AGENDA
TOWNSHIP OF HOWELL
PLANNING BOARD

Thursday
June 20, 2019
7:00 pm Regular Meeting

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

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. Case No. SP-1061 / New Jersey American Water Company
      Resolution Granting Submission Waivers
      Eligible Voters: Huszar, Kudrick, Nicastro, Schneider, Seaman, O’Donnell and Nash
   c. Case No. SD-2946X / Perry and Janice Willett (Hawke Point)
      Resolution Granting Second One-Year Extension of Time
      Eligible Voters: Huszar, Schneider, Seaman, O’Donnell and Nash
8. Review of Submission Waivers before the Board:
   a. Case No.SP-1009A / Par Golf
      i. Type: Amended Preliminary and Final Major Site Plan
      ii. Description: Application of Par Golf, LLC as Applicant and Eagle Golf Enterprises, LLC as Owners seeking Amended Preliminary and Final Major Site Plan approval to construct a pool and patio area where a tennis court was located and relocate the tennis court on premises known as Block 185, Lots 40.01 and 37, 20 Shore Oaks Drive
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 Boulder Ridge II at Howell LLC 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. They are also seeking to amend Condition 6 of the 2017 Approval. After some testimony and discussion on May 16, 2019 this application was re-scheduled to June 20, 2019 with a new notice to the public
      iii. **Eligible Voters:** Huszar, Kudrick, Nicastro, Schneider, Seaman, O'Donnell and Nash
   b. **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 Pflester 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. After some additional testimony on June 6, 2019 this application was carried to June 20, 2019 with no further notice.
      iii. **Expiration Date:** June 30, 2019
      iv. **Eligible Voters:** Dorato, Huszar, Nicastro, Schneider, Seaman, O'Donnell and Nash
   c. **Case No. SD-2986 / K Hovnanian’s Four Seasons at Colts Farm LLC**
      i. **Type:** Preliminary and Final Major Subdivision / Preliminary and Final Major Site Plan and Woodlands Management
      ii. **Description:** Application of K Hovnanian’s Four Seasons at Colts Farm, LLC as Applicant and McElwee Family Partnership, LP (John McElwee – lot 97 & Joanne McElwee Brown – Lots 98.01 and 98.03) as Owners seeking Preliminary and Final Major Subdivision, Preliminary and Final Major Site Plan and Woodlands Management Plan approval to remove all existing site improvements and subdivide the tract into 111 lots for age-restricted single-family dwellings, a clubhouse/recreation lot including a stormwater basin and sanitary pump station facility, an open space lot also including a stormwater basin and an additional open space lot, a gate house, entry walls including site signage and a fountain feature on premises known as Block 183, Lots 97, 08.01 and 98.03, 1191 NJ State Route 33 and 481 Colts Neck Road.
      iii. **Expiration Date:** July 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.