

**AGENDA
TOWNSHIP OF HOWELL
PLANNING BOARD
Thursday
January 5, 2023**

**7:00 PM REORGANIZATION MEETING &
REGULAR MEETING**

THIS MEETING WILL BE A REMOTE MEETING

PUBLIC ACCESS TO ZOOM MEETING: To access the virtual hearing, you must join the ZOOM meeting. To access the ZOOM meeting, you will need access to a computer with internet access and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the link below and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting. You will also be able to access the agenda and files pertaining to the applications for the meeting on the Howell Township Website found on this page: <http://www.twp.howell.nj.us/AgendaCenter/Planning-Board-7>

Join Zoom Meeting: Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://zoom.us/j/93292799941?pwd=YXN6Sm5zOUhaUFF5UGxyVXR0SlpaQT09>
Then enter Webinar ID 932 9279 9941 and Passcode: 3333

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**THE BOARD RESERVES THE RIGHT TO MODIFY
AND REARRANGE THE AGENDA AT THE TIME OF THE MEETING**

1. **OPENING STATEMENT:**
2. **OATHS:**
3. **ROLL CALL:**
4. **PLEDGE OF ALLEGIANCE:**
5. **REORGANIZATION:**
 - a. **Chairman:** _____
 - b. **Vice Chairman:** _____
 - c. **Secretary:** _____
 - d. **Consulting Attorney:** _____
 - e. **Consulting Engineer:** _____
 - f. **Consulting Planner:** _____
 - g. **Licensed Tree Expert:** _____
 - h. **Administrative Officer:** _____
 - i. **Recording Secretary:** _____
 - j. **2022- 2023 Meeting Dates – Resolution**
 - k. **Official Newspaper:** _____
 - l. **Environmental Commission Liaison:** _____
 - m. **Site Review Committee:** **Chairman:** _____
Member: _____ **Member:** _____

n. Master Plan Review Committee: Chairman: _____
Member: _____ Member: _____

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REGULAR MEETING

6. Approval of Minutes:

- a. Regular Meeting – October 20, 2022
Eligible Voters: Cristiano, Dorato, Greenfield, Huszar, Nicastro, Seaman, Spanvill, Talente and Tannenhaus
- b. Special Meeting – November 22, 2022
Eligible Voters: Cristiano, Dorato, Greenfield, Talente and Tannenhaus

7. Vouchers:

8. Correspondence:

9. Resolutions:

- a. Resolution for Review of Ordinance O-22-73
Eligible Voters: Boisvert, Cristiano, Dorato, Greenfield, Huszar, Seaman, Spanvill, Talente, Tannenhaus

10. Review of Submission Waivers before the Board:

11. Applications before the Board:

- a. Case No. SP-1095 / AAFRHW Property LLC – (Frisa)

THERE WILL BE NO TESTIMONY ON THIS APPLICATION
IT WILL BE CARRIED TO A FUTURE DATE ON THE RECORD WITH NO FURTHER NOTICE

- i. Type: Preliminary and Final Major Site Plan with Design Waiver Relief
 - ii. Description: Application of AAFRHW Property, LLC (Frisa) as Applicant and Frisa 1, LLC as Owners seeking Preliminary and Final Major Site Plan approval with Design Waiver Relief to remove the existing 1-story dwelling and develop the property by constructing two (2) 1-store warehouse building with office space. Warehouse A consists of 349,242 sf of warehouse space and 20,000 sf of office space, 50 loading bays, 2 drive-in bays, 137 vehicle parking spaces (9 of which are electric vehicle charging stations) and 30 tractor trailer parking spaces. Warehouse B consists of 124,714 sf of warehouse space and 10,000 sf of office space, 32 loading bays, 2 drive-in bays, 32 vehicle parking spaces (4 of which are electric vehicle charging stations) and no additional tractor trailer parking. Access to the site is provided by two (2) full movement driveways along Fairfield Road and full vehicle circulation is provided around both buildings. Additional site improvements consist of lighting, landscaping, and stormwater management systems on premises known as Block 177, Lot 8.01, Fairfield Road. The application was scheduled for a special meeting on November 22, 2022. On November 22, 2022 this application was carried to a special meeting on November 29, 2022 with no further notice and on November 29, 2022 it was carried to January 5, 2023 for scheduling purposes only with no further notice.
 - iii. Expiration Date: January 5, 2023
- b. Case No. SP-1105 / AAVRHW Property, LLC – (Victory)

