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LAURA NEUMANN, PE, PP, Engineer – CME Associates

PETER VAN DEN KOOY, PP, AICP, Planner – CME Associates

SHARI SPERO, LTE, Certified Tree Expert – CME Associates

AGENDA

TOWNSHIP OF HOWELL PLANNING BOARD

Thursday

May 16, 2019

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. Review of Submission Waivers before the Board:
 - a. **Case No. SP-1061 / New Jersey American Water Company Inc.**
 - i. Type: Condition Use / Minor Site Plan / Bulk Variance
 - ii. Description: Application of New Jersey Americam Water Company, Inc. as Applicants and Owners seeking Conditional Use Approval and Minor Site Plan with Ancillary Bulk Variance approval for improvements to a public utility water well station to include the construction of a 192 s.f. building addition to contain chemical feed and other equipment, in addition to a new public utility well with associated piping, electrical equipment, landscaping and other improvements on premises known as Block 65, Lot 34, 42 Spruce Road.
9. Applications before the Board:
 - a. **Case No. SD-2930-A2/SP-914-A2 Boulder Ridge II at Howell**
 - i. Type: Extension of Time
 - ii. Description: Applicant of Boulder Ridge II at Howell LLC as Applicant and Owner seeking a One-Year Extension of Time on their approval per Resolution dated January 19, 2017 to construct 155 residential lots, four (4) open space lots and one (1) clubhouse recreation lot on premises known as Block 183, Lots 109.01, 109.02, 110, 111 and 112, 1521 State Route 33. They are also seeking to amend Condition 6 of the 2017 Approval.

- b. **Case No. SD-2946X2 / Willett – Hawke Point (Formerly Oak Glen Estates)**
 - i. **Type: Extension of Time**
 - ii. **Description: Application of Janice and Perry Willett as Applicants and Owners seeking an extension of time on final major subdivision approval granted on September 17, 2015 to subdivide the property for the construction of 27 single family homes with parking and associated site improvements on premises known as Block 35.87, Lots 86 through 89, 168 Oak Glen Road. The applicant previously received a one year extension of time as memorialized in resolution dated 12/21/17.**
- c. **Case No. SP-1006 / Gill Petroleum Inc.**
 - i. **Type: Conditional Use / Preliminary and Final Major Site Plan**
 - ii. **Description: Application of Gill Petroleum, Inc. as Applicant and Owner seeking Conditional Use and Preliminary and Final Major Site Plan approval to remove all existing site improvements including the existing access drives and construct a 3,000 square foot convenience store with gasoline fuel dispensing service consisting of six (6) pump islands and an attendant kiosk beneath a 62 foot x 62 foot canopy. Three (3) new 15,000 gallon underground fuel storage tanks for regular, premium and diesel fuel are also proposed along with a right-in only drive and a right-out only drive along Route 9, as well as an apparent right-in/left-out only driveway extending along Wyckoff Mills Road, parking for seventeen vehicles a loading area, a refuse enclosure, infiltration basin, landscaping, lighting and signage on premises known as Block 140, Lots 1, 2, 3 and 4.01, 695 US Highway 9 North and Wyckoff Mills Road. After some testimony was placed on the record on January 17, 2019, this application was carried to February 21, 2019 with no further notice. On February 21, 2019 it was carried to March 21, 2019 with no further notice and on March 21, 2019 this application was carried to April 18, 2019 with no further notice. On April 18, 2019 this application was rescheduled to May 16, 2019.**
 - iii. **Expiration Date: May 31, 2019**
 - iv. **Eligible Voters: Dorato, Huszar, Kudrick, Schneider, Tannenhaus, Seaman, Everett and Nash**

10. Master Plan Status Report

11. Executive Session

*** 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.