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

*SHARI SPERO, LTE, Certified Tree Expert – CME Associates*

## **AGENDA**

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

***Thursday***

***MAY 4, 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>

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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:**

9. Applications before the Board:

a. Case SD-2998 / Wadsworth Development, LLC

i. Type: Settlement Agreement

b. Case SP-1105 / AAVRHW Property LLC

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 December 1, 2022. On December 1, 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 March 2, 2023 with no further notice. On March 2, 2023 this application was carried to March 16, 2023 with no further notice and on March 16, 2023 it was carried to April 13, 2023 with no further notice. After additional testimony on April 13, 2023 it was carried to April 20, 2023 when it was carried to May 4, 2023 with no further notice.

iii. Expiration Date: May 31, 2023

iv. Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Talente, Kyle, Mercer and Boisvert

10. Master Plan Update

11. Executive Session (if required)

**The links below will bring you to the agenda for May 4, 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/2023/20230504%20PB%20Agenda/2023-05-04%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.