THERE WILL BE NO TESTIMONY ON THIS APPLICATION
IT WILL BE CARRIED TO A FUTURE DATE ON THE RECORD WITH NO FURTHER NOTICE

- i. Type: Preliminary and Final Major Site Plan with Design Waiver Relief
- ii. Description: Application of AAVRHW Property, LLC (Victory Road) as Applicant and Stavola Realty Company as Owners seeking Preliminary and Final Major Site Plan approval to remove a large portion of the existing woods and construct a 203,802 sf warehouse/office building which will consist of 193,802 sf of warehouse space and two separate office spaces totaling 10,000 sf. They are also proposing 25 loading dock spaces, two drive I ramps, 68 trailer parking spaces as well as 73 passenger vehicle parking spaces, four(4) of which are proposed to be equipped for electric vehicle charging. Access will be provided via two (2) new full movement driveways along Victory Road and a 30 foot wide circulation aisle around the eastern, southern and western sides of the building. Other improvements include concrete sidewalks, curbing, ADA curb Ramps, stormwater management as well as new landscaping and lighting throughout on premises known as Block 41, Lot 17, Victory Road. This application was originally scheduled to be heard at a special meeting on November 29, 2022 when it was carried to January 5, 2023 for scheduling purposes only with no further notice.
- iii. Expiration Date: January 6, 2023

c. Case No. SP-1102 / AASTHW Property, LLC – (Stavola)

THERE WILL BE NO TESTIMONY ON THIS APPLICATION
IT WILL BE CARRIED TO A FUTURE DATE ON THE RECORD WITH NO FURTHER NOTICE

- i. Type: Preliminary and Final Major Site Plan with Ancillary Variance Relief
- ii. Description: Application of AASTHW Property, LLC as Applicant and Stavola Leasing, LLC (Lots 18, 19.02, 19.04 & 19.08) and Xavier A. Vergara and/or Hilda Vergara (Lot 17) as Owners seeking Preliminary and Final Major Site Plan approval to remove all existing structures and construct a warehouse/office building with 193,660 sf of warehouse space and two separate office spaces totaling 10,000 sf. They are also proposing 25 loading dock spaces, two drive in ramps and 75 passenger vehicle parking spaces which include six handicap accessible space and four electric vehicle charging spaces. Access to the site is provided via two (2) new full movement driveways along Fairfield Road; one of which is intended to direct the passenger vehicles to the parking spaces on the north side of the building and the other for tractor trailers to the loading docks on the south side of the building. A 30 foot wide circulation aisle is proposed around the building connecting the parking lot and the truck court. Other improvements include concrete sidewalks, curbing, ADA curb ramps, retaining walls and stormwater management, consisting of two underground infiltration basins, one aboveground infiltration basin, and one bio-retention basin, new landscaping and lighting. They are also proposing to consolidate the five existing lots into one new lot as a condition of approval on premises known as Block 168, Lots 17, 18, 19.02, 19.04 & 19.08, 308 & 413 Fairfield Road. This application was originally scheduled to be heard on December 1, 2022 when it was carried to January 5, 2023 for scheduling purposes only with no further notice.
- iii. Expiration Date: January 6, 2023

