

## **MEMBERS**

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*JACQUELINE PIKE, 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**

**JUNE 15, 2023**

**7:00 pm Regular Meeting**

**THE BOARD RESERVES THE RIGHT TO MODIFY AND  
REARRANGE THE AGENDA AT THE TIME OF THE MEETING**

**THIS MEETING WILL BE HELD AT  
HOWELL TOWNSHIP MIDDLE SCHOOL SOUTH  
220 RAMTOWN GREENVILLE ROAD, HOWELL NJ**

1. Opening Statement:
2. Roll Call:
3. Pledge of Allegiance:
4. Approval of Minutes
5. Vouchers:
6. Correspondence:
7. Resolutions:
8. Submission Waivers:
9. Master Plan Hearing:
  - a. **Master Plan Hearing – Farmland Preservation Plan Element**
    - i. Type: Public Hearing
    - ii. Description: Public Hearing on the Farmland Preservation Plan Element of the Township Master Plan prepared by Leon S. Avakian, Inc., dated May 25, 2023.
10. Applications before the Board:
  - a. **Case No. SD-2998 – Wadsworth Development, LLC – Ramtown Estates**
    - i. Type: Whispering Woods Settlement Hearing for Preliminary Major Subdivision Approval
    - ii. Description: Application of Wadsworth Development, LLC as Applicant and Owner seeking Preliminary Major Subdivision approval for an eleven lot subdivision to create ten residential lots, one for the existing residential structure, nine for proposed new single family homes and one open space lot on premises known as Block 3, Lot 25, 238 Ramtown Greenville Road. This application was originally scheduled to be heard on May 18, 2023 when it was carried to June 15, 2023 with no further notice.

**b. Case No. 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. After some testimony on May 4, 2023 it was carried to May 11, 2023 for scheduling purposes only and on May 11, 2023 it was carried to May 18, 2023 for scheduling purposes only with no further notice. On May 18, 2023 this application was carried to June 15, 2023 with no further notice.**
- iii. Expiration Date: July 31, 2023**
- iv. Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Talente, Mercer and Boisvert**

**c. Case No. SD-3007 / Avet Brothers, LLC**

- i. Minor Subdivision with Ancillary Variance Relief**
- ii. Description: Application of Avet Brothers, LLC as Applicants and Owners seeking Minor Subdivision Approval with Ancillary Variance Relief to subdivide the existing lot into three new lots, 1.62 acres, 1.66 acres, and 1.62 acres in size, respectively. The larger existing dwelling, along with the inground pool and patio, would remain in the proposed middle lot, lot 2. The remainder of the existing improvements, including the second dwelling, driveway, and sheds would be removed. A new driveway would be constructed within Proposed Lot 2 and the dwelling would be expanded to include an attached two car garage. Proposed Lots 1 and 3 would each contain a two-story dwelling, with paved driveways from Fairfield Road. All three lots are also proposed to provide sidewalk, curb and street trees along Fairfield Road, new sanitary septic systems and public water service. The application is also proposing to collect stormwater via a new inlet located at the end of each driveway that would convey it to a new aboveground infiltration basin within the front yard of proposed Lot 3. The Applicant has indicated that an HOA would be created and would maintain the stormwater management facilities on premises known as Block 178, Lot 21, 275 Fairfield Road. This application was originally scheduled to be heard on May 18, 2023 when it was carried to June 15, 2023 with no further notice.**
- iii. Expiration Date: September 5, 2023**

d. Case SP-1082 / Richard Sieb

- i. **Type: Preliminary and Final Major Site Plan with Ancillary Variance and Design Waiver Relief**
- ii. **Description: Application of Richard Sieb as Applicant and ASAP Holdings LLC as Owners seeking Preliminary and Final Major Site Plan approval with Ancillary Variance and Design Waiver Relief to utilize the existing single family dwelling on Lot 24 and convert it to office space. All other structures on both lots are to remain and will be utilized for storage. The asphalt drive connecting Lot 24 and Lot 25 will be removed. The Applicant proposes to abandon the existing wells and septic tank and to provide water service via the existing water main with Squankum Road and sanitary sewer service via a connection to the existing sewer main that runs within a sanitary easement on the north side of the property. The three existing asphalt driveways will remain, however, they will be supplemented on the sides with compacted stone to provide a wider entrance drive. A large area throughout the site is also proposed to contain stone base as a drive surface and existing grass areas throughout will be utilized for storage of materials and vehicles. A 32 square foot freestanding sign is also proposed along the frontage on premises known as Block 49, Lots 24 and 24.01, 207-209 Squankum Road.**
- iii. **Expiration Date: June 30, 2023**

11. Master Plan Update

12. Executive Session (if required)

**The links below will bring you to the agenda for June 15, 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/2023/20230615%20PB%20Agenda/2023-06-15%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.