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JENNIFER BEAHM, PP, AICP, Planner – Leon S. Avakian, Inc.

SHARI SPERO, LTE, Licensed Tree Expert – CME Associates

AGENDA

TOWNSHIP OF HOWELL PLANNING BOARD

Thursday

November 2, 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:**
 - a. **Case No. SP-1117 / D.R. Horton, Inc. – NJ**
Resolution granting Submission Waivers
Eligible Voters: Cristiano, Huszar, Leggio, Tannenhaus, Gasior, Mercer, Pike & Boisvert
8. **Submission Waivers:**
 - a. **Case No. SD-3013 / Besadar, LLC**
 - i. **Type: Preliminary Major Subdivision**
 - ii. **Description: Application of Besadar, LLC as Applicant and Donald and Mildred Geib as Owners seeking Preliminary Major Subdivision approval to clear +/- 2.12 acres of wooded area, remove all existing improvements except for the dwelling and driveway, to subdivide the existing tract into seven (&) total lots and construct a new public road with cul-de-sac using the Open Lands subdivision option. Additional improvements include stormwater management which will be addressed by two (2) hydraulically connected above ground basins, fencing around the basins, street signage, landscaping and lighting on premises known as Block 76, Lots 33 & 34, 57 Church Road.**
9. **Applications before the Board:**

a. Case No. SP-1105 / AAVRHW Property, LLC – Victory Road

- 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 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. After additional testimony on June 15, 2023 the application was carried to August 17, 2023 with no further notice. On August 17, 2023 this application was carried with no further notice to September 7, 2023 for scheduling purposes only and on September 7, 2023 it was carried to October 5, 2023 with no further notice. After some additional testimony on October 5, 2023 this application was carried to November 2, 2023 with no further notice.
- iii. Expiration Date: October 31, 2023
- iv. Eligible Voters: Greenfield, Huszar, Leggio, Seaman, Mercer, Pike and Boisvert

b. Case No. SD-3002 / Frederick J. Hare

- i. Type: Extension of Time
- ii. Description: Application of Frederick J. Hare as Applicant and Phillip J. Hare, Hope Hare and Frederick J. Hare as Owners seeking an extension of time on the subdivision approval granted by the Board and memorialized on September 15, 2022 on premises known as Block 39, Lot 7, 94 Porter Road.

c. Case No. SP-1118 CR / Township of Howell

- i. Type: Capital Review
- ii. Description: Application of the Township of Howell as Applicant and Owner seeking a Capital Review of their project where Motorola Solutions Inc. is proposing various site improvements for emergency services purposes. The improvements focus on four (4) sites throughout the Township, specifically the Howell Police Department, Adelphia Fire Department, Aldrich Park & Ride and the Water Tank on Virginia Drive.

d. Case No. SD-3010 / Samuel Neiger

- i. Type: Minor Subdivision with Ancillary Variance Relief
- ii. Description: Application of Samuel Neiger as Applicant and Samuel Neiger (Lot 15) and DZ Holdings NJ, LLC (Lt 8) seeking Minor Subdivision approval with Ancillary Variance Relief to subdivide two existing lots into two (2) new lots on premises known as Block 18, Lots 8 and 15, 200 Bry Avenue, as follows: Proposed Lot 8.01 would be 9,900 sf in size and would contain a proposed two-story dwelling with two new 18 foot wide paved driveways with depressed curbs proposed on Larrabee Boulevard and a new septic disposal field in the rear of the proposed dwelling. Proposed Lot 15.01 would be 0.74 acres (32,385 sf) in size and will contain the existing two-story dwelling and all existing improvements. No other changes are proposed for this lot other than the lot lines.
- iii. Expiration Date: November 30, 2023

e. Case No. SP-1114 / Lowes Companies, Inc.

- i. Type: Amended Preliminary and Final Major Site Plan
- 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 on a developed lot currently containing a 141,500 sf Lowes Home Improvement store and associated parking lot with access driveways to the site from Route 9 North and Lanes Mill Road. The Applicant is now proposing 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 bin. They are 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 14.01, 4975 US Highway 9 North. This application was originally scheduled to be heard on August 17, 2023 when it was carried to October 5, 2023 with no further notice. On October 5, 2023 this application was rescheduled with notice.
- iii. Expiration Date: November 30, 2023

10. Master Plan Update

11. Executive Session (if required)

**The links below will bring you to the agenda for November 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/2023/20231102%20PB%20AGenda/2023-11-02%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.