

# Master Plan Reexamination Report

*Prepared for:*

**The Township of Howell  
Monmouth County, New Jersey**

**September 2023**

Prepared By:



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Neptune, New Jersey 07753

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12

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## **INTRODUCTION**

The Township of Howell consists of a land area of 60.9 square miles, or approximately 36,803 acres, within Monmouth County, New Jersey. Howell Township is bordered by Brick Township to the southeast; Wall Township to the east; Colts Neck Township to the north; Freehold Township and Jackson Township to the west; and Lakewood Township to the south. The Township of Howell also completely surrounds the Borough of Farmingdale.

The municipal Master Plan is a document that establishes the policies for land development and redevelopment for a municipality. It is the principal document concerning land use, and guides both public and private development in making decisions regarding land use. The Master Plan forms the legal foundation for the zoning ordinance and zoning map. The zoning ordinance and map constitute the primary law governing the use of land at the municipal or local level.

A Re-examination Report is a review of previously adopted master plans, amendments, and local development regulations to determine if the policy guidelines set forth herein are still applicable. The Howell Township Master Plan Reexamination Report was last adopted in December of 2019. In accordance with the New Jersey Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-89, requires municipalities to reexamine the master plan every ten (10) years.

## **PURPOSE**

This report constitutes the 2023 Master Plan Reexamination Report for the Township of Howell, prepared pursuant to the requirements of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-89. The Reexamination Report's purpose is to review and evaluate municipal planning documents and development regulations on a periodic basis to reflect the changing needs of the Township and to affirm the continued relevance of policies that were previously set forth. Howell adopted its last Reexamination Report in December 2019. The Township has undertaken this Re-examination report to evaluate the goals and objectives found in the December 2019 Re-examination Report, following the 1994 Comprehensive Master Plan.

The findings and recommendations contained in the Reexamination Report are based upon the review of the following documents:

- Howell Township Municipal Land Use Ordinance (Chapter 188 of the Township Code);
- Master Plan Reexamination Report, 2019;
- Updated State and County Documents;
- 2020 US Census Data; and
- 2021 American Community Survey Data

## **REQUIREMENTS OF PERIODIC REEXAMINATION**

In accordance with N.J.S.A. 40:55D-89, the governing body shall, at least every ten years, provide for a general re-examination of its master plan and development regulations by the planning board. The Re-examination Report is required to contain the following:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last re-examination report;

- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
- C. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives;
- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- E. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.
- F. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

The following sections of this Reexamination Report address each of these requirements in turn.

## **SECTION A. Goals & Objectives at the Time of the 2019 Reexamination Report**

The first provision of N.J.S.A. 40:55D-89 of the MLUL states that the Reexamination Report shall include the “major problems and objectives relating to land development in the municipality at the time of the adoption of the last re-examination report.” The Township’s 2019 Master Plan Reexamination Report undertook a review of the goals and objectives identified in the 2017 Master Plan Reexamination Report and their status at that time. The policies, goals, and objectives identified in the 2019 Master Plan Reexamination Report are identified below:

### **1. Comprehensive Goals**

- a) Maintain consistency with the purposes of the Municipal Land Use Law (MLUL) as contained within N.J.S.A. 40:55D-2;
- b) To continue to be a stable and diverse community through the provision of a balanced land use pattern;
- c) Encourage the development of both active and passive recreation opportunities for the residents and visitors, while maintaining sensitivity to environmental and cultural resources;
- d) To maintain and enhance a local economy that encourages the provision of more cost-effective public services in order to improve the quality of life for Howell Township residents;
- e) To encourage the establishment of policies, codes and standards that promotes the use of sustainable development practices, including but not necessarily limited to: infrastructure, public and private buildings, open space and recreation, local waste and recycling among other things;
- f) To continually improve the sustainability profile of the Township;
- g) To continue to promote the health, safety and general welfare and to minimize public and private losses due to flood conditions and specific areas by provisions designed to: protect human life and health; minimize of expenditure of public money for costly flood control project; minimize the need to rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public; minimize prolonged business interruption; and minimize damage to public facilities and utilities such as

water and gas mains, electric, telephone and sewer lines, streets, bridges located in areas of special flood hazard.

