

**HOWELL TOWNSHIP PLANNING BOARD
REGULAR MEETING**

**1
February 20, 2025**

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

ROLL CALL

MEMBERS:

| | | | |
|--------------------|---------|--------------------------|---------|
| Joseph Cristiano | Absent | Councilman Ian Nadel | Present |
| Brian Greenfield | Present | Mayor John Leggio | Present |
| Daniel Karbownik | Present | Dylan Beato (Alt. 1) | Present |
| Christopher Mercer | Present | Matthew Withers (Alt. 2) | Absent |
| Brian Tannenhause | Present | Chairman Nicholas Huszar | Present |
| Michael Wrubel | Present | | |

BOARD PROFESSIONALS:

| | |
|--------------------------------|---------|
| Austin Mueller, Board Attorney | Present |
| Jennifer Beahm, Board Planner | Present |
| Eileen Cusa, Board Secretary | Present |

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES

December 19, 2024 – Regular Meeting

- **Motion: Mr. Greenfield**
- **Second: Mr. Mercer**

| | | | |
|--------------------|--------------|--------------------------|--------------|
| Joseph Cristiano | Not Eligible | Councilman Ian Nadel | Not Eligible |
| Brian Greenfield | YES | Mayor John Leggio | Not Eligible |
| Daniel Karbownik | YES | Dylan Beato (Alt. 1) | Not Eligible |
| Christopher Mercer | YES | Matthew Withers (Alt. 2) | Not Eligible |
| Brian Tannenhause | Not Eligible | Chairman Nicholas Huszar | Not Eligible |
| Michael Wrubel | YES | | |

January 2, 2025 – Reorg and Regular Meeting

- **Motion: Mr. Tannenhause**
- **Second: Mr. Wrubel**

| | | | |
|--------------------|--------------|--------------------------|--------------|
| Joseph Cristiano | Absent | Councilman Ian Nadel | YES |
| Brian Greenfield | Not Eligible | Mayor John Leggio | YES |
| Daniel Karbownik | YES | Dylan Beato (Alt. 1) | YES |
| Christopher Mercer | YES | Matthew Withers (Alt. 2) | Not Eligible |
| Brian Tannenhause | YES | Chairman Nicholas Huszar | YES |
| Michael Wrubel | YES | | |

CORRESPONDENCE

Email from Attorney Michael Herbert asking to carry Besadar, LLC (Case SD-3013) to April 24, 2025 with no further notice. He also granted the Board an extension of time through May 1, 2025. The application was carried to April 24, 2025 with no further notice.

HOWELL TOWNSHIP PLANNING BOARD REGULAR MEETING

2

February 20, 2025

Attorney John Jackson requested that the application for SMC Properties, LLC be carried to March 6, 2025 with no further notice and he granted an extension of time for the Board to act through March 6th. Request granted.

The Board Members also discussed the Master Plan Subcommittee meeting times since they will no longer be done remotely on Zoom. It was decided that they would meet at 6:00 p.m. on the same dates as the second Planning Board meeting of each month, when there are two meetings in the month.

The Board Members also reviewed Ordinance 25-07 – An ordinance amending Article X of the Township Code Entitled “Zones” creating a section 188-84.5 Entitled “Moderate and Low-Income Housing Overlay Zone 15” known as ML-15 Zone and after some discussion found the ordinance to be substantially consistent with the Master Plan.

RESOLUTIONS

Planning Board Attorney – Resolution appointing Weiner Law Group – Ronald Cucchiaro, Esq.

- **Motion: Councilman Nadel**
- **Second: Mr. Mercer**

| | | | |
|--------------------|--------------|--------------------------|---------------------|
| Joseph Cristiano | Absent | Councilman Ian Nadel | YES |
| Brian Greenfield | Not Eligible | Mayor John Leggio | YES |
| Daniel Karbownik | YES | Dylan Beato (Alt. 1) | YES |
| Christopher Mercer | YES | Matthew Withers (Alt. 2) | Absent/Not Eligible |
| Brian Tannenhause | YES | Chairman Nicholas Huszar | YES |
| Michael Wrubel | YES | | |

Planning Board Engineer – Resolution appointing CME Associates, – Laura Neumann, PE, PP

- **Motion: Mayor Leggio**
- **Second: Mr. Wrubel**

| | | | |
|--------------------|--------------|--------------------------|---------------------|
| Joseph Cristiano | Absent | Councilman Ian Nadel | YES |
| Brian Greenfield | Not Eligible | Mayor John Leggio | YES |
| Daniel Karbownik | YES | Dylan Beato (Alt. 1) | YES |
| Christopher Mercer | YES | Matthew Withers (Alt. 2) | Absent/Not Eligible |
| Brian Tannenhause | YES | Chairman Nicholas Huszar | YES |
| Michael Wrubel | YES | | |

Planning Board Planner – Resolution appointing Leon S. Avakian, Inc. – Jennifer Beahm, PP, AICP

