

MEMBERS

BRIAN TANNENHAUS, Chairman

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ROBERT SEAMAN

, 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

April 2, 2020

7:00 pm Regular Meeting

**THE BOARD RESERVES THE RIGHT TO MODIFY AND
REARRANGE THE AGENDA AT THE TIME OF THE MEETING**

**THIS WILL BE A REMOTE MEETING HELD BY
ELECTRONIC MEANS
FOR THE PURPOSES OF APPROVING MINUTES
AND MEMORIALIZING RESOLUTIONS ONLY**

1. Opening Statement:
2. Roll Call:
3. Pledge of Allegiance:
4. Approval of Minutes:
5. Vouchers:
6. Correspondence:
7. Resolutions:
 - a. Case No. SP-1052 / Monmouth Commerce Center
Resolution Denying Preliminary and Final Major Site Plan
Eligible Voters: Dorato, Huszar, Kudrick, Leggio, Nicastro, Seaman, O'Donnell and Tannenhaus
 - b. Case No. SD-2988 / John Schuler
Resolution Granting Minor Subdivision approval
Eligible Voters: Bozicevic, Dorato, Leggio, Seaman, Everett, O'Donnell & Tannenhaus
 - c. Case No. SD-2985 / Lanes Pond Developers LLC
Resolution Granting 190 Day Extension of Time
Eligible Voters: Dorato, Huszar, Kudrick, Leggio, Nicastro, Seaman, Everett, O'Donnell & Tannenhaus

8. Submission Waivers:

9. Applications before the Board:

a. Case No. SD-2989 / Roland and Anne Willuweit

THERE WILL BE NO TESTIMONY ON THIS APPLICATION
IT WILL BE CARRIED TO MAY 14, 2020 WITH NO FURTHER NOTICE

- i. Type: Minor Subdivision
- ii. Description: Application of Roland and Anne Willuweit as Applicants and Owners seeking Minor Subdivision approval to subdivide the property into two new lots via a lot line adjustment on premises known as Block 177, Lots 99 and 99.01, Merrick Road (between Madeline Court and Tall Oaks Court). This application was originally scheduled for March 19, 2020 when it was carried to April 2, 2020 with no further notice.
- iii. Expiration Date: May 31, 2020

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

THERE WILL BE NO TESTIMONY ON THIS APPLICATION
IT WILL BE CARRIED TO MAY 14, 2020 WITH NO FURTHER NOTICE

- 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, 2019 this application was carried to January 30, 2020 with no further notice and on January 30, 2020 it was carried to February 20, 2020 with no further notice. After some testimony on February 20, 2020 this application was carried to April 2, 2020 with no further notice.
- iii. Expiration Date: May 31, 2020
- iv. Eligible Voters: Dorato, Huszar, Kudrick, Leggio, Nicastro, Seaman, Everett, O'Donnell & Tannenhaus

c. Case No. SD-2986F / K Hovnanian's Four Seasons at Colts Farm, LLC

THERE WILL BE NO TESTIMONY ON THIS APPLICATION
IT WILL BE CARRIED TO MAY 21, 2020 WITH NO FURTHER NOTICE

- i. Type: Final Major Subdivision / Final Major Site Plan / Woodlands Management Plan and Ancillary Variance Relief
- ii. Description: Application of K Hovnanian's Four Seasons at Colts Farm, LLC as Applicant and McElwee Family Partnership, LP (John McElwee – lot 97 & Joanne McElwee Brown – Lots 98.01 and 98.03) as Owners seeking Final Major Subdivision, Final Major Site Plan and Woodlands Management Plan approval to remove all existing site improvements and subdivide the tract into 111 lots for age-restricted single-family dwellings, a clubhouse/recreation lot including a stormwater basin and sanitary pump station facility, an open space lot also including a stormwater basin and an additional open space lot, a gate house, entry walls including site signage and a fountain feature on premises known as Block 183, Lots 97, 98.01 and 98.03, 1191 NJ State Route 33 and 481 Colts Neck Road.
- iii. Expiration Date: May 31, 2020

d. Case No. SP-1006 / Gill Petroleum Inc.

THERE WILL BE NO TESTIMONY ON THIS APPLICATION
IT WILL BE CARRIED TO MAY 21, 2020 WITH NO FURTHER NOTICE

- i. Type: Conditional Use / Preliminary and Final Major Site Plan
- ii. Description: Application of Gill Petroleum, Inc. as Applicant and Owner seeking Conditional Use and Preliminary and Final Major Site Plan approval to remove all existing site improvements including the existing access drives and construct a 3,000 square foot convenience store with gasoline fuel dispensing service consisting of six (6) pump islands and an attendant kiosk beneath a 62 foot x 62 foot canopy. Three (3) new 15,000 gallon underground fuel storage tanks for regular, premium and diesel fuel are also proposed along with a right-in only drive and a right-out only drive along Route 9, as well as an apparent right-in/left-out only driveway extending along Wyckoff Mills Road, parking for seventeen vehicles a loading area, a refuse enclosure, infiltration basin, landscaping, lighting and signage on premises known as Block 140, Lots 1, 2, 3 and 4.01, 695 US Highway 9 North and Wyckoff Mills Road. After some testimony was placed on the record on January 17, 2019, this application was carried to February 21, 2019 with no further notice. On February 21, 2019 it was carried to March 21, 2019 with no further notice and on March 21, 2019 this application was carried to April 18, 2019 with no further notice. On April 18, 2019 this application was rescheduled to May 16, 2019. After some additional testimony on May 16, 2019 this application was carried to July 18, 2019 with no further notice. After additional testimony on July 18, 2019 this application was carried to September 5, 2019 with no further notice. On September 5, 2019 this application was carried to October 3, 2019. After some traffic testimony on October 3, 2019 this case was carried to December 19, 2019 with no further notice. On December 19, 2019 this application was carried to January 16, 2020 with no further notice for scheduling purposes only. On January 16, 2020 this application was carried to March 19, 2020 with no further notice. On March 19, 2020 this application was carried to April 2, 2020 for scheduling purposes only.
- iii. Expiration Date: May 31, 2020
- iv. Eligible Voters: Dorato, Huszar, Kudrick, Seaman & Tannenhaus

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.