- h) To encourage new businesses and industries to locate along the Township's highway corridors, which will grow the economy of Howell, and provide new services and potential employment opportunities for residents.

## **2. Comprehensive Objectives**

- a) To encourage the redevelopment or revitalization of vacant or underutilized properties;
- b) Preserve the high level of public services and provide new facilities where necessary, in order to accommodate population growth, economic development and the changing needs of the residents;
- c) To promote energy efficiency, conservation and increased use of renewable energy to reduce waste and increase recycling; to reduce the use of hazardous materials and eliminate toxic substances; to reduce greenhouse gas emissions and to plan for mitigating the effects of climate change;
- d) Promote the protection of neighborhood characteristics by enforcing buffer areas between non-residential and residential areas;
- e) Encourage the utilization of innovative and creative approaches in order to facilitate the provision of housing for low, moderate, and work force housing opportunities and choices, which will enhance the quality within and contribute to the value of the community;
- f) To collaborate with other government, non-government and private entities to create the most efficient and effective means for realizing Howell's Master Plan goals, while minimizing the financial burden on the Township.

## **3. Specific Goals**

- a) Encourage and support the rehabilitation and infill of the housing stock where appropriate while maintaining the character, scale and privacy of the established residential neighborhoods in the Township;

- b) Recognize the need to adapt to the changing dynamics and demands of a diverse and increasingly globalized economy;
- c) To coordinate land uses with transportation facilities to improve access and encourage alternatives to driving;
- d) Encourage those public and private actions necessary to develop and sustain the long term vitality of the key commercial/retail areas. This can be achieved by improving streetscapes through unified signage, facades, public walkways and landscaping, and improving vehicular and pedestrian circulation and a unified wayfinding program. This will help guide residents and visitors to the plethora of environmental and recreational opportunities in the Township;
- e) Review the viability of extending infrastructure to those neighborhoods where the Township feels it is appropriate;
- f) Evaluate the potential for economic and rehabilitation plans in strategic locations within the Township, where appropriate, to encourage sound land use development that can provide economic development opportunities, while at the same time balancing the preservation of neighborhood character as well and the protection of environmental resources.
- g) Evaluate the current open space that is owned by the Township to determine if uses can be improved.

### **SECTION B. Extent to Which Problems Have Been Reduced or Increased**

The second provision of N.J.S.A. 40:55D-89 of the MLUL states that the Reexamination Report shall include the extent to which such problems and objectives have been reduced or have increased since the last Master Plan or Reexamination. The Township's 2019 Reexamination Report included a thorough reexamination of comprehensive planning goals and objectives, and recommended the following goal be added to the list of goals identified in the 1994 Master Plan: to encourage new businesses and industries to locate along the Township's highway corridors, which will grow the economy of Howell, and provide new services and potential employment opportunities for residents. All other goals and objectives of the 1994 Master Plan, carried through the 2019 Reexamination Report, remain valid.

The 2019 Master Plan Reexamination Report also made several recommendations for changes to the Township's Land Use Ordinance. The following statements are the recommendations from the previous Master Plan Reexamination Report. An evaluation of each of these recommendations is included below.

## **CHANGES TO DEVELOPMENT REGULATIONS**

### Land Use Recommendations:

1. The R-5 district and the R-6 district are not included in Schedule II. The schedules of bulk and dimensional requirements should be updated to include all zoning districts in the Township.

*This recommendation remains relevant, as Schedule II has not been revised to include the R-5 and R-6 districts.*

2. The Township should consider revising the woodlands management ordinance to place greater restrictions on the amount of trees which can be cleared on a site. The ordinance currently requires that permits be obtained prior to removing trees but does not necessarily place limitations on the number of trees which can be removed.

