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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 21, 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:**
5. **Vouchers:**
6. **Correspondence:**
7. **Resolutions:**
8. **Submission Waivers:**
 - a. **Case No. SD-3012 / 391 Oak Glen LLC**
 - i. **Type: Minor Subdivision with Ancillary Variance Relief**
 - ii. **Description: Application of 391 Oak Glen, LLC as Applicant and Owner seeking Minor Subdivision approval with Ancillary Variance Relief to subdivide the existing two lots into two new lots on premises known as Block 41, Lots 33 & 41.01, 391 Oak Glen Road.**
 - b. **Case No. SD-3009 / Augustine Kim**
 - i. **Type: Minor Subdivision with Ancillary Variance Relief**
 - ii. **Description: Application of Augustine Kim as Applicant and Owner seeking Minor Subdivision approval with Ancillary Variance Relief to subdivide the property into two new lots on premises known as Block 144, Lot 144, 599 Casino Drive.**
9. **Applications before the Board:**
 - a. **Case SP-1082 / Richard Sieb**
 - i. **Type: Preliminary and Final Major Site Plan with Ancillary Variance and Design Waiver Relief**
 - ii. **Description: Application of Richard Sieb as Applicant and ASAP Holdings LLC as Owners seeking Preliminary and Final Major Site Plan approval with Ancillary Variance and Design Waiver Relief to utilize the existing single family dwelling on Lot 24 and convert it to office space. All other structures on both lots are to remain and will be utilized for storage. The asphalt drive connecting Lot 24 and Lot 25 will be removed. The Applicant proposes to abandon the existing wells and septic tank and to provide water service via the existing water main with Squankum Road and sanitary sewer service via a connection to the existing**

sewer main that runs within a sanitary easement on the north side of the property. The three existing asphalt driveways will remain, however, they will be supplemented on the sides with compacted stone to provide a wider entrance drive. A large area throughout the site is also proposed to contain stone base as a drive surface and existing grass areas throughout will be utilized for storage of materials and vehicles. A 32 square foot freestanding sign is also proposed along the frontage on premises known as Block 49, Lots 24 and 24.01, 207-209 Squankum Road. This application was partially heard on June 15, 2023 when it was carried to September 21, 2023 with no further notice.

- iii. Expiration Date: September 30, 2023
- iv. Eligible Voters: Greenfield, Huszar, Leggio, Seaman, Tannenhaus, Gasior, Mercer, Pike and Boisvert

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

- i. Preliminary and Final Major Site Plan with Ancillary Variance & 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. This application was originally scheduled to be heard on August 17, 2023 when it was carried to September 21, 2023 with no further notice.

- iii. Expiration Date: September 30, 2023

c. 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. This application was originally scheduled to be heard on August 17, 2023 when it was rescheduled to September 21, 2023 with notice.
- iii. Expiration Date: October 31, 2023

10. Master Plan Update

11. Executive Session (if required)

**The links below will bring you to the agenda for September 21, 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/2023/20230921%20PB%20Agenda%20Amended/2023-09-21%20PB%20Agenda.docx>

<http://www.howelltv.org/Planning/2023/20230921%20PB%20Agenda%20Amended/2023-09-21%20PB%20Agenda.htm>

<http://www.howelltv.org/Planning/2023/20230921%20PB%20Agenda%20Amended/2023-09-21%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.**