MEMBERS
WENDELL NANSON, Chairman
PAUL SAYAH, Vice Chairman
RICHARD MERTENS, Secretary
MATTHEW HUGHES III
JAMES MORETTI, JR.
THOMAS O’DONNELL
JOSE OROZCO
GLEN CANTOR, Alternate #1
DANIEL LOUGHLIN, Alternate #2
RONALD TROPOLO, Esq. Attorney – Troppoli Law Firm
CHARLES CUNLIFFFE, 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
October 7, 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. Case No. BA19-14 / April Rizzie
      Resolution granting Certificate of Nonconformity
      Eligible Voters: Hughes, Mertens, Moretti, Orozco, Sayah, Cantor and Nanson
   b. Case No. BA19-03 / Julian Leone
      Resolution granting a Bulk Variance for the Disturbance in the Farmland Buffer/Conservation Easement and Denying the Bulk Variance for Structures in the Farmland Buffer/Conservation Easement.
      Eligible Voters: Mertens, Moretti, Sayah and Cantor
9. Applications before the board:
   a. 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 Applicant and Owner seeking Amended Preliminary and Final Major Site Plan approval 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, relocate trailers and dumpsters and construction of a 9,600 s.f. shop building in the northwest corner of the property and stormwater management measures for the increase in impervious areas on premises known as Block 168, Lot 26, 210 Bennett Road
      iii. Expiration Date: October 31, 2019
b. **Case No. 18-36 / 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.

iii. Expiration Date: October 19, 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.