*This recommendation remains relevant, as the woodlands management ordinance has been revised, however said revision deals more closely with the financial contribution for the removal of trees. It is recommended that this item be further reviewed to address the need for waivers in order to contribute to the fund.*

3. The Township will continue to plan for, and monitor transportation infrastructure and transportation needs through use of its comprehensive Master Plan, the preparation of periodic Reexamination Reports and Master Plan amendments, and its existing internal engineering and planning programs.

*This recommendation remains relevant.*

4. The Township should update its Historic Preservation Element of the Master Plan, which has not been updated since its adoption as a part of the 1994 Master Plan.

*This recommendation remains relevant.*

5. The Township should update its Economic Development Element of the Master Plan, which has not been updated since its adoption as a part of the 1994 Master Plan.

*This recommendation remains relevant.*

6. The Township should update its Community Facilities Element of the Master Plan, which has not been updated since its adoption as a part of the 1994 Master Plan.

*This recommendation remains relevant.*

7. There is a loophole in the current ARE (Agricultural Rural Estate) district standards. When the Township adopted Ordinance O-07-18, which grandfathered the bulk and dimensional requirements of existing lots in the ARE zones prior to the adoption of the ordinance implementing new subdivision standards, it was not noticed that the previous bulk and dimensional standards that would apply to these grandfathered lots did not include any building or impervious surface coverage limitations. The Township's ordinance should be revised to incorporate appropriate building and lot coverage limitations for these grandfathered lots in the ARE districts. This could be accomplished by either creating new standards for the grandfathered lots, or by repealing Ordinance O-07-18, which would then require that all properties in the ARE districts conform to the current standards if there is an application for development (which may require revisions to the current standards to make reasonable accommodations so as to not create nonconformities). Appropriate building and lot coverage standards for grandfathered lots in any of the ARE districts may be:

- a) For lots two acres in area or greater:

- i. Maximum lot coverage: 30%
  - ii. Maximum building coverage: 15%
- b) For lots under two acres in area:
- i. Maximum lot coverage: 30%
  - ii. Maximum building coverage: 15%

*This recommendation has been reconsidered by the Township and is no longer relevant.*

8. The ordinance should be amended to include appropriate conditional use standards for auto repair services/auto body use in the HD-1 zone. Such conditions may be:
- a. All repairs of vehicles shall be performed in a fully enclosed building.
  - b. No outdoor oil drainage pits or hydraulic lifts shall be permitted.
  - c. No outdoor storage of damaged vehicles awaiting repairs shall be permitted in a front yard area.
  - d. All outdoor storage areas for vehicles shall be screened from public view by a fence of at least 6 feet in height, and a row of evergreen plantings.
  - e. All outdoor storage areas for vehicles shall be located at least 20 feet from any side or rear property line, and at least 50 feet from any adjacent residential property boundary.
  - f. All outdoor storage areas shall be made of concrete not asphalt.
  - g. No vehicle sales are permitted.

*In June 2022, the Township adopted Ordinance O-22-22, establishing conditional use standards for Automobile Repair Services /Auto Body Uses.*

9. Article XI Conditional Uses, of the Land Use Ordinance, should be updated so that the terms used are consistent with those listed in the zoning ordinance as the uses which are permitted as conditional uses in each district. Where the terms are not consistent, there is potential for conflicting interpretations of the intent of the ordinance.

*In June 2022, the Township adopted Ordinance O-22-22 adding several new conditional*

*uses and related conditions, consistent with those permitted as a conditional use in each district. It is recommended that this item be further reviewed to ensure that all conditional uses within the Township's ordinance have conditions listed.*

10. Add Automobile Auctions, Automobile Sales (New and Used), Automobile Service Station, and Automobile Repair/Auto Body uses as conditional uses in the HD-2 and HD-3 districts. These are all currently permitted as conditional uses in the HD-1 district. The HD-2 and HD-3 districts are primarily located along Route 33, and already contain several existing non-conforming auto-related uses. Allowing each of these uses as conditional uses would permit them along Route 33, under appropriate conditions, which is reasonable for such uses.

