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AGENDA

TOWNSHIP OF HOWELL PLANNING BOARD

Thursday

FEBRUARY 16, 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:

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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. Roll Call:**
- 3. Pledge of Allegiance:**
- 4. Approval of Minutes:**
- 5. Vouchers:**
- 6. Correspondence:**
- 7. Resolutions:**
- 8. Submission Waivers:**

a. Case No. SP-1111 / Kmetz Inc.

- i. Type: Preliminary and Final Major Site Plan
- ii. Description: Application of Kmetz, Inc. as Applicants and Florence Elbaum as Owner seeking Preliminary and Final Major Site Plan approval to remove all existing structures and construct a 9,600 sf warehouse/office building for a contractor business. The development will provide 11 parking spaces in front of the building, including 1 ADA and 1 EV space and a 40 ft by 75 ft loading area in the rear of the building. They are also proposing a gravel outdoor storage area in the rear of the property, consisting of approximately 61,000 sf, which will be utilized to store materials, equipment, and vehicles associated with the contracting business. Access to the site is provided via one new full movement driveway along Route 33. Other improvements include concrete sidewalks and curbing, landscaping, lighting and two aboveground infiltration basins for stormwater management on premises known as Block 177, Lot 41, 1050 State Route 33

9. Applications before the Board:

a. Case No. 1085 / AAFHFW Property LLC - Forman

- i. Type: Whispering Woods Settlement and Remand Hearing for Preliminary and Final Major Site Plan Approval
- ii. Description: Application of AAFHFW Property LLC (Forman Family) as Applicant and Clayton, Peter & John A. Forman (C/O Margaret B. Carmeli, Esq.) as Owners seeking Preliminary and Final Major Site Plan approval to construct two (2) 1-story warehouse buildings with office space. Warehouse Building A totals 325,737 sf in size. With 305,737 sf of warehouse space and 20,000 sf of office space, 55 loading bays, 2 drive-in bays and 149 vehicle parking spaces Warehouse Building B totals 98,828 sf in size consisting of 89,828 sf warehouse space and 9,000 sf of office space, 28 loading bays, 2 drive-in bays and 86 vehicle parking spaces. They are also proposing additional site improvement consisting of lighting, landscaping, aboveground and subsurface stormwater management facilities, well houses, an irrigation pump house, sanitary sewer pump station and fire water tank. The plans also include a sound attenuation wall between Building B and its associated parking area and the adjacent lots 3 and 4 to the east. They are also proposing significant off-site improvements to extend the public water main from Fairfield Road and sanitary sewer force main from Adelpia Road to the subject property known as Block 164, Lot 5.01, 29 Howell Road

b. Case No. SP-1102 / AASTHW Property, LLC – Stavola

**THERE WILL BE NO TESTIMONY ON THIS APPLICATION.
IT WILL BE CARRIED TO MARCH 2, 2023 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
- iii. Expiration Date: March 16, 2023

c. Case No. SD-3005 / Stanley Domin

i. Amended Minor Subdivision

- ii. Application of Stanley Domin as Applicant and Stanley and Tasia Domin (Lots 70.04 and 70.06) and Rosemarie Bird (Lot 70.05) as Owners seeking Amended Minor Subdivision approval from the minor subdivision approved by the Planning Board under resolution dated February 21, 2019 for the removal of the 50 foot wide conservation easement along the northern property line which is noted by the Applicant to have been previously included in error; to utilize the rear property, Lot 70.06 for farming operations and to permit the installation of an existing 8 foot tall fence located within premises known as Block 42, Lots 70.04, 70.05 & 70.06, 501, 503 & 505 Newtons Corner Road.

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, February 16, 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/2023/20230216%20PB%20Agenda%20Updated/2023-02-16%20PB%20Agenda.docx>

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*** 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.