with stairs, an elevated rear deck/porch with stairs, a 1-story detached garage and gravel driveways servicing both the single family dwelling and detached garage from Matthews Road on premises known as Block 221, Lot 1, Lakewood Farmingdale Road at the corner of Matthews Road.**
  - iii. **Expiration Date: June 30, 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/2021/20210628%20ZB%20Agenda/2021-06-28%20ZB%20Agenda.docx>

<http://www.howelltv.org/Zoning/2021/20210628%20ZB%20Agenda/2021-06-28%20ZB%20Agenda.htm>

<http://www.howelltv.org/Zoning/2021/20210628%20ZB%20Agenda/2021-06-28%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.**