*In June 2022 and July 2022, The Township adopted Ordinances O-22-28, O-22-30, and O-22-33, establishing Automobile Auction Sales, Automobile Sales (New and Used), Automobile Service Station, and Automobile Repair/Auto Body uses as conditional uses in the HD-2, HD-3 and HD-4 Zone.*

11. Restaurants, with and without drive-thru services, should be included as permitted principal uses in the Highway Commercial (HC) zoning district. Portions of Route 9 are zoned for Highway Commercial, and there are several restaurants in this area which are currently non-conforming uses due to restaurants not being permitted by the HC zoning district regulations. This permitted use was dropped from the ordinance in 1997 for unknown reasons.

*In August 2021, the Township adopted Ordinance O-21-22, including restaurants with and without drive-through services as permitted principal uses in the Highway Commercial (HC) zoning district.*

12. §188-4 of the Land Use Ordinance should be amended to include a definition for a new term: Trade Contractor Business, to be defined as: “A facility primarily used for the storage of materials, equipment, and vehicles associated with the business of a trade contractor, such as a plumber, electrician, carpenter, mason, or other similar building and construction related contractors, craftsmen, or tradesmen. Such facility may include

accessory office space.”

*In June 2022, the Township adopted Ordinance O-22-21 to include a definition for Trade Contractor Business uses.*

13. Trade Contractor Business, as defined above, should be permitted as a conditional use in the HD-2, HD-3, SED, and SED Light districts. The conditions associated with these uses should be:
- a. Minimum lot size shall be 60,000 square feet;
  - b. The maximum permitted size of a building devoted to a Trade Contractor Business Use shall be 20,000 square feet.
  - c. Outside storage of materials shall be setback a minimum of 10’ from the side or rear property lines or the distance of the required buffer, whichever is greater, and shall be stacked no higher than 10 feet.
  - d. Outside storage shall be permitted in a rear yard only, and shall be screened from public view by a wall or fence at least 6 feet in height.
  - e. No more than 25 percent of the interior space shall be devoted to office use;
  - f. No greater than 10 percent of the interior space shall be used as a showroom for retail purposes.
  - g. In addition to general off-street parking requirements for office and warehouse uses, each Trade Contractor Business shall provide additional off-street parking spaces for any fleet vehicles and associated employees.
  - h. All parking for any fleet vehicles shall be located in a side or rear yard only.
  - i. A buffer with a minimum width of at 50 feet shall be provided along any property line which abuts a residential zone or use. The buffer shall be consistent with the requirements for buffers found within §188-63.

*June 2022 and July 2022, the Township adopted Ordinance O-22-25, O-22-28, O-22-30, and O-22-33 to include Trade Contractor Business uses as a conditionally permitted use in the HD-2, HD-3, HD-4, and SED-2 zoning districts. Additionally, Ordinance O-22-22*

*was adopted in June 2022, establishing conditional use standards for Trade Contractor Business uses.*

14. §188-4 of the Land Use Ordinance should be amended to include a definition for a new term: Landscape Business, to be defined as: “A business whose primary activity involves the construction, installation, or maintenance of yards, trees, lawns, shrubs, gardens, or other related outdoor grounds. This use does not include dedicated tree removal companies.”

