

**HOWELL TOWNSHIP PLANNING BOARD  
REGULAR MEETING**

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December 5, 2024**

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

**ROLL CALL:** Showed the following members were present: Joseph Cristiano, John Leggio, Christopher Mercer, Michael Wrubel, Daniel Karbownik and Chairman Nicholas Huszar. Brian Greenfield, Brian Tannenhaus, Matthew Withers and Councilwoman Fischer were excused.

Also in attendance were Ron Cucchiaro, Board Attorney, Laura Neumann, Board Engineer, Jennifer Beahm, Board Planner and the Board Secretary, Eileen Rubano.

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OF MINUTES:** Mr. Leggio made a motion to approve the minutes from the September 19, 2024 planning board meeting. Motion was seconded by Mr. Mercer and carried with Mr. Leggio, Mr. Mercer, Mr. Wrubel, Mr. Karbownik and Chairman Huszar voting to approve.

**VOUCHERS:** None

**CORRESPONDENCE:** The Board Secretary said she send out the meeting dates for 2024 for comments and two board members still need to do the Stormwater Training for the municipality to be in compliance.

The Board Secretary also said she sent out ordinance 24-48 for review and comments as the Council has it scheduled for public hearing and adoption prior to our next meeting. Board Planner, Jennifer Beahm said this was an ordinance for inclusion of two definitions for boarding houses and rooming houses which is consistent with our Master Plan.

Mr. Cristiano made a motion that Ordinance 24-48 was substantially consistent with the Master Plan. Motion was seconded by Mr. Mercer and carried with Mr. Cristiano, Mr. Leggio, Mr. Mercer, Mr. Wrubel, Mr. Karbownik and Chairman Huszar voting for the motion.

**RESOLUTIONS:**

**a. Case No. SD-3005 / Stanley Domin**

Mr. Wrubel made a motion to memorialize the resolution granting an Extension of Time to Stanley Domin. Motion was seconded by Mr. Cristiano and carried with Mr. Cristiano, Mr. Leggio, Mr. Mercer, Mr. Wrubel and Chairman Huszar voting for the motion.

**b. Case No. SD-3015 / Avrohom Weinman**

Mr. Cristiano made a motion to memorialize the resolution denying Preliminary and Final Major Subdivision with Ancillary Bulk Variance Relief to Avrohom Weinman. Motion was seconded by Mr. Leggio and carried with Mr. Cristiano, Mr. Leggio, Mr. Mercer and Mr. Wrubel voting to memorialize.

**SUBMISSION WAIVERS BEFORE THE BOARD:**

**a. Case SD-3016 / Benzion Yungreis, LLC**

Jared Pape, Attorney for the Applicant, appeared and said he received Ms. Neumann's letter which outlined the waivers being requested.

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Board Engineer Neumann testified that the application is classified as a major subdivision but it is only for the creation of two lots so she took no exception to the granting of the waivers for the purposes of deeming the application complete.

Mr. Mercer made a motion to grant the submission waivers. Motion was seconded by Mr. Leggio and carried with Mr. Cristiano, Mr. Leggio, Mr. Mercer, Mr. Wrubel, Mr. Karbownik and Chairman Huszar voting for the motion.

**APPLICATIONS BEFORE THE BOARD:**

**a. Case No. SP-1113 / 271 Adelphia, LLC**

John Jackson, Attorney for the Applicant, appeared and mentioned that at the last hearing the Board recommended that they provide access between the two properties which they were able to do and it is also better for the applicant's operation.

Christine Cofone, Planner, gave planning testimony for the variances and waivers required with the application. She cited criteria M, G and I of the Municipal Land Use and said there were no substantial detriments. Board Planner, Jennifer Beahm asked if they would work with Ms. Spero on the landscaping around the base of the signs and Mr. Jackson agreed.

After some questions by the Board members, Chairman Huszar opened the hearing up to members of the public but since no one appeared it was subsequently closed.

Mr. Cristiano made a motion to approve the application for 271 Adelphia, LLC. Motion was seconded by Mr. Mercer and carried with Mr. Cristiano, Mr. Leggio, Mr. Mercer, Mr. Wrubel, Mr. Karbownik and Chairman Huszar voting to approve.

**b. Case No. SP-1108 / Howell Crossing, LLC**

Salvatore Alfieri, Attorney for the Applicant, appeared and said the application was for two office buildings near the interchange with 195.

Ryan McDermott, PE, was duly sworn, gave his credentials to the Board and was accepted as an expert witness. Mr. McDermott testified on the constraints on the property, location, size of the two office buildings being proposed, site access and the bulk variance relief required. He said they have limited frontage due to the constraints and the NJDOT won't allow any Route 9 access so they have an applicant pending to purchase the slip ramp off Northwoods Place from the DOT. If approved, they would widen the ramp which would then serve as the access point for the site and would be a full movement driveway on Northwoods Place. He also testified that the site was not conducive to adding sidewalks along the frontage and are asking for a waiver to pay into the sidewalk fund.

