

HOWELL TOWNSHIP PLANNING BOARD

EXHIBITS

Case No. SD-2990 / FP Howell, LLC – Views at Monmouth Manor Preliminary & Final Major Subdivision and Preliminary & Final Major Site Plan

January 7, 2021

February 4, 2021

May 20, 2021

July 15, 2021

August 31, 2021

October 7, 2021

December 16, 2021

January 6, 2022

January 31, 2022

February 17, 2022

- A-1 Development applications for site plan and subdivision**
- A-2 Application Checklists for site plan and subdivision**
- A-3 Preliminary Major Subdivision and Preliminary and Final Major Site Plans consisting of forty-eight (48) sheets prepared by Challoner and Associates, LLC dated 3/13/20, last revised 4/15/21**
- A-4 Landscape Plans consisting of seven (7) sheets prepared by Bryce M. Bennett, NJLLA/ASLA dated 3/13/20, unrevised, unsigned and unsealed.**
- A-5 Soil Compaction Plan consisting of one (1) sheet prepared by Challoner and Associates, LLC dated 3/13/20, unrevised**
- A-6 Architect Renderings – Single Family consisting of three (3) sheets prepared by K. Hovnanian Company, undated, unsigned and unsealed**
- A-7 Architect Renderings – Multi-Family/Affordable consisting of nine (9) sheets prepared by NVR, Inc., dated 3/2/20, unsigned and unsealed**
- A-8 Architect Renderings – Townhomes consisting of seven (7) sheets prepared by Ryan Homes, undated, unsigned and unsealed**
- A-9 Stormwater Management report prepared by Challoner and Associates, LLC dated 4/28/20, last revised 4/22/21**
- A-10 Flood Hazard Calculations (Method 5) prepared by Challoner and Associates, dated 4/28/20, unrevised.**
- A-11 Developers Agreement dated 9/5/19**
- A-12 Plan of Survey and Topography consisting of one (1) sheet prepared by Land Dimensions, dated December 2011, last revised 9/1/17**

- A-13 Plan of Survey – Block 110, Lots 181 and 182 consisting of one (1) sheet prepared by Land Dimensions Engineering, dated 1/16/20, unrevised.
- A-14 Preliminary Environmental Impact Report, prepared by Challoner & Associates, LLC dated 6/27/17
- A-15 Natural Resource Inventory, dated June 13, 2017, unrevised
- A-16 Traffic Impact Study prepared by Dynamic Traffic, dated 1/15/21, unrevised
- A-17 Woodland Management Plan consisting of one (1) sheet prepared by Challoner & Associates, LLC, dated 10/5/20, unrevised.
- A-18 [Overhead exhibit](#) in color, prepared by Challoner & Associates LLC dated 1/6/21
- A-19 [Colorized Aerial Exhibit 100'](#) scale prepared by Challoner and Associates LLC dated 1/6/21
- A-20 [Colorized Site Rendering](#) prepared by Challoner and Associates LLC dated 1/6/21
- A-21 [Qualifying Map](#) prepared by Challoner and Associates LLC dated 5/26/17, last revised 11/19/18
- A-22 [Qualifying Townhouse](#) setback exhibit prepared by Challoner and Associates LLC dated 2/1/2021
- A-23 [Townhouse setback](#) exhibit prepared by Challoner and Associates LLC dated 2/1/21
- A-24 [Common Recreation Exhibit](#) prepared by Challoner and Associates LLC dated 2/1/21
- A-25 [Colorized set of Elevations](#) and Floor Plans prepared by NVR, Inc. dated 9/12/17, last revised 5/20/18
- A-26 [Colorized Site Rendering](#) prepared by Challoner and Associates LLC dated 7/8/21
- A-27 [Walking Trail Detail](#) prepared by Challoner and Associates, LLC dated 7/8/21
- A-28 [Trash Enclosure Exhibit](#) prepared by Challoner and Associates, LLC dated 7/8/21
- A-29 [Fire Equipment Closet](#) exhibit prepared by Challoner and Associates, LLC dated 7/9/21

