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## **AGENDA**

### **TOWNSHIP OF HOWELL PLANNING BOARD**

***Thursday***

***MARCH 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=YXN6Sm5zOUhaUFF5UGxyVXR0S1paQT09>

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**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:

a. Case No. SP-1107 / NJ Ruckle Realty, LLC

- i. **Type: Preliminary and Final Major Site Plan with Ancillary Variance Relief**
- ii. **Description: Application of NJ Ruckle Realty, LLC as Applicant and Owner seeking Preliminary and Final Major Site Plan approval with Ancillary Variance Relief to Construct a 141,925 sf building addition that will result in a new total building area of 231,058 sf. The building is noted to be utilized for warehouse and manufacturing and will also contain 13,769 sf of office space. All existing site features located on the northern portion of the property are to remain. Access to the site is provided by the existing access from Ruckle Avenue and by a proposed full movement driveway along Tinton Falls Road. The existing parking spaces in the northern corner of the property are to be restriped in place and will remain, and 38 new parking spaces are proposed along the southern side of the building addition, resulting in a total of 211 parking spaces. The building addition will also include 18 loading dock bays, and two drive in doors. Additional site improvements consist of concrete sidewalks and curbing, lighting, landscaping, an aboveground infiltration basin and three (3) small-scale aboveground bioretention basins, one new monument sign, three wall façade signs and two refuse enclosures. They are also proposing a new gravity sewer lateral to a force main that will tie into the existing sewer main within Ruckle Avenue, as well as a new water main that will extend from the existing main on-site and will provide looped service around the building on premises known as Block 230, Lot 13.01, 10 Ruckle Avenue.**

b. Case No. SP-1108 / Howell Crossing LLC

- i. **Type: Preliminary and Final Major Site Plan**
- ii. **Description: Application of Howell Crossing, LLC as Applicants and Owners seeking Preliminary and Final Major Site Plan approval with Ancillary Variance and Design Waiver Relief to construct two (2) office buildings, each four (4) stories tall. Building A is the southern office building and will contain 81,248 sf total (20,312 sf building footprint) and Building B is the northern office building and will contain 49,008 sf total (12,252 sf building footprint). Building A will provide 316 parking spaces and Building B will provide 165 parking spaces. Both buildings will also each have one (1) loading zone and a trash enclosure. Access to the development is provided via one (1) new full movement driveway from Northwoods Place, located east of the Route 9 jug handle. The proposed driveway into the site will be a reconfiguration of the existing Route 9 north entrance ramp from Northwoods Place, which is under the jurisdiction of the NJDOT. Other improvements include concrete sidewalks and curbing, landscaping, lighting and three (3) aboveground infiltration basins and eight (8) pervious pavement systems for stormwater management on premises known as Block 59, Lot 51, Northwoods Place.**

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. After some testimony on February 2, 2023 this application was carried to March 16, 2023.
- iii. Expiration Date: March 17, 2023
- iv. Eligible Voters: Cristiano, Greenfield, Huszar, Seaman, Talente, Tannenhaus, Gasior, Mercer and Boisvert

b. Case SP-1105 / AAVRHW Property LLC

**THERE WILL BE NO TESTIMONY ON THIS APPLICATION**

**IT WILL BE CARRIED TO APRIL 13, 2023 WITH NO FURTHER NOTICE**

- i. Type: Preliminary and Final Major Site Plan Approval 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. On January 5, 2023 this application was carried to March 2, 2023 with no further notice. On March 2, 2023 this application was carried to March 16, 2023 with no further notice.
- iii. Expiration Date: April 13, 2023

10. Master Plan Update
11. Executive Session (if required)

**The links below will bring you to the agenda for March 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/2023/20230316%20PB%20Agenda/2023-03-16%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.**