Ms. Beahm said at a minimum they want sidewalks on Route 9 and agrees with a waiver for the sidewalks on Northwoods Place. Mr. McDermott said they would work with the client to put the sidewalks on Route 9.

Mr. McDermott continued his testimony by reporting on the parking, front yard setbacks and circulation for the site. He also testified on the refuse and recycling for the site, and the stormwater management system which meets DEP and local requirements. He also agreed to comply with the technical comments in the Board Engineer's review letter. Mr. McDermott testified that the

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landscaping falls short so they are seeking a waiver to contribute to the tree fund, they added fire hydrants in accordance with the fire bureau's report and will add the striping as well. He concluded his testimony saying they would comply with the ordinance on signage and would lower it to meet the height requirements.

Ms. Beahm commented that the plans need some cleanup and details added and Mr. McDermott agreed to comply.

The Chairman opened the hearing up for questions of the Engineer but no one appeared.

John Saracco, Architect, was duly sworn, gave his credentials to the Board and was accepted as an expert. He testified on the materials and design of the buildings and said they were going to lower the sign to avoid a variance.

Ms. Beahm said she thinks the building were well planned to meet the ordinance requirements and she advocated that they seek the relief for the signs on the buildings and took no exception to the granting of that variance as she thinks the location is the right place for the signs.

The Chairman opened the hearing up for questions of the Architect but no one appeared.

Justin Taylor, PE, Traffic Expert, was duly sworn, gave his credentials to the Board and was accepted as an expert witness. Mr. Taylor testified that he worked with the civil engineer to design the site to operate in a safe and efficient manner. The challenge was accessing the site based on all the constraints of the slip ramp, Route 9 acceleration and deceleration lane, no DOT access and the wetlands. His final solution was to use the slip ramp. He testified that the volume of traffic currently using the slip ramp is approximately 8-10 vehicles per hour which is not a big impact. They did a traffic study to show what is there currently and what is proposed. Mr. Taylor testified on the trips generated during peak hours and said the levels of service are comparable to what they are today.

There was a lot of discussion between the Board Members, professionals and Mr. Taylor on the traffic and the problem with the backup of traffic at the lights on Route 9, most particularly at Aldrich Road. Mr. Taylor explained that the backup on 9 is a problem that exists today and is something that should be addressed with DOT but it is not part of this application. He said the only thing the Board had to consider is whether their driveway operates safely and efficiently.

Chairman Huszar opened the hearing up for questions of Mr. Taylor and the following appeared:

Diane Workman, 75 Crest Drive who was concerned that this would close off the exit from her development.

Jason Storch, 77 Crest Drive asked about how the traffic data was collected.

Brian Cullen, 79 Crest Drive asked about the radius turning right from Northwoods Place onto Route 9.

Mr. Taylor responded to all the residents and since there were no other members of the public looking to question Mr. Taylor, the Chairman closed that portion of the hearing.

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**Mr. Alfieri said that the primary hours of operation would be Monday through Friday from 9 a.m. to 5 p.m. and the traffic was based on professional office use only, not medical.**

**Christine Cofone, Planner, put planning testimony on the record for the granting of the variances and design waivers. She said this was an “as of right use” on a large site with constraints that renders a portion of the site unusable. They are being forced to develop to the north and west of the site. She also said the application advance criteria I and G of the Municipal Land Use and they also meet the positive and negative criteria. Ms. Beahm took no exception to Ms. Cofone’s testimony.**

**Chairman Huszar opened the hearing up to members of the public for questions of the planner but no one appeared. He then opened the hearing up for comments from the public and the following appeared:**

**Diane Workman, 75 Crest Drive, commenting on the wetlands and wondering where the water would go, hoping it was away from her property.**

**Since no other member of the public appeared, Chairman Huszar closed the public portion of the hearing.**

**Mr. Alfieri gave a closing statement saying this was a severely constrained site with only one way to use it. This is the best use for the site and access is safe and efficient. Route 9 is not part of the application and the technical review comments from the Board Professionals and Fire Bureau will be addressed. They also agree to put sidewalks on Route 9 and a “no left turn” sign at the exit to their driveway.**

**Mr. Cristiano made a motion to approve the application for Howell Crossing, LLC. Motion was seconded by Chairman Huszar and carried with Mr. Cristiano, Mr. Leggio, Mr. Mercer, Mr. Wrubel, Mr. Karbownik and Chairman Huszar voting to approve.**

**MASTER PLAN STATUS REPORT: Ms. Beahm said they would be gearing up next year for the next round of affordable housing and would probably be doing the Fair Share Plan Element around June of 2025.**

**Since there was no other business, Mr. Mercer made a motion to adjourn. Motion was seconded by Mr. Cristiano and carried. Meeting adjourned at 9:41 p.m.**

**Respectfully submitted,**



**Eileen Rubano  
Recording Secretary**

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