d. Case No. SD-3006 / Benzion Yungreis

- i. Type: Preliminary and Final Major Subdivision with Ancillary Variance and Design Waiver Relief
- ii. Description: Application of Benzion Yungreis as Applicant and Owner seeking Preliminary and Final Major Subdivision approval with Ancillary Variance and Design Waiver Relief to subdivide the existing lot into two new lots. Proposed lot 11.09 will be the eastern lot consisting of 0.532 acres in size, and will contain the existing 1-1/2 story dwelling. Proposed Lot 11.10 will be the western lot, consisting of 0.459 acres in size and will contain a new single-family dwelling. The existing concrete patio and a portion of the U-shaped driveway will remain on proposed lot 11.09. The remaining portion of the existing U-shaped driveway will remain within the limits of proposed lot 11.10 and will be covered by a proposed driveway easement. Proposed lot 11.09 will utilize the existing well and a new well will be installed for proposed lot 11.10. Both lots will also have a new septic system and proposed lot 11.10 will also provide a new 1,250 gallon drywell system to store the stormwater runoff from the roof of the dwelling. Four(4) trees in total are proposed along the frontage of both properties. The existing lot is the resultant lot from a previous subdivision, therefore the applicant is seeking preliminary and final major subdivision approval on premises known as Block 24, Lot 11.06, 392 Alexander Avenue. This application was originally scheduled to be heard on December 1, 2022 when it was rescheduled with notice.
- iii. Expiration Date: February 8, 2023

e. Case No. SD-3004 / Erdni Nemgirov

- i. Type: Minor Subdivision
- ii. Description: Application of Erdni Nemgirov as Applicant and Owner seeking Minor Subdivision approval to subdivide the existing lot into three (3) new lots. Proposed lot 84.01 will be 20,000 s.f. in size and will contain the existing 1-1/2 story dwelling and will construct a new driveway from West 4th Street. Lots 84.02 and 84.03 will each be 15,000 s.f. in size, with 75 feet of frontage along West 4th Street. Future single-family dwellings are intended to be construction on both proposed lots 84.02 and 84.03 on premises known as Block 110.01, Lot 84, 136 West 4th Street. This application was originally scheduled to be heard on December 15, 2022 when it was carried to January 5, 2023 with no further notice.
- iii. Expiration Date: January 15, 2022

f. Case No. SP-1098 / 90 Industrial Court, LLC

- i. Preliminary and Final Major Site Plan with Ancillary Variance and Design Waiver Relief
- ii. Description: Application of 90 Industrial Court, LLC as Applicant and Vanderveer Industrial Partners, LLC (Block 168, portion of Lot 36.04 [proposed Lot 4] and 2 Industrial Court, LLC (Block 168.01, Lot 2) as Owners seeking Preliminary and Final Major Site Plan to construct a 70,320 sf warehouse/office building on proposed Lot 4 which will consist of 63,288 sf of warehouse space and two separate office spaces totaling 7,032 sf. The building will provide 16 loading dock spaces plus two (2) additional drive in ramps as well as 51 total passenger vehicle parking spaces throughout the site. Access to proposed lot 4 is provided via two (2) new full movement driveways to the north of the building along Industrial court which will be used for access to one of the car parking lots. Another point of access to proposed Lot 4 will be via the existing driveway within the north side of Lot 2, which will be widened, and will provide tractor trailer and passenger vehicle access to both lots. A shared driveway easement is also proposed in this location. They are also proposing trash enclosures two onsite septic disposal systems and a well system for domestic water. Following the improvements associated with the pending subdivision application, a water main will be installed along the frontage of proposed Lot 4 which will provide fire service to the property. Stormwater management will be addressed through the construction of four (4) total aboveground infiltration basins, consisting of three (3) basins within proposed Lot 4 and a fourth located within a previously wooded area within Lot 2. Additional improvements within proposed Lot 4 consist of landscaping and lighting on premises known as Block 168.01, Lot 2 and Block 168, portion of Lot 36.04 (proposed Lot 4), Industrial Court. This application was originally scheduled for April 7, 2022 when it was carried to May 19, 2022 with no further notice. On May 19, 2022 this application was carried to July 21, 2022 with no further notice and on July 21, 2022 it was carried to August 4, 2022 with no further notice. After some testimony was placed on the record on August 4th it was carried to August 18, 2022 with no further notice. On August 18, 2022 it was carried to September 1, 2022 with no further notice. On September 1, 2022 this application was rescheduled to October 20, 2022 with notice. After some additional testimony was placed on the record on October 20, 2022 this application was carried to December 15, 2022 with no further notice. On December 15, 2022 this application was carried to January 5, 2023 with no further notice.
- iii. Expiration Date: December 31, 2022
- iv. Eligible Voters: Cristiano, Dorato, Huszar, Nicastro, Seaman, Spanvill, Talente and Tannenhaus

