

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

December 14, 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 – September 7, 2023**
Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Gasior, Mercer and Boisvert
 - b. **Regular Meeting – September 21, 2023**
Eligible Voters: Cristiano, Huszar, Leggio, Seaman, Tannenhaus, Gasior and Mercer
 - c. **Regular Meeting – October 5, 2023**
Eligible Voters: Greenfield, Huszar, Leggio, Seaman, Tannenhaus, Gasior, Mercer, Pike and Boisvert
 - d. **Regular Meeting – October 19, 2023**
Eligible Voters: Cristiano, Huszar, Leggio, Tannenhaus, Gasior, Mercer and Boisvert
5. **Vouchers:**
6. **Correspondence:**
7. **Resolutions:**
 - a. **Case No. SD-3013 / Besadar, LLC**
Resolution granting Submission Waivers
Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Mercer, Pike & Boisvert
 - b. **Case No. SD-3010 / Samuel Neiger**
Resolution granting Minor Subdivision Approval with Ancillary Variance and Design Waiver Relief
Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Mercer, Pike & Boisvert
 - c. **Case No. SD-3002 / Frederick J. Hare**
Resolution granting Extension of Time for an Additional 190 Days
Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Mercer, Pike & Boisvert
 - d. **Case No. SP-1118CR / Township of Howell**
Resolution for Capital Plan Review
Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Mercer, Pike & Boisvert
 - e. **Ordinance O-23-35**
Resolution deeming Ordinance substantially consistent with the Master Plan
Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Mercer, Pike & Boisvert

- f. **Ordinance O-23-36**
Resolution deeming Ordinance substantially consistent with the Master Plan
Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Mercer, Pike & Boisvert
- g. **Ordinance O-23-37**
Resolution deeming Ordinance substantially consistent with the Master Plan
Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Mercer, Pike & Boisvert
- h. **Ordinance O-23-38**
Resolution deeming Ordinance substantially consistent with the Master Plan
Eligible Voters: Cristiano, Greenfield, Huszar, Seaman, Mercer, Pike & Boisvert
- i. **Ordinance O-23-39**
Resolution deeming Ordinance substantially consistent with the Master Plan
Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Mercer, Pike & Boisvert
- j. **Ordinance O-23-40**
Resolution deeming Ordinance substantially consistent with the Master Plan
Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Mercer, Pike & Boisvert
- k. **Ordinance O-23-41**
Resolution deeming Ordinance substantially consistent with the Master Plan
Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Mercer, Pike & Boisvert
- l. **Ordinance O-23-42**
Resolution deeming Ordinance substantially consistent with the Master Plan
Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Mercer, Pike & Boisvert
- m. **Case No. SP-852A / Village Square at Howell, LLC**
Resolution granting Amended preliminary and Final Site Plan approval with Ancillary Variance Relief
Eligible Voters: Huszar, Leggio, Seaman, Tannenhau, Mercer, Pike and Boisvert
- n. **Case No. SP-1110 / Howell 360, LLC**
Resolution granting Preliminary and Final Site Plan approval with Ancillary Variance and Design Waiver Relief
Eligible Voters: Cristinao, Huszar, Leggio, Tannenhau, Gasior, Mercer, Pike and Boisvert
- o. **Case No. SD-2997A / Larrabee Realty, LLC**
Resolution granting Amended Preliminary and Final Major Subdivision Approval with Ancillary Variance Relief
Eligible Voters: Greenfield, Huszar, Leggio, Seaman, Tannenhau, Gasior, Mercer, Pike & Boisvert
- p. **Case No. SP-1011A-2 / Wen Claire Real Estate, LLC**
Resolution granting Amended Preliminary and Final Site Plan Approval with Ancillary Variance and Design Waiver Relief
Eligible Voters: Cristiano, Huszar, Leggio, Seaman, Tannenhau, Gasior, Mercer and Pike
- q. **Case No. SP-1107 / NJ Ruckle Realty, LLC**
Resolution granting Preliminary and Final Site Plan Approval with Ancillary Variance and Design Waiver Relief
Eligible Voters: Cristiano, Greenfield, Huszar, Leggio, Seaman, Gasior, Mercer, Pike & Boisvert
- r. **Master Plan Reexamination Report**
Resolution adopting the Master Plan Reexamination Report as part of the Township Master Plan
Eligible Voters: Cristiano, Huszar, Leggio, Tannenhau, Gasior, Mercer, Pike & Boisvert

