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SHARI SPERO, LTE, Certified Tree Expert – CME Associates

AGENDA

TOWNSHIP OF HOWELL PLANNING BOARD

Thursday

MARCH 2, 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:**
 - a. **Special Meeting – November 29, 2022**
Eligible Voters: Cristiano, Greenfield, Talente and Tannenhaus
 - b. **Regular Meeting – January 19, 2023**
Eligible Voters: Cristiano, Greenfield, Seaman, Gasior, Kyle, Mercer and Boisvert
5. **Vouchers:**
6. **Correspondence:**

7. Resolutions:

8. Submission Waivers:

a. Case No. SD-3007 / Avet Brothers

- i. Type: Minor Subdivision
- ii. Description: Application of Avet Brothers, LLC as Applicants and Owners seeking Minor Subdivision approval to subdivide the existing lot into three new lots for residential dwellings along with sidewalk, curb and street trees along Fairfield Road, new sanitary septic systems and public water service. They are 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 and an HOA would be created and would maintain the stormwater management facilities on premises known as Block 178, Lot 21, 275 Fairfield Road.

9. Applications before the Board:

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

- 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. This application was originally scheduled to be heard on December 1, 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 February 16, 2023 with no further notice and on February 16, 2023 it was carried to March 2, 2023 with no further notice.
- iii. Expiration Date: March 16, 2023

b. Case No. SP-1105 / AAVRHW Victory Road

THERE WILL BE NO TESTIMONY ON THIS APPLICATION
IT WILL BE CARRIED TO MARCH 16, 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.**
 - iii. **Expiration Date: April 2, 2023**
- c. Case No. SP-1078A / New Horizon Properties, LLC
- i. **Type: Amended Preliminary and Final Major Site Plan with Ancillary Variance Relief**
 - ii. **Description: Application of New Horizon Properties, LLC as Applicants and Owners seeking Amended Preliminary and Final Major Site Plan approval to combine internal retail units to provide 6,449 sf for a medical center tenant which is a permitted use in the zone The Change requires additional parking spaces as calculated by the ordinance and a new approval from the design waiver previously granted by the Board. The Applicant is not proposing any changes to the previously approved site or building on premises known as Block 183, Lot 77.04 (formerly lots 77 and 77.01), State Route 33 at the intersection of Colts Neck Road.**
 - iii. **Expiration Date: April 1, 2023**

d. Case No. SP-1098 / 90 Industrial Court LLC

i. Final Major Site Plan

- ii. Description: Application of 90 Industrial Court, LLC as Applicant and Vanderveer Industrial Partners, LLC (Block 168, portion of Lot 36.04 [proposed Lot 4] and 2 Industrial Court, LLC (Block 168.01, Lot 2) as Owners seeking Final Major Site Plan to construct a 70,320 sf warehouse/office building on proposed Lot 4 which will consist of 63,288 sf of warehouse space and two separate office spaces totaling 7,032 sf. The building will provide 16 loading dock spaces plus two (2) additional drive in ramps as well as 51 total passenger vehicle parking spaces throughout the site. Access to proposed lot 4 is provided via two (2) new full movement driveways to the north of the building along Industrial court which will be used for access to one of the car parking lots. Another point of access to proposed Lot 4 will be via the existing driveway within the north side of Lot 2, which will be widened, and will provide tractor trailer and passenger vehicle access to both lots. A shared driveway easement is also proposed in this location. They are also proposing trash enclosures two onsite septic disposal systems and a well system for domestic water. Following the improvements associated with the pending subdivision application, a water main will be installed along the frontage of proposed Lot 4 which will provide fire service to the property. Stormwater management will be addressed through the construction of four (4) total aboveground infiltration basins, consisting of three (3) basins within proposed Lot 4 and a fourth located within a previously wooded area within Lot 2. Additional improvements within proposed Lot 4 consist of landscaping and lighting on premises known as Block 168.01, Lot 2 and Block 168, portion of Lot 36.04 (proposed Lot 4), Industrial Court.

iii. Expiration Date: April 2, 2023

10. Master Plan Update

11. Executive Session (if required)

**The links below will bring you to the agenda for March 2, 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/2023/20230302%20PB%20Agenda/2023-03-02%20PB%20Agenda.docx>

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<http://www.howelltv.org/Planning/2023/20230302%20PB%20Agenda/2023-03-02%20PB%20Agenda.pdf>

*** 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.