- A-30 Phase I Environmental Site Assessment / Preliminary Assessment / Limited Phase II Site Investigation Report prepared by Ransom Environmental dated November 30, 2016**
- A-31 Map of Survey and Topography prepared by Land Dimensions Engineering dated 12/2/20**
- A-32 Revised Architectural Plans – Single Family consisting of ten (10) sheets prepared by K. Hovnanian Company, dated 7/2/21 unsigned and unsealed**
- A-33 [Final Plat](#) consisting of four (4) sheets prepared by Challoner and Associates, LLC dated 7/13/21**
- A-34 Preliminary Major Subdivision and Preliminary and Final Major Site Plans consisting of forty-eight (48) sheets prepared by Challoner and Associates, LLC dated 3/13/20, last revised 9/20/21**
- A-35 Final Plat consisting of four (4) sheets prepared by Challoner and Associates, LLC dated 7/13/21, last revised 9/17/21**
- A-36 [Landscape Presentation](#) consisting of one (1) sheet prepared by Challoner & Associates, LLC dated 10-5-21**
- A-37 Parking Memo prepared by Dynamic Traffic, LLC dated 10/18/21**
- A-38 Stormwater Management report prepared by Challoner and Associates, LLC dated 4/28/20, last revised 11/10/21**
- A-39 Landscape Plans consisting of seven (7) sheets prepared by Bryce M. Bennett, NJLLA/ASLA dated 3/13/20, last revised 11/10/21**
- A-40 Preliminary Major Subdivision and Preliminary and Final Major Site Plans consisting of forty-eight (48) sheets prepared by Challoner and Associates, LLC dated 3/13/20, last revised 11/10/21**
- A-41 Preliminary Environmental Impact Report for Preliminary Major Subdivision prepared by Junetta N. Dix Consulting, Inc. dated June 27, 2017 last revised September 12, 2017**
- A-42 Stormwater Management report prepared by Challoner and Associates, LLC dated 4/28/20, last revised 12/15/21**
- A-43 Woodland Management Plan consisting of one (1) sheet prepared by Challoner & Associates, LLC, dated 10/5/20, last revised 12/14/21**
- A-44 Preliminary Major Subdivision and Preliminary and Final Major Site Plans consisting of forty-eight (48) sheets prepared by Challoner and Associates, LLC dated 3/13/20, last revised 12/14/21**

- A-45 Final Plat consisting of four (4) sheets prepared by Challoner and Associates, LLC dated 7/13/21, last revised 12/5/21 (plans say 12/50/21)
- A-46 Landscape Plans consisting of seven (7) sheets prepared by Bryce M. Bennett, NJLLA/ASLA dated 3/13/20, last revised 12/15/21
- A-47 Circulation Plan consisting of one (1) sheet prepared by Challoner & Associates, LLC dated 12/13/21
- A-48 Phasing Plan consisting of one (1) sheet prepared by Challoner & Associates, LLC dated 12/13/21
- A-49 [Site Rendering](#) consisting of one (1) sheet prepared by Challoner & Associates, LLC dated 1/25/22
- A-50 Landscape Plans consisting of seven (7) sheets prepared by Bryce M. Bennett, NJLLA/ASLA dated 3/13/20, last revised 2/1/22
- A-51 Woodland Management Plan consisting of one (1) sheet prepared by Challoner & Associates, LLC, dated 10/5/20, last revised 2/1/22

