

## **MEMBERS**

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*LAURA NEUMANN, PE, PP, Engineer – CME Associates*

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

*SHARI SPERO, LTE, Certified Tree Expert – CME Associates*

## **AGENDA**

### **TOWNSHIP OF HOWELL PLANNING BOARD**

**Thursday**

**MAY 11, 2023**

**7:00 pm Regular Meeting**

#### **THIS MEETING WILL BE A REMOTE MEETING**

**PUBLIC ACCESS TO ZOOM MEETING:** To access the virtual hearing, you must join the ZOOM meeting. To access the ZOOM meeting, you will need access to a computer with internet access and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the link below and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting. You will also be able to access the agenda and files pertaining to the applications for the meeting on the Howell Township Website found on this page: <http://www.twp.howell.nj.us/AgendaCenter/Planning-Board-7>

**Join Zoom Meeting: Join from a PC, Mac, iPad, iPhone or Android device:**

Please click this URL to join. <https://zoom.us/j/93292799941?pwd=YXN6Sm5zOUhaUFF5UGxyVXROS1paQT09>

Then enter Webinar ID 932 9279 9941 and Passcode: 3333

**Or join by phone:**

Dial: US: +1 312 626 6799 (Chicago) or +1 929 205 6099 (New York) or +1 301 715 8592 (Germantown) or +1 346 248 7799 (Houston) or +1 669 900 6833 (San Jose) or +1 253 215 8782 (Tacoma) or visit <https://zoom.us/j/93292799941> for International numbers and enter Webinar ID: 932 9279 9941#, Participant ID Code: after prompt enter # key, Passcode: 3333#

#### **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. Submission Waivers:**
  - a. Case No. SD-2997A / Larrabee Realty, LLC**
    - i. Type: Amended Preliminary and Final Major Subdivision**
    - ii. Description: Application of Larrabee Realty, LLC as Applicant and Owner seeking Amended Preliminary and Final Major Subdivision approval to extend the 12 month time period listed as Condition #4 in the prior memorialized resolution to remove the existing dwelling by an additional 12 months or January 6, 2024 on premises known as Block 24, Lot 11.04, 72 Larrabee Boulevard.**

9. Applications before the Board:

- a. Case-SD-2998 / Wadsworth Development, LLC – Ramtown Estates
  - i. Type: Settlement Agreement
- b. Case No. SP-1105 / AAVRHW Property, LLC

**THERE WILL BE NO TESTIMONY ON THIS APPLICATION**

**IT WILL BE CARRIED TO A NEW DATE**

- 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 additional 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.
  - iii. Expiration Date: June 30, 2023
  - iv. Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Talente, Kyle, Mercer and Boisvert
- c. Case No. SP-1100 / Monmouth Commerce Center, LLC

- i. Description: Application of Monmouth Commerce Center, LLC as Applicant and Lawrence Katz and Felix Pflaster as Owners seeking Preliminary and Final Major Site Plan to construct four (4) 1-story warehouse buildings with office space with 940,400 s.f. in total. Each building will contain its own parking and loading stalls to service the building. Access to the site is provided by two (2) right-in/left out only driveways along Randolph Road to serve as truck entrances. One (1) full movement driveway for passenger vehicles is also proposed to Randolph Road. No driveways are proposed to Oak Glen Road or Lakewood Allenwood Road. Additional site improvements consist of lighting, landscaping, aboveground infiltration basins to address stormwater management and refuse enclosures. They are also proposing off-site improvements to extend public water and sanitary sewer mains to the development. The off-site improvements would also consist of improvements at the Randolph Road and Lakewood Farmingdale Road intersection including the installation of a traffic signal, full width mill and overlay, stormwater inlets along the subject side of Randolph Road and Oak Glen Road, roadway striping within Randolph Road and Oak Glen Road and an 13.5 foot wide, 34,362 sf right-of-way dedication to Howell

May 11, 2023

Township along the entire Randolph Road frontage as well as a 3,055 sf right-of way dedication to Howell Township at the intersection of Oak Glen Road and Lakewood Allenwood Road. The applicant is also requesting extended vested rights for the site plan approval pursuant to N.J.S.A. 40:55D-49.d & -52.b as the project qualifies for extended vested rights under preliminary site plan approval because the property is over 50 acres and under final site plan approval because the project proposes over 200,000 square feet of non-residential floor area on premises known as Block 5, Lots 2 & 3, Randolph Road and Oak Glen Road. This application was originally scheduled for April 7, 2022 when it was rescheduled to May 12, 2022. On May 12, 2022 it was rescheduled to June 16, 2022 with notice. The application was scheduled for August 4, 2022 when it was adjourned to September 15, 2022 with notice. After some testimony was placed on the record on September 15, 2022 this application was carried to October 20, 2022 with no further notice. This application was carried from October 20, 2022 to December 1, 2022 with no further notice. After some additional testimony on December 1, 2022 this application was carried to December 15, 2022 with no further notice. On December 15, 2023 this application was carried to January 5, 2023 and on January 5, 2023 it was carried to a Special Meeting on Monday, January 30, 2023 with no further notice. After testimony on January 30, 2023 this application was carried to February 2, 2023 with no further notice and on February 2, 2023 it was carried to April 20, 2023 with no further notice. On April 20, 2023 it was carried to May 11, 2023 with no further notice

- ii. Expiration Date: June 15, 2023
- iii. Eligible Voters: Cristiano, Greenfield, Huszar, Seaman, Talente, Tannenhaus, Gasior, Kyle, Mercer and Boisvert.

10. Master Plan Update

11. Executive Session (if required)

**The links below will bring you to the agenda for May 11, 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/2023/20230511%20PB%20Agenda/2023-05-11%20PB%20Agenda.docx>

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<http://www.howelltv.org/Planning/2023/20230511%20PB%20Agenda/2023-05-11%20PB%20Agenda.pdf>

\*\*\* 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.