AGENDA

TOWNSHIP OF HOWELL
PLANNING BOARD

Thursday

January 17, 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:
   a. Case No. SP-1042 / 999 Route 33, LLC
      Resolution Granting Preliminary and Final Major Site Plan with Ancillary Bulk Variances
      Eligible Voters: Boyle, Huszar, Kudrick, Tannenhaus, Seaman, Nicastro, Berger and Nash
   b. Planning Board Attorney
      Resolution appointing Ronald Cucchiaro, Esq. of Weiner Law Group LLP for 2019
      Eligible Voters: Dorato, Huszar, Kudrick, Nicastro, Schneider, Tannenhaus, Seaman, O'Donnell and Nash
   c. Planning Board Engineer
      Resolution appointing Laura J. Neumann, P.E., P.P., of CME Associates for 2019
      Eligible Voters: Dorato, Huszar, Kudrick, Nicastro, Schneider, Tannenhaus, Seaman, O'Donnell and Nash
   d. Planning Board Planner
      Resolution appointing Peter Van den Kooy, P.P., A.I.C.P., of CME Associates for 2019
      Eligible Voters: Dorato, Huszar, Kudrick, Nicastro, Schneider, Tannenhaus, Seaman, O'Donnell and Nash
e. Planning Board Certified Tree Expert
Resolution appointing Shari M. Spero, C.T.E. of CME Associates for 2019
Eligible Voters: Dorato, Huszar, Kudrick, Nicastro, Schneider, Tannenhaus, Seaman, O’Donnell and Nash

f. Case No. SP-1051 / Cornerstone Calvary Chapel
Resolution granting Submission Waivers
Eligible Voters: Schneider, Tannenhaus, Seaman, Nicastro and Nash

g. Case No. SP-1052 / Monmouth Commerce Center, LLC
Resolution granting Submission Waivers
Eligible Voters: Dorato, Huszar, Kudrick, Nicastro, Schneider, Tannenhaus, Seaman, O’Donnell and Nash

h. Case No. SD-2847A2 / Sema LLC (Haystack Glen)
Resolution granting a Third One Year Extension of Time
Eligible Voters: Dorato, Huszar, Kudrick, Nicastro, Schneider, Tannenhaus, Seaman, O’Donnell and Nash

8. Applications before the Board:

a. Case No. SD-2959 / Elon Associates, LLC
   i. Type: Extension of Time
   ii. Description: Application of Elon Associates, LLC as Applicant and Owner seeking an Extension of Time on their Final Site Plan and Final Major Subdivision Approval with Ancillary Variance Relief to construct a mixed-use development consisting of 69 single family residential lots, a multi-family residential building to contain 10 affordable housing units and a 22,050 square foot building containing a ground floor commercial/retail use, including a drive-thru component and a second-floor office use on premises known as Block 184, Lot 7 through 10 and 14, Adelphia-Farmingdale Road (Monmouth County Route 524) and Yellowbrook Road.

b. Case No. SP-1006 / Gill Petroleum
   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 Wycoff Mills Road. This application was previously heard on
   iii. Eligible Voters: Nicastro, Schneider, Tannenhaus and Nash
   iv. Expiration Date: January 31, 2019
c. **Case No. SD-2985 / Rosemarie Bird**
   i. **Type:** Minor Subdivision
   ii. **Description:** Application of Rosemarie Bird as Applicant and Stanley Domin and Rosemarie Bird as Owners seeking Minor Subdivision approval to re-subdivide three existing lots into three (3) new lots by reducing the size of two lots and conveying the additional area to the third lot, and if approved, vacate the buffer easement on two of the lots on premises known as Block 42, Lots 70.01, 70.02 and 70.03, 501, 503 and 505 Newtons Corner Road. There are no additional site improvements proposed with this application.
   iii. **Expiration Date:** May 3, 2019

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.