INTEROFFICE REPORTS

- B-1 [Notice of NJDEP Application](#) for Freshwater Wetlands General Permit dated 6/8/20
- B-2 [Shade Tree Commission](#) site plan review dated 7/15/20
- B-3 [Monmouth County Planning Board](#) request for information (Site Plan) dated 7/27/20
- B-4 [Fire Bureau](#) site plan review dated 7/28/20
- B-5 [Preliminary Conceptual Sewer approval](#) letter dated 8/10/20
- B-6 [Environmental Commission](#) site plan review dated 8/12/20
- B-7 [Board Engineer's review](#) letter dated 8/19/20
- B-8 [Monmouth County Board of Health](#) memo dated 8/17/20
- B-9 [Monmouth County Board of Health](#) memo dated 9/3/20
- B-10 [Board Engineer's review](#) letter dated 9/14/20
- B-11 [Shade Tree Commission](#) site plan review dated 9/16/20
- B-12 [Fire Bureau](#) site plan review dated 10/16/20

- B-13 [Shade Tree Commission](#) site plan review dated 10/21/20
- B-14 [Board Engineer's review](#) letter dated 11/18/20
- B-15 [Environmental Commission](#) site plan review dated 11/12/20
- B-16 [Monmouth County Board of Health](#) memo dated 11/16/20
- B-17 [Board Planner's review](#) letter dated 12/4/20
- B-18 [Monmouth County Planning Board](#) request for information (Subdivision) dated 7/27/20
- B-19 [Board Planner's review](#) letter dated 2/3/21
- B-20 [Fire Bureau](#) site plan review dated 4/21/21
- B-21 [Shade Tree Commission](#) site plan review dated 4/21/21
- B-22 [Farmers Advisory Committee](#) site plan review dated 4/29/21
- B-23 [Environmental Commission](#) site plan review dated 5/12/21
- B-24 [Shade Tree Commission](#) site plan review dated 5/19/21
- B-25 [Farmers Advisory Committee](#) site plan review dated 6/2/21
- B-26 [Monmouth County Board of Health](#) memo dated 6/3/21
- B-27 [Board Engineer's review](#) letter dated 6/21/21
- B-28 [Freehold Soil Conservation District](#) review revisions letter dated 6/4/21
- B-29 [Board Planner's review](#) letter dated 6/25/21
- B-30 [Monmouth County Board of Health](#) email dated 7/8/21
- B-31 [Environmental Commission](#) site plan review dated 7/14/21
- B-32 [Fire Bureau](#) site plan review dated 7/15/21
- B-33 [Shade Tree Commission](#) site plan review dated 7/21/21
- B-34 [Freehold Soil Conservation District](#) certification letter with plans dated 7/20/21
- B-35 [Farmers Advisory](#) Committee site plan review dated 8/26/21
- B-36 [Board Engineer's review](#) letter dated 9/28/21

- B-37 [Monmouth County Board of Health](#) email dated 10/01/21
- B-38 [Director of Public Works](#) email concerning the roads dated 9/22/21
- B-39 [Fire Bureau](#) site plan review dated 10/18/21
- B-40 [Environmental Commission](#) site plan review dated 10/13/21
- B-41 [Shade Tree](#) Commission site plan review dated 10/20/21
- B-42 [Farmers Advisory](#) Committee site plan review dated 9/23/21
- B-43 [Environmental](#) Commission site plan review dated 11/10/21
- B-44 [Shade Tree](#) Commission site plan review dated 11/17/21
- B-45 [Board Engineer's review](#) letter dated 12/06/21
- B-46 [Farmers Advisory](#) Committee site plan review dated 10/28/21
- B-47 [Farmers Advisory](#) Committee site plan review dated 11/18/21
- B-48 [Environmental Commission](#) [ERI](#) site plan review dated 12/8/21
- B-49 [Monmouth County Board of Health](#) review dated 12/6/21
- B-50 [Fire Bureau](#) site plan review dated 12/6/21
- B-51 [Fire Bureau](#) site plan review dated 12/29/21
- B-52 [Monmouth County Board of Health](#) review dated 1/4/22
- B-53 [Board Engineer's review](#) letter dated 1/6/22
- B-54 [Environmental Commission](#) site plan review dated 1/12/22
- B-55 [Supplemental Planning Review](#) for Landscaping Plans dated 2/2/22
- B-56 [Shade Tree Commission](#) site plan review dated 1/19/22