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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

September 7, 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
 - d. **Regular Meeting – August 3, 2023**
Eligible Voters: Cristiano, Greenfield, Tannenhaus and Gasior
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.

c. Case No. SD-3010 / Samuel Neiger

- i. Type: Minor Subdivision with Ancillary Variance Relief
- ii. Description: Application of Samuel Neiger as Applicant and Samuel Neiger (Lot 15) and SZ Holdings NJ, LLC (Lot 8) as Owners seeking Minor Subdivision approval with Ancillary Variance Relief to realign the existing lot lines to provide for more conforming lots on premises known as Block 18, Lots 8 & 15, 200 Bry Avenue.

9. Applications before the Board:

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

**THERE WILL BE NO TESTIMONY ON THIS PROJECT
IT WAS CARRIED FOR SCHEDULING PURPOSES ONLY**

- 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. On August 17, 2023 this application was carried to September 7, 2023 for scheduling purposes only with no further notice.

- iii. Expiration Date: October 31, 2023
 - iv. Eligible Voters: Greenfield, Huszar, Leggio, Seaman, Mercer and Boisvert
- b. Case No. SD-3007 / Avet Brothers, LLC
- i. Type: Minor Subdivision with Ancillary Variance Relief
 - ii. Description: Application of Avet Brothers, LLC as Applicants and Owners seeking Minor Subdivision approval with Ancillary Variance Relief to subdivide the existing lot into three new lots, 1.61 acres, 1.65 acres, and 1.61 acres in size, respectively. The larger existing dwelling, along with the inground pool and patio, would remain in the proposed middle lot, lot 2. The remainder of the existing improvements, including the second dwelling, driveway, and sheds would be removed. A new driveway would be constructed within Proposed Lot 2 and the dwelling would be expanded to include an attached two car garage. Proposed Lots 1 and 3 would each contain a two-story dwelling, with paved driveways from Fairfield Road. All three lots are also proposed to provide sidewalk, curb and street trees along Fairfield Road, new sanitary septic systems and public water service. The application is also proposing to collect stormwater via a new inlet located at the end of each driveway that would convey it to a new aboveground infiltration basin within the front yard of proposed Lot 3. The Applicant has indicated that an HOA would be created and would maintain the stormwater management facilities on premises known as Block 178, Lot 21, 275 Fairfield Road. This application was originally scheduled to be heard on May 18, 2023 when it was carried to June 15, 2023 with notice. On June 15, 2023 it was carried to August 3, 2023 with no further notice. On August 3, 2023 the application was carried to September 7, 2023 with no further notice.
 - iii. Expiration Date: September 30, 2023
- c. Case No. SD-2998 / Wadsworth Development, LLC – Ramtown Estates
- THERE WILL BE NO TESTIMONY ON THIS PROJECT**
IT WILL BE CARRIED TO OCTOBER 19, 2023 WITH NO FURTHER NOTICE
- i. Type: Whispering Woods Hearing for Preliminary Major Subdivision Approval
 - ii. Description: Application of Wadsworth Development, LLC as Applicant and Owner seeking Preliminary Major Subdivision approval with Ancillary Bulk Variance Relief to subdivide the property into eleven (11) new lots for residential development, with one lot for the existing residence, nine (9) new single family residential lots and one (1) open space lot. All residential lots will be at least one (1) acre in size with frontage on a new cul-de-sac roadway with the exception of the existing residence which fronts on Ramtown-Greenville Road on premises known as Block 3, Lot 25, 238 Ramtown-Greenville Road. This application was originally scheduled for May 18, 2023 when it was carried to June 15, 2023 with no further notice. On June 15, 2023 the application was scheduled for August 3, 2023 with no further notice and on August 3, 2023 it was carried to September 7, 2023 with no further notice.

d. Case No. SP-1107 / NJ Ruckle Realty, LLC

- i. **Type: Preliminary and Final Major Site Plan with Ancillary Variance and Design Waiver Relief**
- ii. **Description: Application of NJ Ruckle Realty, LLC as Applicant and Owner seeking Preliminary and Final Major Site Plan with Ancillary Variance and Design Waiver Relief to construct a 141,925 sf building addition that will result in a new total building area of 231,058 sf. The building will be utilized for warehouse and manufacturing and will also contain 13,769 sf for office space. All existing site features located on the northern portion of the property are to remain. Access to the site is provided by the existing access from Ruckle Avenue and by a proposed full movement driveway along Tinton Falls Road. The existing parking spaces in the northern corner of the property are to be restriped in place and will remain, and 38 new parking spaces are proposed along the southern side of the building addition, resulting in a total of 211 parking spaces. The building addition will also include 18 loading dock bays, and two drive in doors. Additional site improvements consist of concrete sidewalks and curbing, lighting, landscaping, an aboveground infiltration basin and three small-scale aboveground bio-retention basins, one new monument sign, three wall façade signs and two refuse enclosures. The building addition will also propose a new gravity sewer lateral to a force main that will tie into the existing sewer main within Ruckle Avenue, as well as a new water main that will extend from the existing main on-site and will provide looped service around the building on premises known as Block 230, Lot 13.01, 10 Ruckle Avenue. This application was originally scheduled to be heard on June 15, 2023 when it was rescheduled to August 3, 2023. On August 3, 2023 it was carried to September 7, 2023 with no further notice.**
- iii. **Expiration Date: September 30, 2023**

e.

10. Master Plan Update

11. Executive Session (if required)

**The links below will bring you to the agenda for September 7, 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/2023/20230907%20PB%20Agenda/2023-09-07%20PB%20Agenda.docx>

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<http://www.howelltv.org/Planning/2023/20230907%20PB%20Agenda/2023-09-07%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.