MEMBERS
WENDELL NANSON, Chairman
PAUL SAYAH, Vice Chairman
RICHARD MERTENS, Secretary
MATTHEW HUGHES III
HERBERT MASSA
THOMAS O’DONNELL
JOSE OROZCO
JAMES MORETTI, JR., Alternate #1
GLENN CANTOR, Alternate #2
RONALD TROPOLI, Esq. Attorney – Tropoli 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 22, 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. BA17-08 / Route 9 Hardscape Supply Yard LLC
      Resolution Granting Use Variance and Minor Site Plan
      Eligible Voters: Hughes, O’Donnell, Orozco, Moretti and Nanson
   b. BA05-05A-2 / HHC III LLC
      Resolution Granting Minor Site Plan with Ancillary Bulk Variances
      Eligible Voters: Hughes, Mertens, O’Donnell, Sayah, Moretti, Cantor and Nanson
   c. BA19-06 / Restoration Family Worship Center
      Resolution Granting Conditional Use Variance, Bulk Variances and Minor Site Plan Approval
      Eligible Voters: Hughes, Mertens, O’Donnell, Sayah, Moretti, Cantor and Nanson
   d. BA18-17 / John Blewett Inc.
      Resolution Granting Use Variance, Bulk Variances and Minor Subdivision Approval
      Eligible Voters: Hughes, Mertens, O’Donnell, Sayah, Moretti, Cantor and Nanson
9. Applications before the board:

a. Case No. BA14-07A-2 / Tal Holdings I, LLC and Tal Holdings II, LLC

   i. Type: Use Variance, Bulk Variance and Minor Subdivision

   ii. Description: Application of Tal Holdings I, LLC and Tal Holdings II, LLC as Applicants and Owners seeking Minor Subdivision approval to subdivide existing lot 34, creating two new proposed lots. The entire residential apartment and business complex to remain on proposed lot 34.01 and the remaining portion of existing lot 34, located in the ARE-2 zone, will be contained within proposed lot 34.02 which will be a flag lot utilizing a 30 ft. wide by 291 ft. long swath along the northern property line of existing lot 32, which will provide future driveway access from Brickyard Road, for a proposed single family dwelling with septic system. The remaining southern portion of lot 32 is to remain for proposed single-family dwelling with septic system. The applicant is also seeking Use Variance, Bulk Variance and Design Waiver approval for this application on premises known as Block 175, Lots 32 and 34, at the Intersection of NJ State Route 33 Business and Brickyard Road. This application was partially heard on May 13, 2019 when it was carried to July 22, 2019 with no further notice.

   iii. Expiration Date: August 30, 2019

   iv. Eligible Voters: Hughes, Massa, Mertens, O'Donnell, Orozco, Sayah, Moretti and Nanson

10. 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.