

MEMBERS

PAUL BOISVERT, Chairman

NICHOLAS HUSZAR, Vice Chairman

RANDY BISHOP, Class I

BRIAN GREENFIELD, Class II

COUNCILMAN FRED GASIOR, Class III

JOSEPH CRISTIANO

ROBERT SEAMAN

MEGAN TALENTE

BRIAN TANNENHAUS

MATTHEW KYLE, Alternate #1

CHRISTOPHER MERCER, Alternate #2

RONALD CUCCHIARO, Attorney–Weiner Law Group LLP

LAURA NEUMANN, PE, PP, Engineer – CME Associates

JENNIFER BEAHM, PP, AICP, Planner – Leon S. Avakian, Inc.

SHARI SPERO, LTE, Certified Tree Expert – CME Associates

AGENDA

TOWNSHIP OF HOWELL PLANNING BOARD

Thursday

FEBRUARY 2, 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=YXN6Sm5zOUhaUFF5UGxyVXR0S1paQT09>

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/93292799941> 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:**
 - a. Regular Meeting – November 3, 2022**
Eligible Voters: Cristiano, Greenfield, Huszar, Talente, Tannenhaus and Boisvert
 - b. Reorganization and Regular Meeting – January 5, 2023**
Eligible Voters: Greenfield, Huszar, Seaman, Talente, Tannenhaus, Gasior, Kyle, Mercer and Boisvert
- 5. Vouchers:**
- 6. Correspondence:**
- 7. Resolutions:**

8. Submission Waivers:

- a. Case No. SP-1078A – New Horizon Properties, LLC
 - i. Type: Amended Preliminary and Final Major Site Plan
 - ii. Description: Application of New Horizon Properties, LLC as Applicant and Owner seeking Amended Preliminary and Final Major Site Plan approval to combine internal retail units to provide 6,449 sf for a medical center tenant. The proposed medical use is permitted within the HD-3 zone; however, the change in use will require additional parking spaces as calculated by the ordinance, requiring a new approval from the design waiver previously granted by the Board. The Applicant is not proposing any changes to the previously approved site or building, other than the internal changes associated with the medical use itself on premises known as Block 183, Lot 77.04 (Previously Lots 77 & 77.01, 1175 State Route 33 at Colts Neck Road.

9. Applications before the Board:

- a. Case No. SP-1095 / AAFRHW Property, LLC (Frisa)
 - 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 and on November 29, 2022 it was carried to January 5, 2023 for scheduling purposes only with no further notice. On January 5, 2023 this application was carried to February 2, 2023 with no further notice.
 - iii. Expiration Date: February 28, 2023

10. Master Plan Update

11. Executive Session (if required)

**The links below will bring you to the agenda for Thursday, February 2, 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/2023/20230202%20PB%20Agenda/2023-02-02%20PB%20Agenda.docx>

<http://www.howelltv.org/Planning/2023/20230202%20PB%20Agenda/2023-02-02%20PB%20Agenda.htm>

<http://www.howelltv.org/Planning/2023/20230202%20PB%20Agenda/2023-02-02%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.