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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 19, 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-3009 / Augustine Kim**
Resolution granting Submission Waivers
Eligible Voters: Cristiano, Huszar, Leggio, Seaman, Tannenhaus, Gasior and Mercer
 - b. **Case No. SD-3012 / 391 Oak Glen, LLC**
Resolution granting Submission Waivers
Eligible Voters: Cristiano, Huszar, Leggio, Seaman, Tannenhaus, Gasior and Mercer
8. **Submission Waivers:**
 - a. **Case No. SP-1117 / D.R. Horton Inc. - NJ – Howell Ridge**
 - i. **Type:** Preliminary and Final Major Site Plan and Preliminary and Final Major Subdivision
 - ii. **Description:** Application of D.R. Horton, Inc. – NJ as Applicant and Tyrpak Road Group, LLC as Owners seeking Preliminary and Final Major Site Plan and Preliminary and Final Major Subdivision to subdivide the existing lots to provide 458 total dwelling units, comprised of 162 single family units, 238 townhome units, of which 80 are affordable units and 58 affordable apartment units. All 138 of the affordable units are noted to be for rent. Parking is proposed throughout the development as a combination of garage/driveways, street parking and parking lots. Access will be provided by one new full-movement driveway along West Farms Road. Other improvements include concrete sidewalks, curbing, aboveground and underground stormwater management basins, landscaping, lighting, retaining walls and trash enclosures. Additionally the project will include a water tower, sanitary sewer pump station and new sewer infrastructure along Casino Drive and Havens Bridge Road. As part of the project, the

Applicant is proposing to dedicate the northern parcel, located on the north side of Casino Drive to the Township on premises known as Blocks 143 lots 6 and 6.01 and Block 144 lots 8-12, 14, 15, 20, 35, 111, 112, 142, 145-150, 160-165, 165.01, 167, 177, 178, 178.01 and 178.02, Tyrpak Road, West Farms Road and Casino Drive.

9. Master Plan Hearing:

a. Master Plan Hearing – Reexamination Report

i. Type: Public Hearing

ii. Description: Public hearing on the Reexamination Report of the Township Master Plan prepared by Jennifer Beahm, PP, AICP of Leon S. Avakian, Inc, dated September 2023

10. Applications before the Board:

a. Case No. SP-1046A / Bank of America

i. Type: Amended Minor Site Plan

ii. Description: Application of Bank of America C/O CBRE as Applicant and 3 Wire, LLC C/O Catherine Leonardis as Owner seeking Amended Minor Site Plan approval to install new lighting fixtures throughout the site on premises known as Block 54.01, Lot 9, 4005 US Highway 9 North.

iii. Expiration Date: October 23, 2023

b. Case No. SD-2998 / Wadsworth Development LLC – Ramtown Estates

**THERE WILL BE NO TESTIMONY ON THIS APPLICATION
IT WILL BE CARRIED TO DECEMBER 14, 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.

c. Case No. SP-1110 / Howell 360, LLC

i. Type: Preliminary and Final Major Site Plan

ii. Description: Application of Howell 360, LLC as Applicants and Owners seeking Preliminary and Final Major Site Plan approval to consolidate the properties into one (1) new lot and construct a residential development consisting of 12 buildings containing a total of 360 rental apartment units, 108 of which will be designated as affordable housing. They are also proposing 719 parking spaces throughout the site, including 22 ADA spaces and 14 single file driveway/garage spaces per building. Other improvements include a 4,391 s.f. clubhouse with pool and playground, concrete sidewalks and curbing, landscaping, lighting and 16 underground basins on premises known as Block 137, Lots 22, 23, 24, 25 & 26, 1400 US Highway 9 South.

iii. Expiration Date: January 4, 2024

11. Master Plan Update
12. Executive Session (if required)

**The links below will bring you to the agenda for October 19, 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/2023/20231019%20PB%20Agenda/2023-10-19%20PB%20Agenda.docx>

<http://www.howelltv.org/Planning/2023/20231019%20PB%20Agenda/2023-10-19%20PB%20Agenda.htm>

<http://www.howelltv.org/Planning/2023/20231019%20PB%20Agenda/2023-10-19%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.