AGENDA
TOWNSHIP OF HOWELL
PLANNING BOARD
Thursday
July 18, 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. SP-1061 / New Jersey American Water Company
      Resolution Granting Minor Site Plan Approval with Ancillary Variance Relief
      Eligible Voters: Dorato, Huszar, Nicastro, Seaman, Everett, O'Donnell and Nash
   b. SP-1009A / Par Golf, LLC
      Resolution Granting Submission Waivers
      Eligible Voters: Dorato, Huszar, Kudrick, Nicastro, Schneider, Seaman and Nash
   c. SD-2930A-2/SP-914A-2 / Boulder Ridge at Howell, LLC
      Resolution Granting Extension of Time
      Eligible Voters: Huszar, Kudrick, Nicastro, Schneider, Seaman and Nash
   d. SP-1055 / 1228 Realty, LLC
      Resolution Granting Minor Site Plan Approval with Ancillary Variance Relief
      Eligible Voters: Dorato, Huszar, Nicastro, Seaman, Everett, O'Donnell and Nash
8. Review of Submission Waivers before the Board:
   a. SP-1062 / JPMorgan Chase Bank, N.A.
      i. Type: Preliminary and Final Major Site Plan with Ancillary Bulk Variances
      ii. Description: Application of JPMorgan Chase Bank, N.A. as Applicant and PMG New Jersey LLC as Owner seeking Preliminary and Final Major Site with Ancillary Bulk Variance Approval to demolish the existing gas station and construct a bank with a drive-thru and related site improvements on premises known as Block 54.01, Lot 8, 4001 US Highway 9 North.
b. SP-1060 / MCK Enterprises, LLC
   i. Type: Minor Site Plan
   ii. Description: Application of MCK Enterprises, LLC as Applicant and Owners seeking Minor Site Plan Approval to convert the existing bank building into a physical therapy office use. No site improvements other than revision to onsite signage and restriping the existing parking areas are proposed on premises known as Block 100, Lot 13.01, 3600 US Highway 9 South.

9. Master Plan Hearing:
   a. Master Plan Hearing – Housing Plan Element and Fair Share Plan
      i. Type: Public Hearing
      ii. Description: Howell Township’s Housing Element and Fair Share Plan as an Element of the Township’s Comprehensive Master Plan. The Housing Element and Fair Share Plan includes the Township’s affordable housing strategy for the 1999-2025 time-period to meet its constitutional obligation to provide for its fair share of affordable housing.

10. Applications before the Board:
   a. 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. This application was partially heard on June 6, 2019 when it was carried to July 18, 2019 with no further notice.
      iii. Expiration Date: August 2, 2019
      iv. Eligible Voters: Dorato, Huszar, Nicastro, Schneider, Seaman, Everett, O’Donnell and Nash

b. Case No. SP-1006 / Gill Petroleum Inc.
   i. Type: Conditional Use / Preliminary and Final Major Site Plan
   ii. Description: Application of Gill Petroleum, Inc. as Applicant and Owner seeking Conditional Use and Preliminary and Final Major Site Plan approval to remove all existing site improvements including the existing access drives and construct a 3,000 square foot convenience store with gasoline fuel dispensing service consisting of six (6) pump islands and an attendant kiosk beneath a 62 foot x 62 foot canopy. Three (3) new 15,000 gallon underground fuel storage tanks for regular, premium and diesel fuel are also proposed along with a right-in only drive and a right-out only drive along Route 9, as well as an apparent right-in/left-out only driveway extending along Wyckoff Mills Road, parking for seventeen vehicles a loading area, a refuse enclosure, infiltration basin, landscaping, lighting and signage on premises known as Block 140, Lots 1, 2, 3 and 4.01, 695 US Highway 9 North and Wyckoff Mills Road. After some testimony was placed on the record on January 17, 2019, this application was carried to February 21, 2019 with no
further notice. On February 21, 2019 it was carried to March 21, 2019 with no further notice and on March 21, 2019 this application was carried to April 18, 2019 with no further notice. On April 18, 2019 this application was rescheduled to May 16, 2019. After some additional testimony on May 16, 2019 this application was carried to July 18, 2019 with no further notice.

iii. Expiration Date: July 31, 2019

iv. Eligible Voters: Huszar, Kudrick, Schneider, Seaman and Nash

c. Case No. SP-1009A / Par Golf

i. Type: Amended Preliminary and Final Major Site Plan

ii. Description: Application of Par Golf LLC as Applicants and Owners seeking Amended Preliminary and Final Major Site Plan to consolidate two properties and provide an 8 foot area of right-of-way dedication along the Lot 37 site frontage of Asbury Avenue to ensure a 33 foot wide half-width right-of-way along same. They are also proposing to construct an additional in-ground pool (24 x 50 feet) including a seating area extension as well as cabanas and an outdoor kitchen area, including grill and pizza oven amenities, east of the existing pool area. An existing tennis court and an accessory shed are to be relocated toward the east to accommodate the proposed expanded pool area and existing pool and tennis area perimeter fencing are also to be located on premises known as Block 185, lots 37 and 40.01, 20 Shore Oaks Drive.

iii. Expiration Date: August 8, 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.