

## **MEMBERS**

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*JACQUELINE PIKE, Alternate #2*

*RONALD CUCCHIARO, Attorney–Weiner Law Group LLP*

*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**

**October 5, 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:**
  - a. **Case No. SD-3010 / Samuel Neiger**  
**Resolution Granting Submission Waivers**  
**Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Gasior, Mercer and Boisvert**
  - b. **Case No. SP-1046A / Bank of America**  
**Resolution Granting Submission Waivers**  
**Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Gasior, Mercer and Boisvert**
  - c. **Case No. SP-1115 / JABE Howell, LLC**  
**Resolution Granting Submission Waivers**  
**Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Gasior, Mercer and Boisvert**
8. **Submission Waivers:**

9. Applications before the Board:

a. 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. This application was originally scheduled to be heard on August 17, 2023 when it was carried to October 5, 2023 with no further notice.
- iii. Expiration Date: October 31, 2023

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

**THERE WILL BE NO TESTIMONY ON THIS APPLICATION**  
**IT WILL BE RESCHEDULED WITH NOTICE**

- 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. This application was originally scheduled to be heard on August 17, 2023 when it was carried to October 5, 2023 with no further notice.
- iii. Expiration Date: November 30, 2023

c. 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. On August 17, 2023 this application was carried with no further notice to September 7, 2023 for scheduling purposes only and on September 7, 2023 it was carried to October 5, 2023 with no further notice.

iii. Expiration Date: October 31, 2023

iv. Eligible Voters: Greenfield, Huszar, Leggio, Seaman, Mercer and Boisvert

10. Master Plan Update

11. Executive Session (if required)

**The links below will bring you to the agenda for October 5, 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/2023/20231005%20PB%20Agenda/2023-10-05%20PB%20Agenda.docx>

<http://www.howelltv.org/Planning/2023/20231005%20PB%20Agenda/2023-10-05%20PB%20Agenda.htm>

<http://www.howelltv.org/Planning/2023/20231005%20PB%20Agenda/2023-10-05%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.