8. Submission Waivers:

a. Case No. SP-1119 / Squankum Holdings, LLC

- i. Type: Preliminary & Final Major Site Plan with Ancillary Variance & Design Waiver Relief
- ii. Description: Application of Squankum Holdings, LLC as Applicant and Owner seeking Preliminary and Final Major Site Plan approval with Ancillary Variance & Design Waiver Relief to remove any concrete surfaces and an existing chain link fence located within the right of way to utilize the property as a contractor yard. The Applicant is proposing to construct two (2) temporary maintenance buildings, 2,080 sf each in size and will install 10 foot tall chain link fence around the perimeter of the property with an interior 6-foot chain link fence in the rear yard to store materials. A vegetative buffer is provided in the front yard and the remainder of the site is noted to remain with gravel. Access to the site will remain via a 30-foot wide two-way driveway from Commercial Avenue. Parking is provided for 26 passenger vehicles and 20 oversized trucks/trailers. Additional improvements include a 10 x 10 foot trash enclosure and a portable restroom unit. Electric service is proposed to be brought into the site, but it does not appear that water or sanitary sewer will be provided on premises known as Block 5, Lot 10, Lakewood Farmingdale Road.

b. Case No. SP-1120 / Carmine Caruso

- i. Type: Preliminary and Final Major Site Plan with Ancillary Variance & Design Waiver Relief
- ii. Description: Application of Carmine Caruso as Applicant and Owner seeking Preliminary and Final Major Site Plan approval with Ancillary Variance and Design Waiver Relief to construct a 14,000 sf 1-story building containing 4,066 sf of office space and 9,934 sf of shop space, an 8' by 10' parts shed, 9 overhead doors and a 2,500 sf covered canopy along the eastern façade of the building. The site provides 26 parking spaces, two concrete loading pads, a 70,000 sf gravel area and 25 x 25 foot dumpster area in the rear yard. Access is proposed via a new full movement driveway along the NJSH Route 34 frontage. Additional improvements include an infiltration basin, lighting and landscaping, two wall façade signs and a pylon sign with private well and septic to service the building on premises known as Block 233, Lots 13 & 22.01, Route 34 Northbound.

c. Case No. SP-1113 / 271 Adelpia, LLC

- i. Type: Preliminary and Final Major Site Plan with Ancillary Variance & Design Waiver Relief
- ii. Description: Application of 271 Adelpia, LLC as Applicant and Owner seeking Preliminary and Final Major Site Plan approval with Ancillary Variance and Design Waiver Relief to subdivide the five existing lots into two new lots. The western lot is proposed to be 6.62 acres in size and would contain the existing industrial use and driveway which are both to remain. The eastern lot is proposed to be 10.70 acres in size and would remove the existing dwelling and construct a 135,111 sf warehouse building with office space. The facility will provide 39 loading dock spaces, two drive in ramps, and 85 passenger vehicle parking spaces. Access to the eastern lot is provided via one new full movement driveway along Adelpia-Farmingdale Road and one new full movement driveway along Squankum Yellowbrook Road. Other improvements include concrete sidewalks within the site, curbing, aboveground and underground stormwater management basins, landscaping and lighting. A private septic system is proposed to service the new building on the eastern lot as well as public water service from Adelpia-Farmingdale Road. Both proposed lots will provide a vegetated buffer and berm along the entirety of the Adelpia-Farmingdale Road and Squankum Yellowbrook Road frontages on premises known as Block 157, Lots 1, 2, 3,4 & 5, 271 Adelpia Road.

9. Applications before the Board:

- a. Case No. SP-1083 / 6679 Route 9 NJ, LLC
 - i. Type: Extension of Time
 - ii. Description: Application of 6679 Route 9 NJ, LLC as Applicant and Owner seeking two (2) One-Year Extensions of Time on Preliminary and Final Site Plan Approval granted by resolution memorialized on August 5, 2021 to construct a 929 sf building addition and to reutilize the existing building for a professional/medical office on premises known as Block 25, Lot 18, 6679 US Highway 9 North.

