

RESOLUTION

**TOWNSHIP OF HOWELL PLANNING BOARD
RESOLUTION OF MEMORIALIZATION
MONMOUTH COUNTY, NEW JERSEY
WAIVER OF SUBMISSION REQUIREMENTS**

**Approved: February 4, 2021
Memorialized: March 4, 2021**

**MATTER OF: VANDERVEER INDUSTRIAL PARTNERS, LLC
(F/K/A CYPRESS HOLDING, LLC)**

APPLICATION NO.: SP-2728F-A

WHEREAS, an application for final major subdivision approval has been made to the Howell Township Planning Board (hereinafter referred to as the “Board”) by Vanderveer Industrial Partners, LLC (F/K/A Cypress Holding, LLC) (hereinafter referred to as the “Applicant”), on lands known and designated as Block 168, Lots 36.03 and 36.04 as depicted on the Tax Map of the Township of Howell (hereinafter “Township”), and more commonly known as Vanderveer Road and Industrial Court in the SEP (Special Economic Development) Zone; and

WHEREAS, the Applicant has requested submission waivers from the Checklist requirements; and

WHEREAS, the Applicant appeared at the Board’s virtual meeting on February 4, 2021 with regard to this application; and

WHEREAS, the Board has heard testimony and comments from the Applicant, witnesses and consultants, and with the public having had an opportunity to be heard; and

WHEREAS, an application has been filed, the fees as required by Township Ordinance have been paid, and it otherwise appears that the jurisdiction and powers of the Board have been properly invoked and exercised.

NOW, THEREFORE, does the Howell Township Planning Board make the following findings of fact and conclusions of law with regard to this application:

1. The subject Properties contain a total of 35.2 acres and are located with 553 feet of frontage along Vanderveer Road and approximately 744 feet of frontage along the terminus of Industrial Court within the SED Zone. Lot 36.03 is improved with an existing building and paved drive for an industrial use associated with an existing business/industrial park complex. Lot 36.04 is improved with an existing dwelling with detached garage and various accessory buildings and building remains with a dirt drive along Vanderveer Road.

2. The Applicant was previously granted Final Major Subdivision approval in a Resolution dated September 9, 2013 permitting the subdivision of the existing properties into eight (8) new lots with the existing industrial building to remain on one of the subdivided lots. All subdivided properties are to have access to Industrial Way; an extension of existing Industrial Court to intersect with Vanderveer Road south of the existing Industrial Court intersection.

3. The Applicant is resubmitting this application for Final Major Subdivision approval due to failure to file the previously approved Subdivision Plat within the permitted time frame required by the Municipal Land Use Law. There are no revisions to the originally approved subdivided lots whereby eight (8) new lots are provided with the existing industrial building to remain on one (1) new lot and an approximate 23.9 acre open space lot provided with a stormwater basin near Vanderveer Road proposed on same.

4. The Applicant has requested submission waiver relief from the following requirements:

- a. **Checklist Item #5** – Utility Department filing and review fees.
- b. **Checklist Item #16** – Traffic Report.

- c. **Checklist Item #17** – Written description, including metes and bounds, for all easements, covenants and deed restrictions affecting the subject property.
- d. **Checklist Item #20** – Preliminary Architectural Plans.
- e. **Checklist Item #27** – Key Map depicting 2,000 feet in all directions.
- f. **Checklist Item #29 and #42** – State planning area designation
- g. **Checklist Item #32 and #45** – Phone number and email for the owner of the property.
- h. **Checklist Item #33 and #46** – Phone number and email for the applicant.
- i. **Checklist Item #48** – Conceptual Development (Yield) Plan.
- j. **Checklist Item #49** – Conceptual Development (Yield) Plan.
- k. **Checklist Item #52** – Use designation of all lots within 200’.
- l. **Checklist Item #53** – Note verifying survey datum is NAVD 1988.
- m. **Checklist Item #60** – All drainage conveyances within 2,000 feet downstream of the point of discharge.
- n. **Checklist Item #61** – Setback dimensions from existing structures to existing and proposed property lines.
- o. **Checklist Item #65** – Location of existing and proposed wells and septic systems.

WHEREAS, the Howell Township Planning Board, having reviewed the proposed application and having considered the impact of the proposed application on the Township and its residents to determine whether it is in furtherance of the Municipal Land Use Law; and having considered whether the proposal is conducive to the orderly development of the site and the general area in which it is located pursuant to the land use and zoning ordinances of the Township of Howell; and upon the imposition of specific conditions to be fulfilled, hereby determines that the Applicant’s submission waiver requests may be granted.

The Board finds that the Applicant was granted previous approvals and provided a substantial amount of information at that time. The Board, therefore, finds that it has sufficient information to begin the hearing process. The Board does, however, reserve the right to require any additional information at the time of the hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Howell on this 1st day of March 2021 that the action of the Planning Board taken on February 4, 2021, granting Application No. SP-2928F-A of Vanderveer Industrial Partners, LLC (F/K/A Cypress Holding, LLC) submission waiver relief is hereby memorialized as follows:

1. The following submission waiver relief is granted:
 - a. **Checklist Item #5** – Utility Department filing and review fees.
 - b. **Checklist Item #16** – Traffic Report.
 - c. **Checklist Item #17** – Written description, including metes and bounds, for all easements, covenants and deed restrictions affecting the subject property.
 - d. **Checklist Item #20** – Preliminary Architectural Plans.
 - e. **Checklist Item #27** – Key Map depicting 2,000 feet in all directions.
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- n. **Checklist Item #61** – Setback dimensions from existing structures to existing and proposed property lines.
 - o. **Checklist Item #65** – Location of existing and proposed wells and septic systems.
2. The Applicant shall provide a certificate that taxes are paid to date of approval.
 3. Payment of all fees, costs, escrows due and to become due. Any monies are to be paid within twenty (20) days of said request by the Board Secretary.
 4. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Howell, County of Monmouth, State of New Jersey, or any other jurisdiction.

BE IT FURTHER RESOLVED that the Board secretary is hereby authorized and directed to send a certified copy of this Resolution to the Applicants and to the Township Clerk, Engineer, Attorney and Tax Assessor, and shall make same available to all other interested parties.

Brian Tannenhaus, Chairman
Howell Township Planning Board

ON MOTION OF:

SECONDED BY:

ROLL CALL:

YES:

NO:

ABSTAINED:

ABSENT:

DATED:

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Howell Township Planning Board, Monmouth County, New Jersey, at a public meeting held on March 4, 2021.

Eileen Rubano, Secretary
Howell Township Planning Board