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LAURA NEUMANN, PE, PP, Engineer – CME Associates

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

SHARI SPERO, LTE, Licensed Tree Expert – CME Associates

AGENDA

TOWNSHIP OF HOWELL PLANNING BOARD

Thursday

AUGUST 17, 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 – June 1, 2023
Eligible Voters: Greenfield, Leggio, Seaman, Gasior, Mercer, Pike and Boisvert
 - b. Regular Meeting – June 15, 2023 (Held at Howell Middle School South)
Eligible Voters: Greenfield, Huszar, Leggio, Seaman, Mercer, Pike and Boisvert
 - c. Regular Meeting – July 20, 2023
Eligible Voters: Huszar, Leggio, Seaman, Tannenhaus, Mercer, Pike and Boisvert
5. Vouchers:
6. Correspondence:
7. Resolutions:
8. Submission Waivers:
 - a. SP-1046A / Bank of America (C/O CBRE)
 - i. Type: Amended Minor Site Plan
 - ii. Description: Application of Bank of America (c/o CBRE) as Applicants and 3 Wire LLC (c/o Catherine Leonardis) as Owners seeking Amended Minor Site Plan to install new lighting fixtures throughout the site to bring the existing bank into compliance with security lighting regulations on premises known as Block 54.01, Lot 9, 4005 Route 9.

b. SP-1115 / JABE Howell, LLC

- i. Type: Preliminary and Final Major Site Plan**
- ii. Description: Application of JABE Howell, LLC as Applicant and George Harms Construction, Inc. as Owners seeking Preliminary and Final Major Site Plan approval to clear 1.84 acres of woods to construct two (2) buildings, 5,180 s.f. and 10,780 s.f. in size for use as a trade contractor business which will include office space as well. The site provides 13 parking spaces in the front adjacent to Building A and a gravel outdoor storage area with space for 16 fleet vehicles in the rear behind Building B. Access to the site is provided via two new proposed full movement driveways along Cranberry Road. Additional site improvements consist of concrete sidewalks and curbing, lighting, landscaping, three aboveground and two underground stormwater management basins, one new monument sign and a refuse enclosure on premises known as Block 182, Lot 4, 402 Cranberry Road.**

9. Applications before the Board:

a. Case No. SP-1105 / AAVRHW Property, LLC – Victory Road

- 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 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. On May 18, 2023 this application was carried to June 15, 2023 with no further notice. After additional testimony on June 15, 2023 the application was carried to August 17, 2023 with no further notice.**
- iii. Expiration Date: August 31, 2023**
- iv. Eligible Voters: Greenfield, Huszar, Leggio, Seaman, 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: August 30, 2023**

c. Case No. SP-1011A-2 / Wen Claire Real Estate, LLC

- i. Preliminary and Final Major Site Plan with Ancillary Variance and Design Waiver Relief**
- ii. Description: Application of Wen Claire Real Estate, LLC as Applicant and Owner seeking Amended Preliminary and Final Major Site Plan Approval with Ancillary Variance and Design Waiver Relief to develop the property with a 2,380 sf Wendy's restaurant with drive-thru, containing 30 seats, 42 parking spaces, and queuing for 9 vehicles in the drive through lane. A bypass lane is also provided outside of the drive through lane. Access to the site will be provided via new one-way right-in and right out driveways from Route 9, as well as from the existing full movement driveway along West Farms Road. The improvements also consist of new sidewalk along both frontages of the property as well as into the site, landscaping, lighting, a trash enclosure, and two above ground basins and porous asphalt parking areas to address stormwater management. The building is to be serviced by public water and sanitary sewer via a new pump station and force main from Route 9 on premises known as Block 130, Lot 51.03, US Highway 9 North. The applicant was previously granted approval from the Planning Board for the construction of a 3,429sf Wendy's restaurant with drive thru on July 16, 2015 and in 2017 the applicant submitted for an amended approval to construct a 2,565 sf Wendy's restaurant but construction has not commenced on either application.**
- iii. Expiration Date: September 5, 2023**

d. Case SP-1106 / 9 North Realty, LLC

- i. Type: Preliminary and Final Major Site Plan with Ancillary Variance and Design Waiver Relief**
- ii. Description: Application of 9 North Realty LLC as Applicant and Owner seeking Preliminary and Final Major Site Plan approval with Ancillary Variance and Design Waiver Relief for a previously constructed 500 sf paver patio area for outdoor dining with associated stone and planting bed area. The outdoor area is enclosed by a wood fence and no other changes to the overall site layout on premises known as Block 121, Lots 2, 3 & 4, 5 East Third Street.**
- iii. Expiration Date: August 22, 2023**

e. Case No. SP-1114 / Lowes Companies Inc.

- i. Type: Amended Preliminary and Final Major Site Plan
- ii. Description: Application of Lowes Companies, Inc. as Applicant and Lowes Home Centers, Inc. (n/k/a Lowes Home Centers, LLC) as Owners seeking Amended Preliminary and Final Major Site Plan approval on a developed lot currently containing a 141,500 sf Lowes Home Improvement store and associated parking lot with access driveways to the site from Route 9 North and Lanes Mill Road. The Applicant is now proposing to convert existing parking areas to utilize the space for outdoor storage areas. The storage areas generally consist of garden center products and clothes drop off bin. They are also proposing to convert several passenger vehicle parking spaces into oversized truck spaces. The proposed parking lot modifications would result in 660 total spaces with 611 parking spaces when the seasonal sales area is in effect. Other improvements include an air pump, picnic tables, utility trailer display, covered canopy over a pickup area and fence storage on premises known as Block 28, Lot 14.01, 4975 US Highway 9 North.
- iii. Expiration Date: September 30, 2023

10. Master Plan Update

11. Executive Session (if required)

**The links below will bring you to the agenda for August 17, 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/2023/20230817%20PB%20Agenda/2023-08-17%20PB%20Agenda.docx>

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*** 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.