- b. Case No. SD-2998 / Wadsworth Development, LLC
 - 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-1111 / Kmetz Inc.
 - i. Type: Preliminary & Final Major Site Plan w/Ancillary Variance & Design Waiver Relief
 - ii. Description: Application of Kmetz Inc. as Applicant and Florence Elbaum as Owner seeking Preliminary and Final Major Site Plan approval with Ancillary Variance and Design Waiver Relief to remove all existing structures and construct a 9,600 sf warehouse/office building for a contractor business. They are also proposing 11 parking spaces including 1 ADA and 1 EV space and a 40x 95.5' loading area in the rear of the building. The applicant is also proposing a gravel outdoor storage area in the rear consisting of approximately 57,500 sf which will be utilized to store materials, equipment and vehicles associated with the contracting business. Other improvements include concrete sidewalks and curbing, landscaping, lighting and one above ground infiltration basin for stormwater management on premises known as Block 177, Lot 41, 1050 State Route 33.
 - iii. Expiration Date: December 31, 2023

- d. Case No. SD-3012 / 391 Oak Glen, LLC
 - i. Type: Minor Subdivision with Ancillary Variance and Design Waiver Relief
 - ii. Description: Application of 391 Oak Glen, LLC as Applicants and Owners seeking Minor Subdivision approval with Ancillary Variance and Design Waiver Relief to subdivide the existing two lots into two new lots. Proposed Lot 33.01 would be 6 acres in size while proposed lot 33.02 would be 6.2 acres in size. Both lots are proposed with two story dwellings with associated decks, paver walks, pools with concrete walks, pool house, fire pit and basketball courts with a new 12 foot wide paved driveway from Oak Glen Road and new private septic fields and wells. The existing driveway from Oak Glen Road to lot 32 is to be paved and an access easement over the driveway is proposed on premises known as Block 41, Lots 33 & 41.01, Oak Glen Road.
 - iii. Expiration Date: February 7, 2024

e. Case No. SP-1115 / JABE Howell, LLC

- i. **Type:** Preliminary & Final Major Site Plan w/Ancillary Variance & Design Waiver Relief
- ii. **Description:** Application of JABE Howell, LLC as Applicant and George Harms Construction, Inc. as Owner seeking Preliminary and Final Major Site Plan approval with Ancillary Variance and Design Waiver Relief to clear 1.84 acres of woods to construct two (2) buildings, 5,180 sf and 10,780 sf in size for use as a trade contractor business with office space. They are proposing 12 parking spaces in front adjacent to Building A and a gravel outdoor stage 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 signs and refuse enclose on premises known as Block 182, Lot 4, 402 Cranberry Road.
- iii. **Expiration Date:** February 8, 2024

f. Case No. SD-3009 / Augustine Kim

- i. **Type:** Minor Subdivision with Ancillary Variance and Design Waiver Relief
- ii. **Description:** Application of Augustine Kim as Applicant and Owner seeking Minor Subdivision approval with Ancillary Variance and Design Waiver Relief to subdivide the existing lot into two new lots. Proposed lot 144.01 will be 2.00 acres in size and contain the existing dwelling and driveway and the full Casino Drive frontage. Proposed lot 144.02 will be 7.91 acres in size and will be landlocked and remain undeveloped. The applicant proposes a 30 foot wide access easement to proposed lot 144.02 along the eastern property line of proposed lot 144.01. No improvements are proposed with this application for premises known as Block 144, Lot 144, 599 Casino Drive.
- iii. **Expiration Date:** February 15, 2024

g. 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 with Ancillary Variance and Design Waiver Relief
- ii. **Description:** Application 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 approval with Ancillary Variance and Design Waiver Relief to subdivide the existing lots to provide 458 total dwelling units, comprised of 162 single-family dwelling 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 provided throughout the development as a combination of garage/driveways, street parking and parking lots. Access to the development will be provided by two new full-movement boulevard driveways; one along Casino Drive and one along West Farms Road. Other improvements include concrete sidewalks, curbing, aboveground and underground stormwater management basins, landscaping, lighting, retaining walls and trash enclosures. The project will also 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 Block 142, Lots 6 & 6.01 and Block 144, Lots 8 through 12, 14, 15, 20, 35, 111, 112, 142, 145 through 150, 160 through 165, 165.01, 167, 177, 178, 178.01 and 178.02, Tyrpak Road, West Farms Road and Casino Drive.
- iii. **Expiration Date:** February 17, 2024

10. Master Plan Update

11. Executive Session (if required)

The links below will bring you to the agenda for December 14, 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/2023/20231214%20PB%20Agenda/2023-12-14%20PB%20Agenda.docx>

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<http://www.howelltv.org/Planning/2023/20231214%20PB%20Agenda/2023-12-14%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.**