

AGENDA
TOWNSHIP OF HOWELL
ZONING BOARD OF ADJUSTMENT
Monday
January 13, 2020

**7:30 PM REORGANIZATION MEETING &
REGULAR MEETING**

**THE BOARD RESERVES THE RIGHT TO MODIFY
AND REARRANGE THE AGENDA AT THE TIME OF THE MEETING**

1. **OPENING STATEMENT:**
2. **OATHS:**
3. **ROLL CALL:**
4. **PLEDGE OF ALLEGIANCE:**
5. **REORGANIZATION:**
 - a. **Chairman:** _____
 - b. **Vice Chairman:** _____
 - c. **Secretary:** _____
 - d. **Consulting Attorney:** _____
 - e. **Consulting Engineer:** _____
 - f. **Consulting Planner:** _____
 - g. **Certified Tree Expert:** _____
 - h. **Administrative Officer:** _____
 - i. **Recording Secretary:** _____
 - j. **2020 Meeting Dates – Resolution**
 - k. **Official Newspaper –** _____
 - l. **Site Review Committee:**

Chairman:	_____
Member:	_____
Member:	_____
 - m. **Rules Committee:**

Chairman:	_____
Member:	_____
Member:	_____

REGULAR MEETING

1. Approval of Minutes:

2. Vouchers:

3. Correspondence:

4. Swearing in of Zoning Board Professionals

5. Resolutions:

a. Case No. BA19-21 / Christian Eason

Resolution granting a Certificate of Nonconformity

Eligible Voters: Mertens, Moretti, Orozco, Cantor, Loughlin and Nanson

6. Applications before the Board:

a. Case No. BA18-36 – 1294 Equities, LLC

i. Type: Use Variance and Preliminary and Final Major Site Plan

ii. Description: Application of 1294 Equities, LLC as Applicant and Owner seeking Use Variance and Preliminary and Final Major Site Plan approval to construct a flex warehouse/office space building and parking lot consisting of 12,000 s.f. of warehouse space and 2,000 s.f. of office space along with widening and paving the existing gravel drive, a stormwater collection system, underground detention system, manufactured treatment device, new well and septic system on premises known as Block 185, Lots 12 & 13, 1294 State Highway 33. This application was scheduled to be heard on October 7, 2019 when it was carried to November 25, 2019. After some testimony was placed on the record this application was adjourned and carried to January 13, 2020.

iii. Expiration Date: January 31, 2020

iv. Eligible Voters: Hughes, Moretti, Orozco, Sayah, Cantor, Loughlin and Nanson

b. Case No. BA19-13 JAT Associates, LLP

i. Type: Use Variance / Preliminary & Final Major Subdivision / Preliminary & Final Major Site Plan

ii. Description: Application of JAT Associates, LLP as Applicant and Freehold Lumber Company Inc and Ardmore Development, LLC as Owners seeking Use Variance, Preliminary and Final Major Subdivision and Preliminary and Final Major Site Plan approval to subdivide the existing four (4) lots into one (1) commercial lot with frontage on Route 9 (in both the HD-a and ARE-1 Zones) and four (4) residential lots along the Fort Plains Road frontage which will be undersized for the ARE-1 zone. The commercial lot is proposed for a new automobile sales use that is not permitted in the ARE-1 Zone and will consist of a new 24,000 s.f. building with showroom, sales, associated office and service bay space and the rehabilitation of the existing one story block building on the site, and other site improvements on premises known as Block 137, Lots 26, 43, 43.01 and 45, 1150-1156 US Highway 9 South.

iii. Expiration Date: March 12, 2020

7. 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.**