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AGENDA

TOWNSHIP OF HOWELL PLANNING BOARD

Thursday

August 15, 2019

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:
5. Vouchers:
6. Correspondence:
7. Resolutions:
 - a. **Case No. SP-1058 / New Jersey Natural Gas Company**
Resolution Granting Preliminary and Final Site Plan approval with Design Waiver Relief
Eligible Voters: Boyle, Dorato, Nicastro, Schneider, Tannenhau, Seaman, O'Donnell & Nash
8. Review of Submission Waivers before the Board:
 - a. **Case No. SD-2987 DNR Management, LLC**
 - i. Type: Minor Subdivision
 - ii. Description: Application of DNR Management LLC as Applicant and Zev Spira as Owner seeking Minor Subdivision approval with Ancillary Variance relief to remove all existing site improvements and subdivide the properties into three new residential lots which would be developed with 2-story single family dwellings with access from Lakewood-Farmingdale Road (County Route 547) including onsite turn-around areas on premises known as Block 37, Lots 59, 60, 62, 64 & 66, 1022 Lakewood Farmingdale Road (County Route 547) and Maida Lane.
 - b. **Case No. SP-1065 / Tesla, Inc.**
 - i. Type: Minor Site Plan
 - ii. Description: Application of Tesla, Inc. as applicant and Wawa, Inc. as Owner seeking Minor Site Plan approval to install eight (8) electric vehicle charging stations along with additional site improvements consisting of associated electric transformer, meter and cabinets, underground electric conduit from an existing utility pole along the Route 33 site frontage, and extension of electric service to said utility pole from across Route 33 on premises known as Block 175, Lot 40.02, 909 Route 33.

c. Case No. SD-2981F / Arnold Boulevard LLC and TEK Warehouse LLC

- i. Type: Final Major Subdivision
- ii. Description: Application of Arnold Boulevard, LLC and TEK Warehouse, LLC as Applicants and Owners seeking Final Major Subdivision approval to subdivide the property into 20 single family residential lots and 3 stormwater management lots on premises known as Block 4, Lots 2, 3.01, 3.02, 4, 5 & 8, 106 Arnold Boulevard.

9. Applications before the Board:

a. Case No. SP-1060 / MCK Enterprises, LLC

- i. Type: Minor Site Plan
- ii. Description: Application of MCK Enterprises, LLC as Applicant and Owners seeking Minor Site Plan Approval to convert the existing bank building into a physical therapy office use. No site improvements other than revision to onsite signage and restriping the existing parking areas are proposed on premises known as Block 100, Lot 13.01, 3600 US Highway 9 South.
- iii. Expiration Date: September 2, 2019

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

- i. Type: Preliminary and Final Major Subdivision / Preliminary and Final Major Site Plan and Woodlands Management
- 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 Preliminary and Final Major Subdivision, Preliminary and 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, 08.01 and 98.03, 1191 NJ State Route 33 and 481 Colts Neck Road. This application was partially heard on June 20, 2019 when it was carried to August 15, 2019 with no further notice.
- iii. Expiration Date: September 15, 2019
- iv. Eligible Voters: Dorato, Huszar, Kudrick, Schneider, Seaman and Nash

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.