*In June 2022, the Township adopted Ordinance O-22-21 to include a definition for Landscape Business uses.*

15. Landscape Business, as defined above, shall be permitted as a conditional use in the HD-2, HD-3, SED, and SED Light districts. The conditions associated with this use should be:
  - a. Minimum lot size shall be 60,000 square feet;
  - b. The maximum permitted size of a building devoted to a Landscape Business Use shall be 10,000 square feet;
  - c. Outdoor storage of materials shall be limited to a maximum area of 15 percent of the total lot area and shall be setback a minimum of 10’ from the side or rear property lines or the distance of the required buffer, whichever is greater.
  - d. Outside storage shall be permitted in a rear yard only, and shall be screened from public view by a wall or fence at least 6 feet in height.
  - e. All outdoor storage of landscaping materials such as mulch, seed, plants, sod, shrubs, pavers, or similar materials shall be within a practical side or rear yard only; all storage of loose materials shall be within designated bins as shown on approved site plan. At no time should any pile of loose material be greater than 10 feet in height. A setback of 15 feet or greater shall be required.
  - f. Under no circumstances shall any vegetative waste material (brush, trees, fill soil) be stored on the property.
  - g. No recycling activities or processing of any materials shall be permitted on the site.
  - h. All outdoor storage areas are to be enclosed by a fence with a minimum height of

- six feet;
- i. Retail sales of landscape materials shall not be permitted;
- j. No more than 25 percent of the interior space shall be devoted to office use;
- k. In addition to general off-street parking requirements for office and warehouse uses, each Landscape Business shall provide additional off-street parking spaces for any fleet vehicles and trailers and employees;
- l. All parking for any fleet vehicles shall be located in a side or rear yard only;
- m. A buffer with a minimum width of 50 feet shall be provided along any property line which abuts a residential zone or use. The buffer shall be consistent with the requirements for buffers found within §188-63.

*In June 22, the Township adopted Ordinance O-22-22, establishing conditional use standards for Landscape Business uses.*

16. When the Land Use Ordinance was amended to include provisions for micro-breweries, it neglected to include similar provisions for a distillery, which is a similar use and covered under the same state law that permits microbreweries. The definition of microbrewery specifically references the production of beer, thus excluding any facility which might distill other spirits from being permitted. §188-4 of the Land Use Ordinance should be amended to include a definition for a new term: Craft Distillery, to be defined as: “A facility holding a limited license for the production of alcoholic beverages by the State of New Jersey, where the distilling of liquors is performed. Such a facility shall follow the provisions set forth in (N.J.S.A. 33:1-10(3a-c)). A Craft Distillery, as defined above, shall be permitted as a principal use in all non-residential districts of the Township.

*In February 2021, the Township adopted Ordinance O-21-5 to include a definition for Craft Distillery uses. Additionally, in July 2022, the Township adopted Ordinance O-22-41 to include Craft Distillery uses as a principally permitted use in the NC zoning district. In February 2021, the Township adopted Ordinance O-21-6 to include this use in the HD-1 zoning district, and in June 2022, the Township adopted Ordinance O-22-28 to include this use in the HD-4 zoning district.*

17. §188-52 Existing platted residential lots, should be removed from the ordinance entirely.

The requirement found in section A that any lot not serviced by central sewer have a minimum lot area of 40,000 square feet is unnecessary. Septic systems are reviewed and approved or denied by the Monmouth County Board of Health, and outside the jurisdiction of any of the Township's boards. It is not necessary for the Township to regulate its lot size in relation to septic systems or central sewer systems. In addition, the requirement of section B that lots held in common ownership that are undersized be merged, is a function of the tax assessor.

*This recommendation remains relevant.*

18. §188-42 Restoration of Non-Conforming Uses, Lots, and Buildings, should be amended to note that a building which has had more than 50% of its structure destroyed, as determined by the construction official, shall be considered to have been totally destroyed. The ordinance should be amended to read as follows:

a. For residential properties:

- i. When replacing a destroyed structure, any lot that has been approved by subdivision by the Township of Howell will not be deemed undersized so long as the lot size that was approved by the subdivision has not decreased in size. This is applicable for properties serviced by sewer or septic.
- ii. In the case of a residential structure being more than 50% destroyed, the structure is permitted to be rebuilt within the same footprint of the existing/destroyed structure. If the footprint is expanded upon, the current bulk standards of the zone will prevail regardless of the filed map requirements, with the exception of lot size.
- iii. The above does not pertain to non-conforming uses, which when totally destroyed as defined by this ordinance, may not be rebuilt without a use variance approval by the Township Zoning Board of Adjustment.

b. For non-residential properties:

- i. When replacing a destroyed structure, any lot that has been approved by

subdivision or site plan by the Township of Howell will not be deemed undersized so long as the lot size that was approved by the subdivision or site plan has not decreased in size.

