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AGENDA

TOWNSHIP OF HOWELL PLANNING BOARD

Thursday

JANUARY 19, 2023

7:00 pm 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

Or join by phone:

Dial: US: +1 312 626 6799 (Chicago) or +1 929 205 6099 (New York) or +1 301 715 8592 (Germantown) or +1 346 248 7799 (Houston) or +1 669 900 6833 (San Jose) or +1 253 215 8782 (Tacoma) or visit <https://zoom.us/j/a4Lp9qzPg> for International numbers and enter Webinar ID: 932 9279 9941#, Participant ID Code: after prompt enter # key, Passcode: 3333#

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. Approval of Minutes:**
- 5. Vouchers:**
- 6. Correspondence:**
- 7. Resolutions:**
- 8. Submission Waivers:**

9. Applications before the Board:

a. 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 and on January 5, 2023 it was carried to January 19, 2023 with no further notice.
- iii. Expiration Date: January 30, 2023
- iv. Eligible Voters: Cristiano, Greenfield, Huszar, Seaman, Talente and Tannenhaus

b. Case No. SP-1096 / Three Puglisi Brothers, Inc. (Puglisi Egg Farms)

- i. Type: Minor Subdivision
- ii. Description: Application of Three Puglisi Brothers, Inc. (Puglisi Egg Farms) as Applicants and Owners seeking Preliminary and Final Major Site Plan approval to improve the existing egg farm operation by removing 13,006 sf of the existing warehouse building in the front of the property and replacing it with a new building, as well as building additions to add another 6,279 sf to the building. Another building addition is proposed behind this building, totaling 10,180 sf. The applicant is also proposing a new 31,950 sf chicken house building in the rear of the property. Additional site improvements consist of a relocated gravel drive aisle around the new chicken house building, a trash enclosure, ADA parking, new driveway

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aprons at the two (2) main driveways, and an infiltration basin in the rear (northern) portion of the property to collect the additional stormwater runoff associated with the new chicken house and surrounding area. The remainder of the site and operation will remain unchanged on premises known as Block 46, Lots 24, 25, 26, 27 & 27.01, 75 Easy Street. The applicant has provided resolutions from the Monmouth County Agricultural Development Board (AG Board) which provide a determination that the subject properties operate as a commercial farm and they were granted development relief as listed in the Board Engineer's review letter dated September 2, 2022.

iii. Expiration Date: March 4, 2023

10. Master Plan Update

11. Executive Session (if required)

**The links below will bring you to the agenda for Thursday, January 19, 2023
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/2023/20230119%20PB%20Agenda/2023-01-19%20PB%20Agenda.docx>

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<http://www.howelltv.org/Planning/2023/20230119%20PB%20Agenda/2023-01-19%20PB%20Agenda.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.