

MEMBERS

WENDELL NANSON, Chairman

PAUL SAYAH, Vice Chairman

RICHARD MERTENS, Secretary

MATTHEW HUGHES III

JAMES MORETTI, JR.

THOMAS O'DONNELL

JOSE OROZCO

GLENN CANTOR, 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

July 13, 2020

7:30 pm Regular Meeting

This meeting will be held in the Main Meeting Room on the second floor of the Township Municipal Building, 4567 US Highway 9 North, Howell for the Board Members, Professionals and the Applicant and their professional team only.

Members of the public will need to watch the live video feed which will be available at <https://www.youtube.com/c/howelltownshiptv/live> or select the link titled “7/13/20-Live Zoning Board Meeting” feed at www.twp.howell.nj.us/COVID-19

Anyone wishing to ask questions or comment on an application may do so by calling 732-938-4500, extension 2197 when the Chairman opens the hearing up to members of the public

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

The links below will bring you to the actual agenda for Monday, July 13, 2020.

There are three links that all lead to the same document. Once you open the link you will notice secondary hyperlinks for each application and the documents associated with each application.

You may need to hold the control button when you click the link.

<http://www.howelltv.org/Zoning/2020/20200713%20ZB%20Agenda%20Updated/2020-07-13%20ZB%20Agenda.docx>

<http://www.howelltv.org/Zoning/2020/20200713%20ZB%20Agenda%20Updated/2020-07-13%20ZB%20Agenda.htm>

<http://www.howelltv.org/Zoning/2020/20200713%20ZB%20Agenda%20Updated/2020-07-13%20ZB%20Agenda.pdf>

*****SIDE NOTE***** The reason for the three links is the type of file extension they contain. i.e. (.doc) vs (.pdf) vs (.html). Depending on your computer, some may or may not work based on the version of the program that you have. For instance, kindles sometimes do not like .pdf's and won't open them. So to combat that, we provide the different versions of the links.

MEMBERS

WENDELL NANSON, *Chairman*

PAUL SAYAH, *Vice Chairman*

RICHARD MERTENS, *Secretary*

MATTHEW HUGHES III

JAMES MORETTI, JR.

THOMAS O'DONNELL

JOSE OROZCO

GLENN CANTOR, *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

July 13, 2020

7:30 pm Regular Meeting

This meeting will be held in the Main Meeting Room on the second floor of the Township Municipal Building, 4567 US Highway 9 North, Howell for the Board Members, Professionals and the Applicant and their professional team only.

Members of the public will need to watch the live video feed which will be available at <https://www.youtube.com/c/howelltownshiptv/live> or select the link titled “7/13/20-Live Zoning Board Meeting” feed at www.twp.howell.nj.us/COVID-19

Anyone wishing to ask questions or comment on an application may do so by calling 732-938-4500, extension 2197 when the Chairman opens the hearing up to members of the public

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 – March 9, 2020
Eligible Voters: Hughes, Mertens, Moretti, O'Donnell, Orozco, Gonzalez and Nanson
 - b. Regular Meeting – May 18, 2020 (Held remotely due to COVID-19)
Eligible Voters: Hughes, Mertens, Moretti, O'Donnell, Orozco, Sayah, Cantor, Gonzalez and Nanson
 - c. Regular Meeting – June 8, 2020 (Held remotely due to COVID-19)
Eligible Voters: Hughes, Mertens, Moretti, O'Donnell, Sayah, Cantor and Nanson
6. Vouchers:
7. Correspondence:
8. Resolutions:
 - a. Case No. BA14-09A2 / Bennett Road Associates
Resolution granting Amended Preliminary and Final Major Site Plan
Eligible Voters: Hughes, Mertens, Moretti, O'Donnell, Orozco, Cantor and Nanson

- b. **Case No. BA19-11 / Kay 10 Holding, LLC**
Resolution granting Use Variance Approval
Eligible Voters: Hughes, Mertens, Moretti, O'Donnell, Sayah, Cantor and Nanson

9. Applications before the board:

- a. **Case No. BA19-25 / Brian Mayer**
 - i. **Type: Use Variance / Preliminary and Final Major Site Plan**
 - ii. **Description: Application of Brian Mayer as Applicant and Owner seeking Use Variance and Preliminary and Final Major Site Plan approval to construct a 2,400 s.f. building adjacent to the gravel parking area to consist of 300 s.f. of office space and 2,100 s.f. of garage/shop space , and a 750 s.f. addition to the existing dwelling on the front of the property on premises known as Block 219, Lot 16.02, 548 Squankum Yellowbrook Road.**
 - iii. **Expiration Date: July 31, 2020**
- b. **Case No. BA19-12 / Damian Mazzocchi**
 - i. **Type: Bulk Variance for Chicken Coop in Rear and Side Yards Setback**
 - ii. **Description: Application Damian Mazzocchi as Applicant and Owner seeking Bulk Variance approval to maintain an existing chicken coop 2 feet off the property line in the rear and side yard setbacks on premises known as Block 2, Lot 18, 90 Western Drive**
 - iii. **Expiration Date: October 3, 2020**

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.