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

SHARI SPERO, LTE, Certified Tree Expert – CME Associates

AGENDA

TOWNSHIP OF HOWELL PLANNING BOARD

Thursday

JULY 20, 2023

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:**
 - a. **Regular Meeting- May 4, 2023**
Eligible Voters: Cristiano, Greenfield, Leggio, Seaman, Talente, Mercer & Boisvert
 - b. **Regular Meeting – May 18, 2023**
Eligible Voters: Leggio, Seaman, Talente, Tannenhaus, Gasior and Mercer
5. **Vouchers:**
6. **Correspondence:**
7. **Resolutions:**
 - a. **Case No. SD-3008 / Lesette Cholula**
Resolution granting Submission Waivers
Eligible Voters: Greenfield, Huszar, Talente, Gasior, Mercer & Boisvert
 - b. **Case No. SD-3008 / Lesette Cholula**
Resolution granting Minor Subdivision Approval with Ancillary Variance and Design Waiver Relief
Eligible Voters: Greenfield, Leggio, Seaman, Talente, Gasior, Mercer, Pike & Boisvert
 - c. **Case No. SP-1107 / NJ Ruckle Realty LLC**
Resolution granting Submission Waivers
Eligible Voters: Cristiano, Greenfield, Huszar, Seaman, Talente, Mercer & Boisvert
 - d. **Case No. SP-1011A-2 / Wen Claire Real Estate, LLC**
Resolution granting Submission Waivers
Eligible Voters: Greenfield, Huszar, Talente, Tannenhaus, Gasior, Mercer & Boisvert
 - e. **Case No. SD-3004 / Erdni Nemgirov**
Resolution granting Minor Subdivision Approval with Design Waiver Relief
Eligible Voters: Greenfield, Huszar, Seaman, Talente, Tannenhaus, Gasior, Mercer & Boisvert
 - f. **Case No. SD-3007 / Avet Brothers, LLC**
Resolution granting Submission Waivers
Eligible Voters: Cristiano, Huszar, Seaman, Mercer & Boisvert

- g. Case No. SP-1078A / New Horizon Properties, LLC
Resolution granting Amended Preliminary and Final Site Plan Approval with Ancillary Variance Relief
Eligible Voters: Cristiano, Huszar Seaman, Tannenhaus, Mercer & Boisvert
 - h. Case No. SP-1108 / Howell Crossing, LLC
Resolution granting Submission Waivers
Eligible Voters: Cristiano, Greenfield, Huszar, Seaman, Talente, Mercer & Boisvert
 - i. Case No. SP-1104 / 96 Industrial Court LLC
Resolution granting Preliminary Site Plan Approval with Ancillary Design Waiver Relief
Eligible Voters: Greenfield, Seaman, Talente, Tannenhaus, Gasior, Mercer, Pike & Boisvert
8. Submission Waivers:
9. Applications before the Board:
- a. Case No. SP-1100 / Monmouth Commerce Center, LLC

THIS APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT

- 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. After being scheduled several times this application 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 and then to December 1, 2022 with no further notice. After some additional testimony on December 1, 2022 this application was carried to December 15, 2022, then January 5, 2023 and then to a Special Meeting on Monday, January 30, 2023 with no further notice. After testimony on January 30, 2023 this application was carried a few more times, most recently to July 20, 2023 with no further notice.
- ii. Expiration Date: July 30, 2023
- iii. Eligible Voters: Cristiano, Greenfield, Huszar, Seaman, Talente, Tannenhaus, Gasior, Mercer and Boisvert.

b. 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 conditioned in a prior Resolution to remove the existing dwelling by an additional 12 months to January 6, 2024 on premises known as Block 24, Lot 11.04, 72 Larrabee Boulevard.
- iii. Expiration Date: July 30, 2023

c. Case No. SP-852A / Village Square at Howell, LLC

- i. Type: Amended Preliminary and Final Major Site Plan Approval with Ancillary Variance and Design Waiver Relief
- ii. Description: Application of Village Square at Howell, LLC as Applicant and Owner seeking Amended Preliminary and Final Major Site Plan approval with Ancillary Variance and Design Waiver Relief to construct eight (8) additional parking spaces with associated pavement, striping, and curbing in the rear portion of the property for the medical office building, bringing the new total to 148 parking spaces for the overall site. The Applicant is also proposing to extend the sidewalk abutting the office building and to construct a 4-foot tall fence and landscape block retaining wall near the sidewalk extension. The Applicant does not propose any other changes to the overall site layout on premises known as Block 74, Lot 7.01, 4862-4870 US Highway 9 South.
- iii. Expiration Date: July 31, 2023

10. Master Plan Update

11. Executive Session (if required)

**The links below will bring you to the agenda for July 20, 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/2023/20230720%20PB%20Agenda/2023-07-20%20PB%20Agenda.docx>

<http://www.howelltv.org/Planning/2023/20230720%20PB%20Agenda/2023-07-20%20PB%20Agenda.htm>

<http://www.howelltv.org/Planning/2023/20230720%20PB%20Agenda/2023-07-20%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.