

## **MEMBERS**

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*JOHN LEGGIO, Alternate #1*

*DAVID EVERETT, Alternate #2*

*RONALD CUCCHIARO, Attorney–Weiner Law Group LLP*

*LAURA NEUMANN, PE, PP, Engineer – CME Associates*

*PETER VAN DEN KOOY, PP, AICP, Planner – CME Associates*

*SHARI SPERO, LTE, Certified Tree Expert – CME Associates*

## **AGENDA**

### **TOWNSHIP OF HOWELL PLANNING BOARD**

**Thursday**

**January 30, 2020**

**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. Special Meeting – October 10, 2019  
Eligible Voters: Dorato, Huszar, Nicastro, Schneider, Seaman, Everett and O'Donnell
  - b. Regular Meeting – October 17, 2019  
Eligible Voters: Dorato, Huszar, Kudrick, Schneider, Tannenhaus, Seaman, & O'Donnell
  - c. Regular Meeting – November 7, 2019  
Eligible Voters: Dorato, Huszar, Nicastro, Schneider, Tannenhaus, Seaman, Everett & O'Donnell
  - d. Regular Meeting – December 5, 2019  
Eligible Voters: Dorato, Kudrick, Nicastro, Schneider & O'Donnell
  - e. Regular Meeting – December 19, 2019  
Eligible Voters: Nicastro, Schneider, Seaman, and Everett
  - f. Reorg and Regular Meeting – January 16, 2020  
Eligible Voters: Bozicevic, Huszar, Kudrick, Nicastro, Schneider, Seaman, Leggio and O'Donnell
5. Vouchers:
6. Correspondence:
7. Resolutions:
  - a. **Planning Board Attorney**  
Resolution appointing Ronald Cucchiaro, Esq. of Weiner Law Group, LLP for 2020  
Eligible Voters: Bozicevic, Huszar, Kudrick, Nicastro, Schneider, Seaman, Leggio & O'Donnell
  - b. **Planning Board Engineer**  
Resolution appointing Laura J. Neumann, P.E., P.P., of CME Associates for 2020  
Eligible Voters: Bozicevic, Huszar, Kudrick, Nicastro, Schneider, Seaman, Leggio & O'Donnell

- c. **Planning Board Planner**  
Resolution appointing Peter Van den Kooy, P.P., A.I.C.P., of CME Associates for 2020  
Eligible Voters: Bozicevic, Huszar, Kudrick, Nicastro, Schneider, Seaman, Leggio & O'Donnell
  - d. **Planning Board Certified Tree Expert**  
Resolution appointing Shari M. Spero, C.T.E. of CME Associates for 2020  
Eligible Voters: Bozicevic, Huszar, Kudrick, Nicastro, Schneider, Seaman, Leggio & O'Donnell
  - e. **Case No. SD-2988 / John Schuler**  
Resolution granting Submission Waivers  
Eligible Voters: Dorato, Kudrick, Nicastro, Schneider and O'Donnell
8. Submission Waivers:
9. Applications before the Board:
- a. **Case No. SP-1052 / Monmouth Commerce Center LLC**
    - i. **Type: Preliminary and Final Major Site Plan with Ancillary Bulk Variance**
    - ii. **Description: Application of Monmouth Commerce Center, LLC as Applicant and Lawrence Katz and Felix Pflaster as Owners seeking Preliminary and Final Major Site Plan approval with ancillary bulk variance and design waivers and exceptions to construct nine (9) warehouse buildings (ranging in size from 85,600 s.f. to 150,000 s.f. and equaling approximately 1,242,102 s.f. in total), five (5) full-movement access drives along Randolph Road, parking for 706 vehicles and 142 trailer parking spaces, 234 loading spaces and five (5) monument style site identification signs on premises known as Block 5, Lots 2 & 3 at the intersection of Randolph Road and Oak Glen Road. This application was originally scheduled to be heard on April 4, 2019 when it was rescheduled to May 9, 2019. After some testimony was placed on the record on May 9, 2019 this application was carried to June 6, 2019 with no further notice. After some additional testimony on June 6, 2019 this application was carried to June 20, 2019 with no further notice and after some testimony on June 20, 2019 this application was carried to Monday, July 29, 2019 for a special meeting with no further notice. After testimony on July 29, 2019 this application was carried to September 19, 2019 and after testimony on September 9, 2019 it was carried to October 10, 2019 for a special meeting with no further notice. After some additional testimony on October 10, 2019 the application was carried to November 7, 2019 with no further notice. After testimony on November 7, 2019 this case was carried to a special meeting date of December 3, 2019 but since there was a scheduling conflict it was rescheduled to December 5, 2019 with notice. After some testimony on December 5, 2019 this application was carried to January 16, 2020 with no further notice. After testimony was put on the record on January 16, 2020 this application was carried to January 30, 2020 with no further notice.**
    - iii. **Expiration Date: January 30, 2020**
    - iv. **Eligible Voters: Huszar, Kudrick, Nicastro, Schneider, Seaman, and O'Donnell**

b. Case No. SP-1041A / Smith Family Properties, LLC

- i. Type: Preliminary and Final Major Site Plan with Design Waiver Relief
- ii. Description: Application of Smith Family Properties, LLC as Applicant and Owner seeking Preliminary and Final Major Site Plan approval to remove the existing dwelling, sheds and dirt driveway, retain the existing commercial warehouse building and construct three (3) proposed flex-space buildings of 42,500 s.f. each with 175 parking spaces on premises known as Block 49, Lot 7, 289 Squankum Road. This application was originally scheduled to be heard on December 5, 2019 when it was carried to December 19, 2019. On December 19<sup>th</sup> this application was carried to January 30, 2020 with no further notice.
- ii. Expiration Date: February 29, 2020

c. Case No. SD-2987 / DNR Management LLC

**THERE WILL BE NO TESTIMONY ON THIS APPLICATION**

**IT WILL BE CARRIED TO MARCH 19, 2020 WITH NO FURTHER NOTICE**

- i. Type: Preliminary and Final Major Subdivision with Ancillary Bulk Variance Relief
- ii. Description: Application of DNR Management LLC as Applicant and Zev Spira as Owner seeking Preliminary and Final Major Subdivision approval with Ancillary Bulk Variance relief to remove all existing site improvements and subdivide the existing 3.7 acres into three residential lots with offsite lateral connections for sanitary sewer on premises known as Block 37, Lots 59, 60, 62, 64 & 66, 1022 Lakewood-Farmingdale Road (County Route 547) and Maida Lane. This application was originally scheduled to be heard on November 7, 2019 when it was carried to December 19, 2019 with no further notice. On December 19<sup>th</sup> it was carried to January 30, 2020 with no further notice.
- iii. Expiration Date: March 31, 2020

10. Master Plan Status Report

11. Executive Session

\*\*\* 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.