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

## **AGENDA**

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

**Thursday**

**APRIL 13, 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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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/93292799941> 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:**
  - a. Regular Meeting – December 1, 2022**

**Eligible Voters: Cristiano, Greenfield, Huszar, Seaman, Talente, Tannenhaus and Boisvert**
  - b. Special Meeting – January 30, 2023**

**Eligible Voters: Cristiano, Greenfield, Huszar, Seaman, Talente, Tannenhaus, Gasior, Kyle, Mercer and Boisvert**

- c. **Regular Meeting – February 2, 2023**  
**Eligible Voters: Cristiano, Greenfield, Huszar, Seaman, Talente, Tannenhaus, Gasior, Mercer and Boisvert**
  - d. **Regular Meeting – February 16, 2023**  
**Eligible Voters: Greenfield, Seaman, Talente, Tannenhaus, Gasior, Kyle and Mercer**
  - e. **Regular Meeting – March 2, 2023**  
**Eligible Voters: Cristiano, Huszar, Seaman, Kyle, Mercer and Boisvert**
5. **Vouchers:**
6. **Correspondence:**
7. **Resolutions:**
- a. **Resolution for Review of Proposed Ordinance O-23-6**  
**Eligible Voters: Cristiano, Greenfield, Huszar, Seaman, Talente, Kyle, Mercer and Boisvert**
  - b. **Resolution for Review of Proposed Ordinance O-23-7**  
**Eligible Voters: Cristiano, Greenfield, Huszar, Seaman, Talente, Kyle, Mercer and Boisvert**
8. **Submission Waivers:**
- a. **Case No. SP-1011A-2 / Wen Claire Real Estate, LLC**
    - i. **Type: Amended Preliminary and Final Major Site Plan**
    - ii. **Description: Application of Wen Clair Real Estate, LLC as Applicant and Owner seeking Amended Preliminary and Final Major Site Plan to develop the property with a 2,380 sf Wendy’s restaurant with drive-thru, containing 30 seats, 42 parking spaces, and queuing for 9 vehicles in the drive through lane. A bypass lane is also provided outside of the drive through lane. Access to the site will be provided via new one-way right-in and right-out driveways from Route 9, as well as from the existing full movement driveway along West Farms Road. The improvements also consist of new sidewalk along both frontages of the property as well as into the site, landscaping. Lighting, a trash enclosure and two (2) above ground basins and porous asphalt parking areas to address stormwater management on premises known as Block 130, Lot 51.03, US Highway 9 North and West Farms Road.**
  - b. **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 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 on premises known as Block 110.01, Lot 65, 125 West 3<sup>rd</sup> Street.**

9. Applications before the Board:

a. Case SP-1051 / Cornerstone Calvary Chapel

- i. Type: Extension of Time
- ii. Description: Application of Cornerstone Calvary Chapel as Applicant and Community Bible Fellowship as Owner seeking a Two Year Extension of the Preliminary Site Plan approval granted via resolution memorialized on June 20, 2019 to construct a split-level church/house of worship building, a 2-story rectory/parsonage building and an accessory shed on premises known as Block 39, Lot 1, 3071 Lakewood Allenwood Road and Oak Glen Road.

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.
- 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 April 13, 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/2023/20230413%20PB%20Agenda/2023-04-13%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.