- **Motion: Mr. Mercer**
- **Second: Mr. Wrubel**

| | | | |
|--------------------|--------------|--------------------------|---------------------|
| Joseph Cristiano | Absent | Councilman Ian Nadel | YES |
| Brian Greenfield | Not Eligible | Mayor John Leggio | YES |
| Daniel Karbownik | YES | Dylan Beato (Alt. 1) | YES |
| Christopher Mercer | YES | Matthew Withers (Alt. 2) | Absent/Not Eligible |
| Brian Tannenhause | YES | Chairman Nicholas Huszar | YES |
| Michael Wrubel | YES | | |

**HOWELL TOWNSHIP PLANNING BOARD
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February 20, 2025

Planning Board Licensed Tree Expert – Resolution appointing CME Associates – Shari M. Spero, LTE

- **Motion: Mayor Leggio**
- **Second: Councilman Nadel**

| | | | |
|--------------------|--------------|--------------------------|---------------------|
| Joseph Cristiano | Absent | Councilman Ian Nadel | YES |
| Brian Greenfield | Not Eligible | Mayor John Leggio | YES |
| Daniel Karbownik | YES | Dylan Beato (Alt. 1) | YES |
| Christopher Mercer | YES | Matthew Withers (Alt. 2) | Absent/Not Eligible |
| Brian Tannenhau | YES | Chairman Nicholas Huszar | YES |
| Michael Wrubel | YES | | |

Case SP-1131 / Vanderveer Industrial Partners, LLC (8 Industrial) – Granting Submission Waivers

- **Motion: Mr. Karbownik**
- **Second: Mr. Mercer**

| | | | |
|--------------------|---------------------|--------------------------|---------------------|
| Joseph Cristiano | Absent/Not Eligible | Councilman Ian Nadel | Not Eligible |
| Brian Greenfield | YES | Mayor John Leggio | Not Eligible |
| Daniel Karbownik | YES | Dylan Beato (Alt. 1) | Not Eligible |
| Christopher Mercer | YES | Matthew Withers (Alt. 2) | Absent/Not Eligible |
| Brian Tannenhau | Not Eligible | Chairman Nicholas Huszar | Not Eligible |
| Michael Wrubel | YES | | |

Case SP-1130 / Vanderveer Industrial Partners, LLC (6 Industrial) – Granting Submission Waivers

- **Motion: Mr. Mercer**
- **Second: Mr. Karbownik**

| | | | |
|--------------------|---------------------|--------------------------|---------------------|
| Joseph Cristiano | Absent/Not Eligible | Councilman Ian Nadel | Not Eligible |
| Brian Greenfield | YES | Mayor John Leggio | Not Eligible |
| Daniel Karbownik | YES | Dylan Beato (Alt. 1) | Not Eligible |
| Christopher Mercer | YES | Matthew Withers (Alt. 2) | Absent/Not Eligible |
| Brian Tannenhau | Not Eligible | Chairman Nicholas Huszar | Not Eligible |
| Michael Wrubel | YES | | |

Case SP-1034A / Gutierrez Properties, LLC– Granting Submission Waivers

- **Motion: Mr. Karbownik**
- **Second: Mayor Leggio**

| | | | |
|--------------------|--------------|--------------------------|---------------------|
| Joseph Cristiano | Absent | Councilman Ian Nadel | YES |
| Brian Greenfield | Not Eligible | Mayor John Leggio | YES |
| Daniel Karbownik | YES | Dylan Beato (Alt. 1) | YES |
| Christopher Mercer | YES | Matthew Withers (Alt. 2) | Absent/Not Eligible |
| Brian Tannenhau | YES | Chairman Nicholas Huszar | YES |
| Michael Wrubel | YES | | |

**HOWELL TOWNSHIP PLANNING BOARD
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**4
February 20, 2025**

Case SP-1133 / Archangel Michael Coptic Orthodox Church Corp.– Granting Submission Waivers

- **Motion: Mr. Karbownik**
- **Second: Councilman Nadel**

| | | | |
|--------------------|--------------|--------------------------|---------------------|
| Joseph Cristiano | Absent | Councilman Ian Nadel | YES |
| Brian Greenfield | Not Eligible | Mayor John Leggio | YES |
| Daniel Karbownik | YES | Dylan Beato (Alt. 1) | YES |
| Christopher Mercer | YES | Matthew Withers (Alt. 2) | Absent/Not Eligible |
| Brian Tannenhause | YES | Chairman Nicholas Huszar | YES |
| Michael Wrubel | YES | | |

SUBMISSION WAIVERS BEFORE THE BOARD

APPLICATIONS BEFORE THE BOARD

MASTER PLAN STATUS REPORT

Motion to Adjourn:

- **Motion: Mr. Tannenhause**
- **Second: Mr. Wrubel**

Meeting Adjourned: 7:25 p.m.

Respectfully submitted,



Eileen Rubano
Recording Secretary

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