

**HOWELL TOWNSHIP PLANNING BOARD  
REGULAR MEETING**

**1  
June 4, 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: Paul Dorato, Nicholas Huszar, Chief Andrew Kudrick, Robert Nicastro, Robert Seaman, David Everett, and Chairman Tannenhaus. Michael Bozicevic, John Leggio and Deputy Mayor Evelyn O'Donnell were excused.

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:** Chief Kudrick made a motion to approve the minutes from the April 2, 2020 meeting. Motion was seconded by Mr. Seaman and carried with Mr. Dorato, Mr. Huszar, Chief Kudrick, Mr. Nicastro, Mr. Seaman, Mr. Everett and Chairman Tannenhaus voting for the motion.

**VOUCHERS:** None

**CORRESPONDENCE:** The Board Secretary said she had a letter from Steven Gouin, Attorney for MGD Holdings HOW, LLC asking the Board to carry their application for an extension of time to the Board's July 16, 2020 meeting. Board Attorney Cucchiaro carried the application to July 16, 2020 with no further notice.

**RESOLUTIONS:**

**a. Case No. SP-1072 / 1 Industrial Court, LLC**

Mr. Seaman made a motion to memorialize the resolution granting submission waivers to 1 Industrial Court, LLC. Motion was seconded by Mr. Everett and carried with Mr. Dorato, Chief Kudrick, Mr. Nicastro, Mr. Seaman, Mr. Everett and Chairman Tannenhaus voting to memorialize.

**b. Case No. SP-1018A / Joseph Fazzio Holdings, LLC**

Chief Kudrick made a motion to memorialize the resolution granting submission waivers to Joseph Fazzio Holdings, LLC. Motion was seconded by Mr. Nicastro and carried with Mr. Dorato, Chief Kudrick, Mr. Nicastro, Mr. Seaman, Mr. Everett and Chairman Tannenhaus voting for the motion.

**c. Case No. SD-2989 / Roland and Anne Willuweit**

Mr. Nicastro made a motion to memorialize the resolution granting minor subdivision approval to Roland and Anne Willuweit. Motion was seconded by Chief Kudrick and carried with Mr. Dorato, Chief Kudrick, Mr. Nicastro, Mr. Seaman, Mr. Everett and Chairman Tannenhaus voting for the motion.

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

**APPLICATIONS BEFORE THE BOARD:**

**a. Case No. SD-2987 / DNR Management LLC**

Todd A. Cohen, Attorney for the Applicant, appeared and stated they were seeking preliminary and final major subdivision for three lots.

**Charles Surmonte, PE, was duly sworn, gave his credentials to the Board and was accepted as an expert witness. Mr. Surmonte testified that there were five tax lots on Lakewood Farmingdale Road near the intersection of Oak Glen Road and they were looking to make three single family residential lots. There are fresh water wetlands on the southerly boundary of the lots and there is public water available on Lakewood Farmingdale Road and sewer on Maida Lane which they are proposing to extend to serve the three residential lots.**

**Mr. Surmonte said he reviewed the reports from the professionals and he asked that the offsite sanitary sewer extension be made a condition of approval. The extension has been designed but they have not made formal application yet as they were waiting for this application to be heard. He also said that they would comply with the Township's look-a-like ordinance and the older chicken coop, fencing and shed which are encroaching on lot 60.01 will be removed. He also spoke about the improvements along Lakewood Farmingdale Road and said the County realigned Oak Glen Road years ago and took the right-of-way at that time so he doesn't think there will be a need for any additional improvements. Mr. Surmonte also said there are no sidewalks in the area at present so they were seeking a waiver of the sidewalks and would make the contribution in lieu of sidewalks. He also said he would comply with the technical comments in Ms. Neumann's review letter.**

**Ms. Spero, Board Certified Tree Expert, said she sent comments over to Mr. Surmonte on the 28<sup>th</sup> regarding the landscaping. She said they were only planting a few trees but many shrubs that she feels will get devoured by the deer population. She asked if it was a requirement from the DEP and if it wasn't she would like to see more trees and less shrubs. Mr. Surmonte said he would work with Ms. Spero on the landscaping especially in the transition area on the wetlands.**

**Justin Auciello, PP, was duly sworn, gave his credentials to the Board and was accepted as an expert witness. Mr. Auciello testified that he reviewed the letters from the professionals and he addressed the variances required and justifications for same. He said the three proposed lots were all undersized as they did not meet the zoning requirements for the ARE-2 zone but they are consistent with the lots in the surrounding area. He said that the granting of the variances will not be detrimental to the zone plan or the zoning ordinance and it will not impair the intent of the Master Plan. There is also no detriment to the public good as they will be consistent with the neighborhood so the benefits outweigh the detriments.**

**Mr. Van den Kooy agreed with Mr. Auciello's testimony especially given the fact that the property is immediately adjacent to a mobile home park and the SED zone.**

**Mr. Nicastro questioned the size of the homes and the elevations and several members voiced their concerns that they are single family homes only. Board Attorney Cucchiaro said they would be voting for the creation of three lots with building envelopes and the applicant has agreed that the architectural design will comply with the look-a-like ordinance.**

**Chairman Tannenhaus opened the hearing up for members of the public but since no one appeared interested in this application, the public portion was closed.**

**Mr. Cohen thanked the Board and asked them to grant the subdivision.**

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**3  
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**Chief Kudrick made a motion to grant preliminary and final major subdivision approval to DNR Management LLC. Motion was seconded by Mr. Everett and carried with Mr. Dorato, Mr. Huszar, Chief Kudrick, Mr. Nicastro, Mr. Seaman, Mr. Everett and Chairman Tannenhaus 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 Chief Kudrick and carried.**

**Meeting adjourned at 7:48 p.m.**

**Respectfully submitted,**

A handwritten signature in blue ink that reads "Eileen Rubano". The signature is written in a cursive style.

**Eileen Rubano  
Recording Secretary**

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