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

## **AGENDA**

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

**Thursday**

**MAY 18, 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>

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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:**
  - a. Regular Meeting – March 16, 2023**  
**Eligible Voters: Cristiano, Greenfield, Huszar, Seaman, Talente, Kyle, Mercer & Boisvert**
  - b. Regular Meeting – April 13, 2023**  
**Eligible Voters: Greenfield, Huszar, Talente, Mercer & Boisvert**
  - c. Regular Meeting – April 20, 2023**  
**Eligible Voters: Cristiano, Greenfield, Leggio, Seaman, Talente, Tannenhaus, Gasior, Kyle, Mercer & Boisvert**
- 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.

b. Case No. SP-1113 / 271 Adelpia LLC

- i. Type: Preliminary & Final Major Site Plan and Minor Subdivision
- ii. Description: Application of 271 Adelpia LLC as Applicant and Owner seeking Preliminary and Final Major Site Plan and Minor Subdivision approval with Ancillary Variance Relief to subdivide the five existing lots into two new lots. The western lot is proposed to be 6.62 acres in size and would contain the existing industrial use and driveway which are both to remain. The eastern lot is proposed to be 10.70 acres in size and would remove the existing dwelling and construct a 135,276 square foot warehouse building with office space. The facility will provide 39 loading dock spaces, one drive in ramp, and 106 passenger vehicle parking spaces. Access to the eastern lot is provided via two (2) new full movement driveways along Adelpia-Farmingdale Road and two (2) new full movement driveways along Squankum Yellowbrook Road. Other improvements include concrete sidewalks within the site, curbing, aboveground and underground stormwater management basins, landscaping and lighting. A private septic system is proposed to service the new building on the eastern lot as well as public water service from Adelpia-Farmingdale Road. Both proposed lots will provide a vegetated buffer and berm along the entirety of the Adelpia-Farmingdale Road and Squankum Yellowbrook Road frontages on premises known as Block 157, Lots 1, 2, 3, 4 & 5, 271 Adelpia-Farmingdale Road (CR524).

9. Applications before the Board:

a. 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 and on May 11, 2023 it was carried to May 18, 2023 for scheduling purposes only with no further notice.

- iii. Expiration Date: June 30, 2023
- iv. Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Talente, Kyle, Mercer and Boisvert

b. 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 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 and on May 11, 2023 it was carried to May 18, 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.

- c. Case No. SD-2998 – Wadsworth Development, LLC – Ramtown Estates
  - iii. Type: Whispering Woods Settlement Hearing for Preliminary Major Subdivision Approval
  - iv. Description: Application of Wadsworth Development, LLC as Applicant and Owner seeking Preliminary Major Subdivision approval for an eleven lot subdivision to create ten residential lots, one for the existing residential structure, nine for proposed new single family homes and one open space lot on premises known as Block 3, Lot 25, 238 Ramtown Greenville Road.
- b. Case No. SP-1104 / 96 Industrial Court
  - i. Type: Preliminary Major Site Plan
  - ii. Description: Application of 96 Industrial Court LLC as Applicant and Vanderveer Industrial Partners, LLC as Owners seeking Preliminary Major Site Plan with Ancillary Variance Relief to consolidate Lots 6 and Lot 7 into one lot and construct a 96,928 sf warehouse/office building which will consist of 87,243 sf of warehouse space and two separate office spaces totaling 9,694 sf. The building will provide 10 loading docks spaces plus two (2) additional drive in ramps in the rear of the building, as well as 51 total passenger vehicle parking spaces; 45 in the front of the building and six (6) in the rear. Access to the site is provided via two (2) new full movement driveways to the west of the building along Industrial Court. The southern driveway will provide direct access to the passenger vehicle parking spaces and the northern driveway will provide access to both the passenger vehicle parking spaces and the loading docks in the rear. The proposed building is to be serviced by a septic system and a well. Stormwater management will be addressed through the construction of five (5) total aboveground infiltration basins and a porous asphalt system in the passenger vehicle parking area. Additional improvements within the site consist of landscaping, lighting and the installation of four (4) trash enclosures on premises known as Block 168 Lots 36.06 and 36.07 (f/k/a lots 6 & 7), 7-9 Industrial Court (f/k/a 96 Industrial Ct)
  - iii. Expiration Date: May 31, 2023
- c. Case No. SD-3007 / Avet Brothers, LLC
  - i. Minor Subdivision with Ancillary Variance Relief
  - ii. Description: Application of Avet Brothers, LLC as Applicants and Owners seeking Minor Subdivision Approval with Ancillary Variance Relief to subdivide the existing lot into three new lots, 1.62 acres, 1.66 acres, and 1.62 acres in size, respectively. The larger existing dwelling, along with the inground pool and patio, would remain in the proposed middle lot, lot 2. The remainder of the existing improvements, including the second dwelling, driveway, and sheds would be removed. A new driveway would be constructed within Proposed Lot 2 and the dwelling would be expanded to include an attached two car garage. Proposed Lots 1 and 3 would each contain a two-story dwelling, with paved driveways from Fairfield Road. All three lots are also proposed to provide sidewalk, curb and street trees along Fairfield Road, new sanitary septic systems and public water service. The application is also proposing to collect stormwater via a new inlet located at the end of each driveway that would convey it to a new aboveground infiltration basin within the front yard of proposed Lot 3. The Applicant has indicated that an HOA would be created and would maintain the stormwater management facilities on premises known as Block 178, Lot 21, 275 Fairfield Road.
  - iii. Expiration Date: September 5, 2023

- 10. Master Plan Update
- 11. Executive Session (if required)

**The links below will bring you to the agenda for May 18, 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/2023/20230518%20PB%20Agenda%20Updated/2023-05-18%20PB%20Agenda.docx>

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<http://www.howelltv.org/Planning/2023/20230518%20PB%20Agenda%20Updated/2023-05-18%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.