

## **MEMBERS**

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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**

**JUNE 01, 2023**

**7:00 pm Regular Meeting**

**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-1114 / Lowes Companies, Inc.**
    - i. Type: Amended Preliminary & Final Major Site Plan with Ancillary Variance Relief**
    - ii. Description: Application of Lowes Companies, Inc. as Applicant and Lowes Home Centers, Inc. n/k/a Lowes Home Centers, LLC as Owners seeking Amended Preliminary and Final Major Site Plan approval with Ancillary Variance Relief to convert existing parking areas to utilize the space for outdoor storage areas. The storage areas generally consist of garden center products and clothes drop off bins. The Applicant is also proposing to convert several passenger vehicle parking spaces into oversized truck spaces. The proposed parking lot modifications would result in 660 total spaces with 611 parking spaces when the seasonal sales area is in effect. Other improvements include an air pump, picnic tables, utility trailer display, covered canopy over a pickup area and fence storage on premises known as Block 28, Lot 14.0, 4975 US Highway 9 North.**

**9. Applications before the Board:**

**a. Case No. SD-3008 / Lesette Cholula**

- i. Type: Minor Subdivision with Ancillary Variance Relief**
- ii. Description: Application of Lesette Cholula as Applicant and Owner seeking Minor Subdivision approval with Ancillary Variance Relief to subdivide the existing lot into two (2) new lots. Proposed lot 65.01 will be 10,000 sf in size with 50 feet of frontage along West 3<sup>rd</sup> Street and will contain the existing 1 story dwelling and associated improvements. Proposed Lot 65.02 will also be 10,000 sf in size with 50 feet of frontage along West 3<sup>rd</sup> Street. The existing concrete driveway within proposed lot 65.02 is to be removed and a future single-family dwelling is intended to be constructed. Public water and sanitary sewer is to be extended to the new dwelling (lot 65.02) on premises known as Block 110.01, Lot 65, 125 West Third Street.**
- iii. Expiration Date: September 7, 2023**

**b. Case No. SP-1104 / 96 Industrial Court**

- i. Type: Preliminary Major Site Plan**
- ii. Description: Application of 96 Industrial Court LLC as Applicant and Vanderveer Industrial Partners, LLC as Owners seeking Preliminary Major Site Plan with Ancillary Variance Relief to consolidate Lots 6 and Lot 7 into one lot and construct a 96,928 sf warehouse/office building which will consist of 87,243 sf of warehouse space and two separate office spaces totaling 9,694 sf. The building will provide 10 loading docks spaces plus two (2) additional drive in ramps in the rear of the building, as well as 51 total passenger vehicle parking spaces; 45 in the front of the building and six (6) in the rear. Access to the site is provided via two (2) new full movement driveways to the west of the building along Industrial Court. The southern driveway will provide direct access to the passenger vehicle parking spaces and the northern driveway will provide access to both the passenger vehicle parking spaces and the loading docks in the rear. The proposed building is to be serviced by a septic system and a well. Stormwater management will be addressed through the construction of five (5) total aboveground infiltration basins and a porous asphalt system in the passenger vehicle parking area. Additional improvements within the site consist of landscaping, lighting and the installation of four (4) trash enclosures on premises known as Block 168 Lots 36.06 and 36.07 (f/k/a lots 6 & 7), 7-9 Industrial Court (f/k/a 96 Industrial Ct). This application was partially heard on May 18, 2023 when it was carried to June 1, 2023 with no further notice.**
- iii. Expiration Date: June 1, 2023**

**10. Master Plan Update**

**11. Executive Session (if required)**

**The links below will bring you to the agenda for June 1, 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/2023/20230601%20PB%20AGenda/2023-06-01%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.**