AGENDA

TOWNSHIP OF HOWELL
ZONING BOARD
OF
ADJUSTMENT

Monday
June 24, 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. BA18-06 / L and L Paving Co. Inc.
      Resolution Granting Use Variance, Bulk Variances, Waivers, Preliminary and Final Site Plan Approval and Woodlands Management Plan Approval
      Eligible Voters: Hughes, O’Donnell, Orozco, Sanclimenti, and Nanson
   b. BA16-10 / SMC Properties, LLC
      Resolution granting a One-Year Extension of Time
      Eligible Voters: Hughes, Mertens, O’Donnell, Orozco, Sanclimenti, Sayah and Nanson
9. Applications before the board:
   a. Case No. BA18-17 / John Blewett, Inc.
      i. Type: Use Variance, Bulk Variance and Minor Subdivision
      ii. Description: Application of John Blewett, Inc. as Applicant and Owner seeking Use Variance, Bulk Variance and Minor Subdivision approval to subdivide two existing lots to create three new lots with no new construction as follows: Proposed lot 10.04 is to be occupied solely by the two-story frame dwelling use, proposed lot 9.01 will have two (2) principle uses on one lot, (residential and commercial) and proposed lot 10.03 contains a split zone (ARE-2 and ARE-6) on premises known as Block 46, lots 9 and 10.02, 246 Herbertsville Road. This application was originally scheduled to be heard on May 20, 2019 when it was carried to June 10, 2019 with no further notice. On June 10, 2019 this application was re-scheduled to June 24, 2019.
      iii. Expiration Date: June 24, 2019
b. **Case No. BA19-06 / Restoration Family Worship Center**
   
i. **Type:** Minor Site Plan with Use Variance and Bulk Variance
   
   ii. **Description:** Application of Restoration Family Worship Center as Applicant and Owner seeking Minor Site Plan with Bulk Variance approval to construct two (2) 8 ft. x 8 ft. additions to the south side of the house of worship, to be used as bathrooms and Use Variance approval for Deviation from the House of Worship Conditional Use Standards as a minimum lot area of 5 acres is required, whereas 1.48 acres is proposed on premises known as Block 77, Lot 6, 2 Kent Road.
   
   iii. **Expiration Date:** August 16, 2019
   
   c. **Case No. BA05-05A2 / HHC III LLC**
      
i. **Type:** Minor Site Plan
   
   ii. **Description:** Application of HHC III LLC as Applicant and Owner seeking Minor Site Plan approval to install a stand-by generator with associated concrete pad and 6 ft. fence within the required 50 ft. residential buffer along the northerly lot line of premises known as Block 49, Lot 2, 303 Squankum Road.
   
   iii. **Expiration Date:** October 2, 2019
   
   d. **Case No. BA18-02 / Robert and Delores Kowalski**
      
      **THERE WILL BE NO TESTIMONY ON THIS APPLICATION**
      
      **IT WILL BE CARRIED TO AUGUST 26, 2019 WITH NO FURTHER NOTICE**
      
i. **Type:** Use Variance
   
   ii. **Description:** Application of Robert and Delores Kowalski as Applicants and Owners seeking a Use Variance with Bulk Variances to continue to use the property for a roofing business which has been in use on the property since 1991, interior storage of materials and one residence on premises known as Block 229, Lot 6, 26 Megill Road. This application was originally scheduled for May 21, 2018 when it was rescheduled to June 11, 2018 with a new notice. On June 11, 2018 this application was rescheduled to September 17, 2018 with new notice required. After some testimony on September 17, 2018 this application was carried to November 26, 2018 and on November 26, 2018 it was carried to January 14, 2019 with no further notice. On January 14, 2019 it was carried to March 11, 2019 with no further notice. After some additional testimony on March 11, 2019 this application was carried to April 22, 2019 with no further notice. On April 22, 2019 it was carried to June 24, 2019 with no further notice.
   
   iii. **Expiration Date:** September 26, 2019
   
   iv. **Eligible Voters:** Hughes, Massa, Mertens, Sanclimenti, Orozco, and Nanson

10. Executive Session

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**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.