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DAVID EVERETT, Alternate #2
RONALD CUCCHIARO, Attorney—Weiner Law Group LLP
LAURA NEUMANN, PE, PP, Engineer – CME Associates
PETER VAN DEN KOY, PP, AICP, Planner – CME Associates
SHARI SPERO, LTE, Certified Tree Expert – CME Associates

AGENDA
TOWNSHIP OF HOWELL
PLANNING BOARD
Thursday
February 21, 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. Applications before the Board:
   a. Case No. SD-2984 / Lanes Pond Developers, LLC
      i. Type: Minor Subdivision
      ii. Description: Application of Lanes Pond Developers, LLC as Applicant and IAS Land Investment Co. as Owner seeking Minor Subdivision approval to subdivide the property into three single-family residential lots with individual private onsite well and septic disposal systems on premises known as Block 27, Lot 5, Lanes Pond Road and Miller Road. This application was scheduled to be heard on December 20, 2018 when it was carried to February 21, 2019 with no further notice.
      iii. Expires: February 28, 2019
   b. 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. This application was scheduled to be heard on January 17, 2019 when it was carried to February 21, 2019 with no further notice.
      iii. Expiration Date: May 3, 2019
c. Case No. SP-1006 / Gill Petroleum

THERE WILL BE NO TESTIMONY ON THIS APPLICATION.
IT WILL BE CARRIED TO MARCH 21, 2019 WITH NO FURTHER NOTICE

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. After some testimony was placed on the record, this application was carried to February 21, 2019 with no further notice.

iii. Eligible Voters: Dorato, Huszar, Kudrick, Schneider, Tannenhaus, Seaman, Everett and Nash

iv. Expiration Date: March 31, 2019

d. Case No. SP-830-A3 / Northeast Remsco Construction

i. Type: Amended Preliminary and Final Major Site Plan

ii. Description: Application of Northeast Remsco Construction as Applicant and Gutierrez Properties, LLC as Owner seeking Minor Site Plan approval to construct a maintenance and repair office building with warehouse space, a one-story warehouse building, a maintenance and repair shed, a one-story storage shelter structure, a fuel service area canopy and a paved parking area for 33 vehicles and minor reconfiguration of the existing site access drive on premises known as Block 49, Lot 26.01, Lakewood-Farmingdale Road (County Route 547). This application was originally scheduled to be heard on November 1, 2018 when it was carried to December 6, 2018 with no further notice. On December 6, 2018 this application was carried to December 20, 2018 for scheduling purposes only. On December 20, 2019 this application was rescheduled to February 7, 2019 with a new notice to the public.

iii. Expiration Date: March 1, 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.