AGENDA
TOWNSHIP OF HOWELL
PLANNING BOARD
Thursday
May 9, 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:
   a. Regular Meeting: February 7, 2019
      Eligible Voters: Dorato, Kudrick, Nicastro, Tannenhaus, Seaman, O'Donnell and Nash
   b. Regular Meeting: February 21, 2019
      Eligible Voters: Dorato, Kudrick, Nicastro, Schneider and Seaman
   c. Regular Meeting: March 7, 2019
      Eligible Voters: Dorato, Huszar, Kudrick, Nicastro, Seaman O'Donnell and Nash
   d. Regular Meeting: March 21, 2019
      Eligible Voters: Dorato, Huszar, Seaman, O'Donnell and Nash
5. Vouchers:
6. Correspondence:
7. Resolutions:
   a. Case No. SP-1055 / 1228 Realty LLC
      Resolution Granting Submission Waivers
      Eligible Voters: Dorato, Huszar, Kudrick, Schneider, Seaman, O’Donnell and Nash
   b. Case No. SD-2980 / M&M and G&C Ercolino
      Resolution Granting Minor Subdivision with Ancillary Variance Approval
      Eligible Voters: Dorato, Huszar, Kudrick, Nicastro, Seaman, O’Donnell and Nash
   c. Case No. SD-2985 / Rosemarie Bird
      Resolution Granting Minor Subdivision with Ancillary Variance Approval
      Eligible Voters: Dorato, Kudrick, Nicastro, Schneider, Seaman
d. Case No. SD-2984 / Lanes Pond Developers, LLC
Resolution Granting Minor Subdivision
Eligible Voters: Dorato, Huszar, Kudrick, Nicastro, Schneider, Seaman, Everett, O’Donnell and Tannenhaus

e. Case No. SP-1013 / SL Homes, Inc.
Resolution Granting Preliminary Site Plan
Eligible Voters: Huszar, Kudrick, Nicastro, Seaman, O’Donnell and Nash

Resolution Granting Preliminary and Final Major Site Plan
Eligible Voters: Dorato, Huszar, Kudrick, Schneider, Seaman, O’Donnell and Nash

g. Case No. SP-1051 / Cornerstone Calvary Chapel
Resolution Granting Preliminary Major Site Plan
Eligible Voters: Dorato, Huszar, Seaman, O’Donnell and Nash

h. Case No. SP-1059CR / Howell Township Board of Education
Resolution for Capital Plan Review and Recommendations for the installation of a Chiller (HVAC Unit) and a sound reduction wall at the Ardena School.
Eligible Voters: Dorato, Huszar, Kudrick, Schneider, Seaman, O’Donnell and Nash

8. Review of Submission Waivers before the Board:

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 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.
   b. Case No. SP-1052 / Monmouth Commerce Center, LLC
      i. Type: Preliminary and Final Major Site Plan
      ii. Description: Application of Monmouth Commerce Center, LLC as Applicant and Lawrence Katz and Felix Pfaster as Owners seeking Preliminary and Final Major Site Plan approval with ancillary bulk variance and design waivers and exceptions to construct nine (9) warehouse buildings (ranging in size from 85,600 s.f. to 150,000 s.f. and equaling approximately 1,242,102 s.f. in total), five (5) full-movement access drives along Randolph Road, parking for 706 vehicles and 142 trailer parking spaces, 234 loading spaces and five (5) monument style site identification signs on premises known as Block 5, Lots 2 & 3 at the intersection of Randolph Road and Oak Glen Road. This application was originally scheduled to be heard on April 4, 2019 when it was rescheduled to May 9, 2019.
      iii. Expiration Date: May 17, 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.