

**HOWELL TOWNSHIP PLANNING BOARD
REGULAR MEETING**

**1
FEBRUARY 6, 2020**

The meeting was called to order by Chairman Tannenhaus and the opening statement was read by the Administrative Officer.

ROLL CALL: Showed the following members were present: Paul Dorato, Chief Andrew Kudrick, Michael Bozicevic, Robert Seaman and Chairman Brian Tannenhaus. Nicholas Huszar, Robert Nicastro, Paul Schneider, John Leggio and Deputy Mayor O'Donnell were excused. David Everett was absent.

Also in attendance were: Ron Cucchiaro, Board Attorney, Laura Neumann, Board Engineer, Peter Van den Kooy and Eileen Rubano, Board Secretary.

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: There were no minutes to approve at this meeting.

VOUCHERS: None

APPROVAL OF MINUTES: There were no minutes to approve.

CORRESPONDENCE: The Board Secretary had no correspondence

RESOLUTIONS: There were no resolutions to memorialize.

SUBMISSION WAIVERS BEFORE THE BOARD:

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

Dennis Galvin, Attorney for the Applicants, appeared and said they were seeking several submission waivers.

Laura Neumann, Board Engineer, said the submission waivers could be found in Item 3 of her report dated 1/31/20 and since this is a minor subdivision with no improvements she took no exception to the granting of the waivers for the purposes of deeming the application complete.

Chief Kudrick made a motion to grant the submission waivers. Motion was seconded by Mr. Seaman and carried with Mr. Bozicevic, Mr. Dorato, Chief Kudrick, Mr. Seaman and Chairman Tannenhaus voting for the motion.

APPLICATIONS BEFORE THE BOARD:

a. Case No. SP-935A-3 / Benderson Development Co., LLC

Stephen Nehmad, Attorney for the Applicant, appeared and said they were seeking approval for a small addition to the Howell Commons Shopping Center for an Old Navy and Burlington which were coming to the site. He said he has three witnesses and asked to have them sworn.

Brad Thompson, PE, Bohler Engineering, Michael Crislip, Architect and James Voglioli, Benderson Representative were all duly sworn.

Mr. Thompson put his credentials on the record and was accepted as an expert. He testified that he prepared the drawings and his firm was the original design engineers for the shopping center. He testified that they were proposing a 2,820 square foot addition to a tenant space for Old Navy to bring the space up to their minimum use space. He also testified on the existing parking, proposed parking and required parking and said they were removing some parking to allow for an adequate drive aisle at the rear of the site. He further testified that on January 11, 2020 at 10:00 on a Saturday he went to the site and observed only 343 parking spaces occupied leaving 1,025 unoccupied. He also visited the site on December 19, 2019 at 5:00 p.m. during the height of the holiday season and although he did not actually count the parked vehicles, he observed that the lot was less than half full. It was his opinion that with only 3 vacant stores the parking is more than adequate for the site so they are seeking a waiver for the parking on site. He also said that he spoke to Management for Benderson and they said the site is over parked.

Mr. Thompson further testified on the phasing of the construction for the site. The front entrance of Burlington will have some curb work done for ADA improvements so they will cone that off for approximately two months for the concrete to cure and will redirect traffic around the area. They will have road closures in the rear while construction is ongoing, but that can be kept to a minimum so deliveries can still be made to the center.

Mr. Thompson also gave the board an overview of the outside agency approval status and agreed to comply with the three minor technical comments in the Board Engineer's review letter.

Chief Kudrick commented that the Police Department has no interest in the application as it does not affect the traffic on the highway. He also mentioned that there are two developments in the area of the construction and asked the applicant to stay within the noise ordinance.

Mr. Nehmad said they will comply with the Town's noise ordinance and said he already spoke to one of the neighbors who told him that someone is dumping stuff in the early hours of the morning and they will address that.

Board Planner, Peter Van den Kooy, asked whether they were proposing any bollards or protective devices around the two doors that open in to the loading zone and Mr. Thompson said they can add them.

Michael Crislip, Architect, gave his credentials to the Board and was accepted as an expert. He testified that he assisted with the design and will be doing the construction drawings for permitting. He said he is familiar with the building and front façade treatments and he used an exhibit to show the Board where the area is being modified. He explained that the national tenants have prototypes that were blended with the design and material of the existing shopping center. Mr. Crislip also testified on the number of signs which has decreased as three tenants moved out and only two are moving in. He gave the square footage allowed for each sign and the actual size of each sign showing they will meet ordinance requirements.

Mr. Crislip also testified that Old Navy has architectural treatments to the façade which consist of blue fins. The sign itself is an oval which he squared off to get the square footage.

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3

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Board Attorney Cucchiaro verified that the number of signs was being reduced so no relief is being requested and the total sign area is within the permitted sign area so no relief is required and Mr. Crislip agreed. Ms. Neumann said she was also concerned with the signage and wants to confirm that it meets the ordinance and with the testimony provided she is satisfied. She also asked Mr. Crislip if he included the fins as part of the sign and he said that the total area of the sign was without the fins which he considered an architectural feature of the façade. He also verified that the sign with the fins will not project more than 15” from the wall.

Mr. Crislip said the building addition in the rear will be built with the same materials and colors as the rest of the building so it will blend in.

Chairman Tannenhaus opened the hearing up for members of the public wishing to ask questions or comment on the application and the following appeared:

Jeff Hodges, 22 Bock Boulevard, who said he represents the Fire Commissioners in Howell Township and his only concern was the soil stock pile during construction which could cause a problem. He wanted to know if someone would be out there directing traffic.

Mr. Cucchiaro said that if the application is approved they can address this issue during the pre-construction meeting.

Seeing no other members of the public wishing to speak, Chairman Tannenhaus closed the public portion of the hearing.

Chief Kudrick made a motion to approve the application for Benderson Development. Motion was seconded by Mr. Seaman and carried with Mr. Bozicevic, Mr. Dorato, Chief Kudrick, Mr. Seaman and Chairman Tannenhaus voting for the motion.

MASTER PLAN STATUS REPORT: There was no update this evening and Chairman Tannenhaus said he would hold off appointing anyone to the Master Plan Subcommittee until the next meeting.

Since there was no other business, Mr. Dorato made a motion to adjourn. Motion was seconded by Chief Kudrick and carried.

Meeting adjourned at 7:43 p.m.

Respectfully submitted,



**Eileen Rubano
Recording Secretary**

NOTE: A CD or DVD of this meeting is available on request.