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 TROPPOLI, 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
August 12, 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:
   a. Regular Meeting – April 22, 2019
      Eligible Voters: Hughes, Massa, Mertens, O’Donnell, Orozco, Sanclimenti, Moretti & Nanson
   b. Regular Meeting – April 29, 2019
      Eligible Voters: Hughes, Massa, Mertens, O’Donnell, Orozco, Sanclimenti, Moretti & Nanson
   c. Regular Meeting – May 13, 2019
      Eligible Voters: Hughes, Massa, Mertens, O’Donnell, Orozco, Sanclimenti, Sayah, Moretti & Nanson
   d. Regular Meeting – May 20, 2019
      Eligible Voters: Hughes, Massa, Mertens, O’Donnell, Orozco, Sanclimenti, Sayah, Moretti & Nanson
   e. Regular Meeting – June 10, 2019
      Eligible Voters: Hughes, Mertens, O’Donnell, Orozco, Sanclimenti, Sayah, Moretti & Nanson
   f. Regular Meeting – June 24, 2019
      Eligible Voters: Hughes, Mertens, O’Donnell, Sayah, Moretti, Cantor & Nanson
   g. Regular Meeting – July 22, 2019
      Eligible Voters: Mertens, Orozco, Cantor & Nanson
6. Vouchers:
7. Correspondence:
8. Resolutions:
9. Applications before the board:
   a. Case No. BA19-03 / Julian Leone
      i. Type: Bulk Variance for Disturbance and Structures in Farmland Buffer/Conservation Easement
      ii. Description: Application of Julian Leone as Applicant and Julian & Andrea Leone as Owners seeking Bulk Variance relief to continue landscaping activities (mowing) within the 50 ft. conservation easement and for an existing swing set and sprinkler system to remain within the conservation easement on premises known as Block 167, Lot 32.40, 5 Vicksburg Court.
      iii. Expiration Date: August 31, 2019
   b. Case No. BA14-09A-2 / Bennett Road Associates
      i. Type: Amended Preliminary and Final Major Site Plan
      ii. Description: Application of Bennett Road Associates as Applicants and Owners seeking Amended Preliminary and Final Major Site Plan to add 37 parking stalls on the west of the existing 1-story building, removal of 7,450 s.f. from the rear of the existing 1-story building, trailers and dumpsters to be relocated to the northwest corner of the property and the construction of a 9,600 s.f. shop building also in the northwest corner of the property as well as stormwater management measures for the increase in impervious areas on premises known as Block 168, Lot 26, 210 Bennett Road.
      iii. Expiration Date: September 28, 2019

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.