

TOWNSHIP OF HOWELL
ZONING BOARD MEETING MINUTES
4/24/2025
REGULAR MEETING

Chairman Nicholas Huzsar called the meeting to order and the Administrative Officer read the opening statement.

ROLL CALL

MEMBERS:

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

BOARD PROFESSIONALS:

Patrick McNamara, Board Attorney	Present
Ryan MacNeil, Board Engineer	Present
Jennifer Beahm, Board Planner	Present
Shari Spero, Board LTE	Present
Eileen Cusa, Board Secretary	Present

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES

February 20, 2025 – Regular Meeting

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

Joseph Cristiano	absent	Councilman Ian Nadel	Excused
Brian Greenfield	absent	Mayor John Leggio	Yes
Daniel Karbownik	Yes	Dylan Beato (Alt. 1)	Yes
Christopher Mercer	Yes	Chairman Nicholas Huzsar	Yes
Brian Tannenhause	Absent		
Michael Wrubel	Yes		

March 6, 2025 – Regular Meeting

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

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

CORRESPONDENCE

*Financial Disclosure Statements are due by regular members (not alternates) by April 30th, 2025, Alison from the Clerk's office sent out an email with instruction on April 1, 2025.

*The Council introduced an ordinance at their last meeting which the Board needs to review for consistency with the Master Plan as the ordinances are up for public hearing and adoption prior to our next meeting.

*Case No. SD-3013 Besadar LLC has requested to be carried to July 17th, 2025 with no further notice, ext of Time granted to the Board through July 30, 2025

*Case No. SP-1034A Gutierrez Properties LLC will be rescheduled with notice to May 15th 2025, time expires 5/31/25

*Case No. SD-3016 Benzion Yungreis will be carried with no further notice to May 8th with an extension granted to the Board through May 31, 2025.

*Case No. SD-3009 Augustine Kim filed for Extension of Time on the previous approvals will be carried to May 8, 2025.

The Board Secretary said she sent two (2) 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-25-20 Supplementing the Township Code so as to amend Chapter 188 entitled Land Use

- **Motion: Mr. Karbownik – Ordinance is substantially consistent with the Master Plan**
- **Second: Mr. Leggio**

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

RESOLUTIONS

Resolution appointing Eileen Cusa as Administrative Officer

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

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

SUBMISSION WAIVERS BEFORE THE BOARD

Case No. SD-3017 / Lessette Cholula

Block: 110, Lot 128

71 Freewood Street

Application Type: Minor Subdivision

APPLICATIONS BEFORE THE BOARD

Case No. SD-3014 / Neil & Monica Slattery

Block: 225, Lot 7

8 Belmar Boulevard

Application Type: Extension of Time

Jim Carton, Attorney for the Applicant, appeared to request an extension of time on the Minor Subdivision. The map should have been filed by March 14, 2025 but resolution compliance has not been finished as yet and the applicants will need an extension.

Motion: Mr. Wrubel – Motion to approve the application

Second: Mr. Mercer

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

Case No. SP-1099 / Monmouth Solar

Block: 42 , Lots 93, 93.01, 94 & 94.01

2921 Allenwood-Lakewood Road

Application Type: Extension of Time

Grace Chun, Attorney for the Applicant, appeared to request an extension of time on the Preliminary & final Major Site Plan application.

Motion: Mr. Mercer – Motion to approve the application

Second: Mr. Karbownik

Joseph Cristiano	Absent	Councilman Ian Nadel	Excused
Brian Greenfield	Absent	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		

Case No. SD-3002 / Frederick Hare

Block: 39, Lot 7

94 Porter Road

Application Type: Extension of Time

Attorney for the Applicant David Burns, from John Jackson's office, appeared to request an extension of time on the Minor Subdivision. The map should have been filed by March 14, 2025 but resolution compliance has not been finished as yet and the applicants will need an extension.

Motion: Mr. Mercer – Motion to approve the application

Second: Mayor Leggio

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

Case No. SP-1127 / Diversified Acquisitions, LLC

Block: 168, Lot 11.01

940 Route 33

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

Matthew Posada, Attorney for the Applicant, appeared before the Board to discuss the flex space use application within the HD-4 zone, as the application was previously at the Board on November 7, 2024. Anthony Maltese, Engineer for the application discussed the zoning for the site and the necessary variances needed for the application. The site is proposed to be used as flex space and can also contain trade contractor business. The proposed operation hours are 6am-10pm 7 days a week, no 24 hour access. There will be 1 driveway to Route 33 and the applicant will abide by all parking regulations, 5 ADA spaces are proposed, 31 parking stalls for fleet vehicles. Ms. Spero accepts the proposed plantings on-site. The applicant will have no outdoor storage on site, Ms. Beahm said no storage permitted in any vehicles either, the applicant agreed. Mr. Maltese has the proposed building up to 60% trade contractor space. The applicant will connect to sewer on 33. The applicant proposes 1 monument sign for the site, and signage in each unit for tenant use. The applicant only requests signage for building identification, the applicant requires relief for signage. Ms. Beahm told the Board the applicant is seeking a waiver for the sidewalk and bypass but will have to contribute to the fund. The applicant requests design waiver for front building addresses.

John Banino, Architect for the applicant spoke in depth about the building footprints, fire suppression system for the building as well as the LED lighting and entry canopies proposed on site. Ms. Beahm had issues with the signage as there were no renderings available and has requested the applicant return to the Zoning Board for signage, the applicant agreed to return to the Board for wall signage. Gary Dean, Traffic Engineer for the applicant spoke about the traffic impact analysis report and reported no access to the bypass and the application is pending approval from NJDOT. If a tenant requires additional parking

for their business they will need to return to the Board as there is no allocated parking for each tenant. Ms. Cofone spoke in depth of the planning aspects of the application.

Motion: Mr. Mercer – Motion to approve the application

Second: Mayor Leggio

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

MASTER PLAN STATUS REPORT

Ms. Beahm said there was nothing new to report other than she is actively working on the Housing & Fair Share Element to be ready for presentation in June.

Motion to Adjourn:

- Motion: Mr. Mercer
- Second: Mayor Leggio



Meeting Adjourned: 9:08 pm

Respectfully submitted,

Eileen Cusa
Recording Secretary

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