g. Case No. SP-1100 / Monmouth Commerce Center, LLC

- i. Description: Application of Monmouth Commerce Center, LLC as Applicant and Lawrence Katz and Felix Pflaster as Owners seeking Preliminary and Final Major Site Plan to construct four (4) 1-story warehouse buildings with office space with 940,400 s.f. in total. Each building will contain its own parking and loading stalls to service the building. Access to the site is provided by two (2) right-in/left out only driveways along Randolph Road to serve as truck entrances. One (1) full movement driveway for passenger vehicles is also proposed to Randolph Road. No driveways are proposed to Oak glen Road or Lakewood Allenwood Road. Additional site improvements consist of lighting, landscaping, aboveground infiltration basins to address stormwater management and refuse enclosures. They are also proposing off-site improvements to extend public water and sanitary sewer mains to the development. The off-site improvements would also consist of improvements at the Randolph Road and Lakewood Farmingdale Road intersection including the installation of a traffic signal, full width mill and overlay, stormwater inlets along the subject side of Randolph Road and Oak Glen Road, roadway striping within Randolph Road and Oak Glen Road and an 13.5 foot wide, 34,362 sf right-of-way dedication to Howell Township along the entire Randolph Road frontage as well as a 3,055 sf right-of way dedication to Howell Township at the intersection of Oak Glen Road and Lakewood Allenwood Road. The applicant is also requesting extended vested rights for the site plan approval pursuant to N.J.S.A. 40:55D-49.d & -52.b as the project qualifies for extended vested rights under preliminary site plan approval because the property is over 50 acres and under final site plan approval because the project proposes over 200,000 square feet of non-residential floor area on premises known as Block 5, Lots 2 & 3, Randolph Road and Oak Glen Road. This application was originally scheduled for April 7, 2022 when it was rescheduled to May 12, 2022. On May 12, 2022 it was rescheduled to June 16, 2022 with notice. The application was scheduled for August 4, 2022 when it was adjourned to September 15, 2022 with notice. After some testimony was placed on the record on September 15, 2022 this application was carried to October 20, 2022 with no further notice. This application was carried from October 20, 2022 to December 1, 2022 with no further notice. After some additional testimony on December 1, 2022 this application was carried to December 15, 2022 with no further notice.
- ii. Expiration Date: December 16, 2022
- iii. Eligible Voters: Boisvert, Cristiano, Dorato, Greenfield, Huszar, Seaman, Spanvill, Talente and Tannenhaus.

12. Master Plan Status Report:

13. Executive Session:

The links below will bring you to the agenda for Thursday, January 5, 2023

There are three links that all lead to the same document.

Once you open the link you will notice secondary hyperlinks for each application and the documents associated with that application. You may need to hold the control button when you click the link.

Please note that the links may not work with Microsoft Edge

<http://www.howelltv.org/Planning/2023/20230105%20PB%20Reorg/2023-01-05%20PB%20Agenda%20-%20Reorg-Regular.docx>

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<http://www.howelltv.org/Planning/2023/20230105%20PB%20Reorg/2023-01-05%20PB%20Agenda%20-%20Reorg-Regular.pdf>

*****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.**