MEMBERS
ROBERT S. NASH, Chairman
BRIAN TANNENHAUS, Vice Chairman
PAUL DORATO, Class I
CHIEF ANDREW KUDRICK, Class II
DEPUTY MAYOR EVELYN M. O’DONNELL, Class III
THOMAS BOYLE
NICHOLAS HUSZAR
ROBERT NICASTRO
PAUL SCHNEIDER
ROBERT SEAMAN, Alternate #1
DAVID EVERETT, Alternate #2
RONALD CUCCHIARO, Attorney–Weiner Law Group LLP
LAURA NEUMANN, PE, PP, Engineer – CME Associates
PETER VAN DEN KOOY, PP, AICP, Planner – CME Associates
SHARI SPERO, LTE, Certified Tree Expert – CME Associates

AGENDA
TOWNSHIP OF HOWELL
PLANNING BOARD
Thursday
June 6, 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-1051 / Cornerstone Calvary Chapel
      Resolution Granting Preliminary Major Site Plan
      Eligible Voters: Dorato, Huszar, Seaman, O’Donnell and Nash
   b. Resolution for Proposed Ordinance O-19-28
      Resolution approving Proposed Ordinance No. O-19-28, Amending Chapter 188 Land Use, Article X Zones, Section 66, Subsection C, “Zone Map of the Revised General Ordinances of the Township of Howell” which is substantially consistent with the Master Plan.
      Eligible Voters: Huszar, Kudrick, Nicastro, Schneider, Seaman, O’Donnell and Nash
   c. Resolution for Proposed Ordinance O-19-29
      Resolution approving Proposed Ordinance No. O-19-29, Amending Chapter 188 Land Use, Article XIV Residential Design Standards, Section 132 Sidewalks and Section 135 Alternates to Curbs and Sidewalks in Major Subdivisions, of the Revised General Ordinances of the Township of Howell, which is substantially consistent with the Master Plan.
      Eligible Voters: Huszar, Kudrick, Nicastro, Schneider, Seaman, O’Donnell and Nash
   d. Resolution for Proposed Ordinance O-19-30
      Resolution approving Proposed Ordinance No. O-19-30, Amending Chapter 188 Land Use, Article XXV Nonresidential Community Design Standards, Section 225 Streetscape Design Principles, Subsection G Sidewalks, of the Revised General Ordinances of the Township of Howell, which is substantially consistent with the Master Plan.
      Eligible Voters: Huszar, Kudrick, Nicastro, Schneider, Seaman, O’Donnell and Nash
8. Review of Submission Waivers before the Board:

9. Applications before the Board:

a. Case No. SP-1052 / Monmouth Commerce Center
   i. Type: Preliminary and Final Major Site Plan with Ancillary Bulk Variance
   ii. Description: Application of Monmouth Commerce Center, LLC as Applicant and Lawrence Katz and Felix Pflaster 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. After some testimony was placed on the record on May 9, 2019 this application was carried to June 6, 2019 with no further notice.
   iii. Expiration Date: June 30, 2019

b. Case No. SP-1058 New Jersey Natural Gas Co
   i. Type: Preliminary and Final Major Site Plan
   ii. Description: Application of New Jersey Natural Gas Company as Applicants and Fairfield at Howell, LLC as Owners seeking Preliminary and Final Major Site Plan approval to construct a 30,000 s.f. 2-story building to be utilized as a training/education facility for New Jersey Natural Gas employees, third-party contractors and emergency first responder personnel. The site plan also calls for outdoor training areas for oversized vehicle and heavy-construction equipment operations and areas containing shed-like structures to simulate buildings and homes including various appliances, meters and equipment associated with utility service systems and operations, along with landscape and lighting improvements, a monument type site identification sign, a refuse enclosure area and an 8 foot high perimeter fence on premises known as Block 177 lots 5.01 and 6, 401 Fairfield Road.
   iii. Expiration Date: July 19, 2019

c. Case No. SP-1055 / 1228 Realty LLC
   i. Type: Minor Site Plan
   ii. Description: Application of 1228 Realty LLC as Applicants and Owners seeking Minor Site Plan approval to construct a 2-story building addition of approximately 780 s.f. total along the north side of the existing 1-story portion of the building and an approximately 1,206 s.f. second-story addition above the existing 1-story portion of the building, additional interior building renovations, additional parking and reconfiguration of the existing onsite parking areas on premises known as Block 137, lot 29, 1228 US Highway 9 South.
   iii. Expiration Date: June 8, 2019
d. **Case No. SP-1061 / New Jersey American Water Company**
   
i. **Type: Minor Site Plan**
   
   ii. Application of New Jersey American Water Company, Inc. as Applicant and Owner seeking Minor Site Plan approval to construct a 192 s.f. one-story building addition along the east side of the building and install a new well structure and pad along the east side of the proposed building addition along with landscaping, building mounted lighting improvements, relocation of the westerly fence line to the side property line, replacement of the existing access swing gate with a proposed sliding gate, and minor exterior building renovations for the existing well station building on premises known as Block 65, Lot 34, 42 Spruce Road.
   
   iii. **Expiration Date: June 30, 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.***