



# TOWNSHIP OF HOWELL

## DEPARTMENT OF COMMUNITY DEVELOPMENT & LAND USE

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### TOWNSHIP OF HOWELL ZONING BOARD MEETING MINUTES 3/11/2024 REGULAR MEETING

Chairman Paul Sayah called the meeting to order and the Administrative Officer read the opening statement.

#### ROLL CALL

##### Members:

Chairman Paul Sayah	Present	Jose Orozco	Absent
Richard Mertens	Present	William Stahnten	Absent
Matthew Hughes	Present	Michael Ryan (alt. 1)	Present
Nicholas Borrillo	Present	Annemarie Scottson (alt. 2))	Present
Glenn Cantor	Excused		

##### Board Professionals:

Zachary Levy, Esq. Board Attorney	Absent	Charles Cunliffe, P.E., P.P., CME Board Engineer	Present
Christine Bell, P.P., A.I.C.P. Board Planner	Present	Shari Spero, LTE Licensed Tree Expert	Present
Eileen Cusa Board Secretary	Present	John Aguiar Code Enforcement Official	Present

#### PLEDGE OF ALLEGIANCE:

#### SWEARING IN OF ZONING BOARD PROFESSIONALS:

Mr. Cunliffe, Ms. Bell, Ms. Spero, and Mr. Aguiar were sworn in.

#### APPROVAL OF MINUTES:

No minutes to approve.

#### VOUCHERS:

There were no vouchers to approve.

**CORRESPONDENCE:**

Case No. BA23-24 application of Christopher Kapsaskis has been requested to be rescheduled with notice, an extension has been granted to the Board through June 30, 2024.

At 9 p.m. Mr. Pape, attorney for application BA BA23-06 Gateway Industrial 175, LLC has requested to be carried to June 10, 2024 and has requested from the Board to be first on the agenda that night, the Board agreed. The application has been carried to June 10, 20204 with an extension granted to the Board through June 30, 20204 with no further notice.

**RESOLUTIONS:**

**BA23-23/ NVR Inc.-Ryan Homes-Bulk Variance Approval**

Block (s): 184 Lot(s): 7.01 & 7.22

- Motion: Hughes
- Second: Borrillo
- Roll Call:

Chairman Paul Sayah	Yes	Rich Mertens	Yes
Matthew Hughes	Yes	Glenn Cantor	Excused
Jose Orozco	Absent	William Stahnten	Absent
Nicholas Borrillo	Yes	Michael Ryan	Yes
Annemarie Scottson	N/A		

- Resolution approved

**Case No. BA23-15/ Stanley & Maria Kryla -Use and Bulk Variance approval**

Block (s): 49 Lot(s): 8.02

- Motion: Mertens
- Second: Ryan
- Roll Call:

Chairman Paul Sayah	Yes	Rich Mertens	Yes
Matthew Hughes	Yes	Glenn Cantor	Excused
Jose Orozco	Absent	William Stahnten	Absent
Nicholas Borrillo	Yes	Michael Ryan	Yes
Annemarie Scottson	N/A		

- Resolution approved.

**APPLICATIONS BEFORE THE BOARD:**

**BA23-13/ Deividas Matazinskas**

Block (s): 49 Lot(s): 8.02 Zone: ARE-2

Address: 516 West Farms Road

Application Type: Construction of SFD with Septic System on Undersized Lot

For the applicant

- Alexander Pavliv, Attorney
- William A. Stevens, Engineer

From the Public

- None

Summary

Alexander Pavliv, presented the application along with Deividas Matazinskas, applicant. The applicant has appeared at the Board previously on October 23, 2024, and January 8, 2024 requesting bulk variance relief to construct a single family dwelling. Mr. Pavliv explained to the Board no respond was given on behalf of the notices sent to Mr. Leonard. Mr. Cunliffe discussed the reduction in impervious coverage the applicant has proposed and finds the application acceptable. Mr. Mertens and Ms. Scottson have certified to vote on this application.

Decision:

- Motion: Hughes
- Second: Scottson
- Roll Call:

Chairman Paul Sayah	Yes	Rich Mertens	Yes
Matthew Hughes	Yes	Glenn Cantor	Excused
Jose Orozco	Absent	William Stahnten	Absent
Nicholas Borrillo	Yes	Michael Ryan	Yes
Annemarie Scottson	Yes		

**BA23-11/ Christ Church of Howell**

Block (s): 66 Lot(s): 36.17 Zone: ARE-2

Address: 71 Oak Glen Road

Application Type: Use Variance with Preliminary & Final Major Site Plan

For the applicant

- Richard Sciria, Attorney
- Giovanni Manilio, Engineer
- Brian & Antoinette Atkinson, Chief Operations Officers

From the Public

- None

### Summary

Richard Sciria, presented the application along with Brian & Antoinette Atkinson, applicants. The applicant is proposing a 22,185 s.f. addition to the existing house of worship with a 1-story 1,635 s.f. maintenance building with other site improvements. Mr. & Mrs. Atkinson discussed the daily operations of Christ Church for the Board members. Mr. Manilio spoke in depth of the Engineering aspects of the application. The applicant requests to be carried to allow other professionals to testify. Application was carried to April 22, 2024 with no further notice.

At 9 p.m. Mr. Pape, attorney for application BA BA23-06 Gateway Industrial 175, LLC has requested to be carried to June 10, 2024 and has requested from the Board to be first on the agenda that night, the Board agreed. The application has been carried to June 10, 2024 with an extension granted to the Board through June 30, 2024 with no further notice.

### Adjournment

**9:21 p.m.**

Motion: Hughes

All in favor: None opposed.

Eileen Cusa, Recording Secretary

NOTE: A CD or DVD of this meeting is available on request.