

**HOWELL TOWNSHIP PLANNING BOARD
REGULAR MEETING**

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May 21, 2020**

The meeting was called to order by Chairman Tannenhaus and the opening statement was read by the Administrative Officer. This meeting was held remotely using electronic means due to the COVID19 closure of the Municipal Building to the public.

ROLL CALL: Showed the following members were present: Michael Bozicevic, Paul Dorato, Nicholas Huszar, Robert Nicastro, Robert Seaman, David Everett, and Chairman Tannenhaus. John Leggio was excused. Chief Andrew Kudrick was absent and Deputy Mayor O'Donnell arrived at 7:20 p.m.

Also in attendance were: Ron Cucchiaro, Board Attorney, Laura Neumann, Board Engineer, Peter Van den Kooy, Board Planner, Shari Spero, Board Certified Tree Expert and Eileen Rubano, Board Secretary.

PLEDGE OF ALLEGIANCE:

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

VOUCHERS: None

CORRESPONDENCE: The Board Secretary said she did not have any correspondence but she did hear from Attorney Steve Gouin with regards to the application for MGD Holdings HOW, LLC for an extension of time. She said that Mr. Gouin was present in the meeting and could address the Board.

Attorney Gouin said the applicant had an emergency this evening and asked the board to carry their application to the June 4, 2020 meeting with no further notice. Board Attorney Cucchiaro carried the application to June 4, 2020 with no further notice as notice is not required for this application.

RESOLUTIONS: There were no resolutions to memorialize at this meeting.

SUBMISSION WAIVERS BEFORE THE BOARD: There were no submission waiver hearings.

APPLICATIONS BEFORE THE BOARD:

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

Before any testimony was given on this application, Chairman Tannenhaus and Mr. Nicastro recused themselves and left the Dais. Vice Chairman Huszar chaired the remainder of the meeting. The record should reflect that Deputy Mayor O'Donnell also joined the meeting.

Salvatore Alfieri, Attorney for the Applicant, said that they were here this evening to obtain final major subdivision and final major site plan approval and they noticed for tonight's hearing as they are seeking a new variance for drainage improvements requested by the engineering department.

David Fisher, Vice President of Government Affairs for K Hov, was duly sworn and testified on the changes since the preliminary approval was granted. He said that the DEP permit is pending and they expect an approval in the very near future. He also said that Freehold Soils asked to modify to outfalls and that was changed on the plans. Mr. Fisher testified that the conditions of the preliminary approval have been or will be addressed before they present the final subdivision maps for signature and they have also eliminated two variances as they are not necessary. One was for the size of the trees in the buffer which Mr. Fisher said has been adjusted and they have agreed to increase the size of three Magnolia trees to eliminate the variance. The other variance was for the width of the buffer which is now 50' around so this variance is no longer needed.

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Mr. Fisher said they were also seeking two waivers, one for the height of the street lights and one for the parking areas to be screened which will be added and shown on the landscaping plans. When Ms. Spero, Board Certified Tree Expert, asked whether the poles will be 16' or will the lights be mounted at 16' Mr. Fisher said he didn't know but he would make a note to find out.

Mr. Van den Kooy, Board Planner, said that all variance questions in his review have been answered and he noted that they originally had six phases but that has been reduced to four phases.

Timothy Lurie, PE, was duly sworn, gave his credentials to the Board and was accepted as an expert. Mr. Lurie testified that they realigned the drainage which was originally going to an outfall on Route 33. They have routed the stormwater to the east to its own outfall to the other proposed outfall of the infiltration basin. He explained that this triggered a larger basin with a retain wall to increase storage. Mr. Lurie also testified that he will address and comply with all the technical comments in the Professionals' reports. He further testified on the design waiver for monuments or markers every 75 feet and said he was requesting a waiver as he wants to follow the DEP regulations with a retaining wall or some other permanent structure such as fencing. Mr. Lurie said that the final major subdivision plans and final major site plans are consistent with the preliminary approval other than the changes to address conditions of that approval.

Since the Board Professionals had no other comments, Chairman Huszar opened the hearing up for members of the public and James Estelle called in to ask a question on MGD Holdings. The Board Attorney responded to his question even though it wasn't related to this application. No other members of the public called in to ask questions or comment on the application before the Board so the Chairman closed the public portion of the hearing.

Mr. Everett made a motion to grant Final Major Subdivision and Final Major Site Plan approval with variances and waivers. The motion was seconded by Mr. Bozicevic and carried with Mr. Bozicevic, Mr. Dorato, Mr. Seaman, Mr. Everett, Deputy Mayor O'Donnell and Chairman Huszar voting to approve the application.

MASTER PLAN STATUS REPORT: There was no update this evening.

Since there was no other business, Mr. Seaman made a motion to adjourn. Motion was seconded by Deputy Mayor O'Donnell and carried.

Meeting adjourned at 7:41 p.m.

Respectfully submitted,



**Eileen Rubano
Recording Secretary**

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