

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 24, 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:**
6. **Vouchers:**
7. **Correspondence:**
8. **Resolutions:**
 - a. **Case No. BA15-19X / Gross and Gross Associates**
Resolution granting an Extension of Time
Eligible Voters: Hughes, Mertens, Moretti, O'Donnell, Orozco, Cantor and Sayah
9. **Applications before the board:**
 - a. **Case No. BA14-09A2 / 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. This application was originally scheduled for October 7, 2019 when it was carried to December 9, 2019 with no further notice. After testimony on December 9, 2019 this application was adjourned and carried to January 27, 2020 with no further notice. On January 27, 2020 this application was carried to February 24, 2020 with no further notice.**
 - iii. **Expiration Date: March 31-2020**
 - iv. **Eligible Voters: Hughes, Mertens, Moretti, O'Donnell, Orozco, Cantor and Nanson**

b. Case No. BA19-18 / Mary Ellen Evans

- i. Type: Use Variance, Bulk Variance and Minor Subdivision**
- ii. Description: Application of Mary Ellen Evans as Applicant and Owner seeking approval to demolish the existing single family dwelling and construct a new 3-bedroom, 1 story ranch style single family dwelling on an unimproved street along with an asphalt driveway and a new septic system on premises known as Block 153, Lot 32, 10 Evans Lane**
- iii. Expiration Date: March 31, 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.