

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

February 10, 2020

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** – November 25, 2019
Eligible Voters: Hughes, Moretti, Orozco, Sayah, Cantor & Nanson
 - b. **Regular Meeting** – December 9, 2019
Eligible Voters: Hughes, Mertens, Moretti, O'Donnell, Orozco, Cantor and Nanson
 - c. **Regular Meeting** – December 16, 2019
Eligible Voters: Mertens, Moretti, Orozco, Cantor and Nanson
 - d. **Reorg and Regular Meeting** – January 13, 2020
Eligible Voters: Hughes, Mertens, O'Donnell, Orozco, Sayah, Cantor, Gonzalez and Nanson
6. Vouchers:
7. Correspondence:
8. Resolutions:
 - a. **Zoning Board Attorney**
Resolution appointing Ronald J. Troppoli, Esquire, of Troppoli Law Firm for 2020
Eligible Voters: Hughes, Mertens, O'Donnell, Orozco, Sayah, Cantor and Nanson
 - b. **Zoning Board Engineer**
Resolution appointing Charles Cunliffe, PE, of T and M Associates, for 2020
Eligible Voters: Hughes, Mertens, O'Donnell, Orozco, Sayah, Cantor and Nanson
 - c. **Zoning Board Planner**
Resolution appointing Jennifer Beahm, PP, AICP, of Leon S. Avakian, Inc., for 2020
Eligible Voters: Hughes, Mertens, O'Donnell, Orozco, Sayah, Cantor and Nanson
 - d. **Zoning Board Certified Tree Expert**
Resolution appointing Shari M. Spero, LTE, of CME Associates for 2020
Eligible Voters: Hughes, Mertens, O'Donnell, Orozco, Sayah, Cantor and Nanson

- e. **Case No. BA18-36 / 1294 Equities, LLC**
Resolution granting Use Variance and Preliminary and Final Site Plan approval
Eligible Voters: Hughes, Mertens, Orozco, Sayah, Cantor and Nanson

9. Applications before the board:

- a. **Case No. BA15-19X – Gross and Gross Associates, LLC**
 - i. **Type: Extension of Time**
 - ii. **Description: Application of Gross & Gross Associates, LLC as Applicant and Gross & Gross Associates, et als. as Owners seeking a Second One-year Extension of Time on their Preliminary Major Subdivision approval to subdivide the property into 20 new lots, 17 for residential building lots, one for the existing dwelling and two stormwater management lots on premises known as Block 172, Lots 4-6, 8, 8.04, 10, 11 & 11.01, Asbury Avenue and Clover Hill Lane.**
- b. **Case No. BA19-11 Kay10 Holding, LLC**
 - i. **Type: Use Variance**
 - ii. **Description: Application of Kay10 Holding LLC as Applicant and Robert Bifani LLC as Owner seeking Use Variance Plan approval to construct four (4) new multi-tenant warehouse structures with associated office space, various concrete walks, trash enclosures, two (2) stormwater management basins and three (3) septic fields on premises known as Block 41, Lot 26.02, 413 Oak Glen Road. This application was originally scheduled to be heard on October 28, 2019 when it was carried to December 9, 2019 with no further notice. After some testimony on December 9, 2019 this application was carried to February 10, 2020 with no further notice.**
 - iii. **Expiration Date: February 29, 2020**
 - iv. **Eligible Voters: Hughes, Mertens, Moretti, O'Donnell, Orozco, Cantor and Nanson**
- c. **Case No. BA19-13 JAT Associates, LLP**
 - i. **Type: Use Variance / Preliminary & Final Major Subdivision / Preliminary & Final Major Site Plan**
 - ii. **Description: Application of JAT Associates, LLP as Applicant and Freehold Lumber Company Inc and Ardmore Development, LLC as Owners seeking Use Variance, Preliminary and Final Major Subdivision and Preliminary and Final Major Site Plan approval to subdivide the existing four (4) lots into one (1) commercial lot with frontage on Route 9 (in both the HD-a and ARE-1 Zones) and four (4) residential lots along the Fort Plains Road frontage which will be undersized for the ARE-1 zone. The commercial lot is proposed for a new automobile sales use that is not permitted in the ARE-1 Zone and will consist of a new 24,000 s.f. building with showroom, sales, associated office and service bay space and the rehabilitation of the existing one story block building on the site, and other site improvements on premises known as Block 137, Lots 26, 43, 43.01 and 45, 1150-1156 US Highway 9 South. This application was originally scheduled to be heard on November 25, 2019 when it was carried to January 13, 2020 with no further notice. On January 13, 2020 this application was carried to February 10, 2020 with no further notice.**
 - iii. **Expiration Date: March 12, 2020**

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.