

**HOWELL TOWNSHIP PLANNING BOARD
REGULAR MEETING**

**1
March 6, 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	Present	Councilman Ian Nadel	Present
Brian Greenfield	Absent	Mayor John Leggio	Present
Daniel Karbownik	Present	Dylan Beato (Alt. 1)	Present
Christopher Mercer	Absent	Matthew Withers (Alt. 2)	Resigned
Brian Tannenhau	Absent	Chairman Nicholas Huszar	Present
Michael Wrubel	Present		

BOARD PROFESSIONALS:

Ronald Cucchiaro, Board Attorney	Present
Laura Neumann, Board Engineer	Present
Jennifer Beahm, Board Planner	Present
Shari Spero, Board LTE	Absent
Eileen Cusa, Board Secretary	Present

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES

CORRESPONDENCE

Email from Matthew Howard, Deputy Manager, asking for the application for the Township of Howell, Case SD-3019CI to be carried to March 20, 2025 with no further notice. Announcement made for members of the public.

Letter from Jared Pape, Attorney for Benzion Yungreis, LLC Case SD-3016, asking for this application to be carried to April 3, 2025 with no further notice. Mr. Pape also addressed the Board. Announcement made for the public.

The Board Secretary said she sent three (3) ordinances to the members for review as to consistency with the Master Plan. Board Planner Beahm explained each ordinance and said they were consistent with the Master Plan. The Ordinances were as follows:

Ordinance O-25-09 - an ordinance amending chapter 188 land use, article I title; purpose; definitions, section 4, entitled definitions and rules of general applicability of the revised general ordinances of the township of Howell.

- **Motion: Mr. Cristiano – Ordinance is substantially consistent with the Master Plan**
- **Second: Councilman Nadel**

Joseph Cristiano	YES	Councilman Ian Nadel	YES
Brian Greenfield	Absent	Mayor John Leggio	ABSTAINED
Daniel Karbownik	YES	Dylan Beato (Alt. 1)	YES
Christopher Mercer	Absent	Chairman Nicholas Huszar	YES
Brian Tannenhau	Absent		
Michael Wrubel	YES		

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Ordinance O-25-10 an ordinance amending chapter 188 land use, article ix zoning requirements to add section 64.1 entitled farm related special events (small scale) of the revised general ordinances of the township of Howell

- **Motion: Mr. Cristiano – Ordinance is substantially consistent with the Master Plan**
- **Second: Councilman Nadel**

Joseph Cristiano	YES	Councilman Ian Nadel	YES
Brian Greenfield	Absent	Mayor John Leggio	ABSTAINED
Daniel Karbownik	YES	Dylan Beato (Alt. 1)	YES
Christopher Mercer	Absent	Chairman Nicholas Huszar	YES
Brian Tannenhau	Absent		
Michael Wrubel	YES		

Ordinance O-25-11 an ordinance of the township of Howell supplementing chapter 188, article x zones supplementing section 188-69 entitled agricultural rural estate zones (are-1, are-3, are-4 and are-6) and section 69.1 agricultural rural estate (are-2) to include farm related special events (large scale) and farm related special events (small scale) as a permitted use

- **Motion: Mr. Cristiano – Ordinance is substantially consistent with the Master Plan**
- **Second: Councilman Nadel**

Joseph Cristiano	YES	Councilman Ian Nadel	YES
Brian Greenfield	Absent	Mayor John Leggio	ABSTAINED
Daniel Karbownik	YES	Dylan Beato (Alt. 1)	YES
Christopher Mercer	Absent	Chairman Nicholas Huszar	YES
Brian Tannenhau	Absent		
Michael Wrubel	YES		

RESOLUTIONS

Review of Proposed Ordinance No. O-25-07 Resolution deeming proposed ordinance consistent with the Master Plan

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

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

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Case No. SP-118 / Howell Crossing, LLC

Resolution granting Preliminary and Final Major Site Plan with Ancillary Variance & Design Waiver Relief

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

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

SUBMISSION WAIVERS BEFORE THE BOARD

Case No. SD-3018 / Carmine Caruso

Ms. Beahm, Board Planner, said she spoke to the applicant's attorney, Gregory Vella, and he informed her that they were going to supply all the necessary documents and are no longer seeking any submission waivers.

APPLICATIONS BEFORE THE BOARD

Case No. SP-1123 / SMC Properties, LLC

Block: 183, Lot 22

985 Route 33

Application Type: Preliminary and Final major Site Plan with Ancillary Variance & Design Waiver Relief

John Jackson, Attorney for the Applicant, appeared and said they met with the professionals and they agree to the 60/40 split with indoor recreation and trade contractor businesses.

Richard DiFolco, Engineer, who remained under oath testified that he would comply with all of the updated technical review comments in Ms. Neumann's latest review letter.

Chairman Huszar opened the hearing up to members of the public but since no one appeared to ask questions or comments about this application, the public portion was closed.

Motion: Mayor Leggio – Motion to approve the application

Second: Mr. Cristiano

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

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MASTER PLAN STATUS REPORT

Ms. Beahm said there was nothing new to report other than we are in litigation with all the other towns with an objection to the position on affordable housing and the next master plan element will be the Housing Element.

Motion to Adjourn:

- Motion: Mr. Cristiano
- Second: Mr. Wrubel

Meeting Adjourned: 7:29 p.m.

Respectfully submitted,



Eileen Rubano
Recording Secretary

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