- ii. In the case of a structure being less than 50% destroyed as determined by the Township construction official, the structure is permitted to be repaired, restored, or rebuilt within the same existing non-conforming footprint and to the preexisting and previously approved height of the existing/destroyed structure.
- iii. In the case of a structure being more than 50% destroyed as determined by the Township construction official, any new structure or reconstruction outside the preexisting footprint must conform to the applicable bulk standards of the zoning district in which the destroyed non-conforming structure is located.
- iv. The above does not pertain to non-conforming uses, which when totally destroyed as defined by this ordinance, may not be rebuilt without a use variance approval by the Township Zoning Board of Adjustment.

*This recommendation remains relevant, as 19 §188-42 Restoration of Non-Conforming Uses, Lots, and Buildings has not been amended.*

19. The Township should update §188-107.C, schedule of off-street parking requirements, so that the uses listed in the schedule match those found in the lists of permitted uses in each zone. The following is a comparison of the list of permitted uses in Schedule I, and the parking requirements for each use:

Use (Schedule I)	Parking Requirement (188-107.C)	Recommended Standard
Agriculture	Determined by residences	
Community Center	20, plus spaces for office	
Community Residences (disabled < 6)	No standard	2 spaces
Community Residences (disabled 6-15)	No standard	3 spaces
Community Residences (domestic violence < 6)	No standard	2 spaces

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Community Residences (domestic violence 6-15)	No standard	3 spaces
Essential Services	No standard	1 space
Garden Apartments	2 spaces / unit	
Horticulture (farm)	2 spaces	
House of Worship (church)	1 space / 3 seats	
Public Utilities	1 space	
Schools	Varies by school type	
Single Family Detached	2 spaces	
Solar Farm	No standard	1 space
Townhouse	2 spaces	
Adult Day Care	No standard	1 space / employee, plus 1 space / facility vehicle, plus 1 space / 1,000 sq. ft. of service area
Age Restricted Single Family Residence	2 spaces	
Agriculture and Forestry (Farm)	2 spaces	
Assembly/Packaging	1 / 800 sq. ft. GFA	
Automobile Auctions	No standard	3 spaces / vehicle at auction, as per conditional use standards
Automobile Sales (new and used)	1 space / 300 sq. ft. showroom	
Automobile Repair/Auto Body (service station)	4 spaces / bay	
Billboards	No standard	No requirement
Bowling Alley	4 spaces / alley	
Car Washes	10 spaces / lane	
Commercial Dog Breeders/Kennels, pounds	No standard	1 space / 250 sq. ft. GFA
Community Theater/Playhouse	1 space / 3 seats	
Construction (lumber yard)	1 space / 25,000 sq. ft.	
Day Care Facilities	No standard	1 space / employee, plus 1 space / facility vehicle,

Use (Schedule I)	Parking Requirement (188-107.C)	Recommended Standard
		plus 3 spaces / 1,000 sq. ft. of service area

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Educational (schools, day care, training/support)	Varies by school type	
Entertainment	No standard	1 space / 3 seats
Financial institutions	1 space / 250 sq. ft.	
Gasoline Station/ Convenience Center	No standard	1 space / pump, plus 1 space / 150 sq. ft. GFA convenience store
Health Care Facilities/ Medical Centers	No standard	1 space / 150 sq. ft.
Health Club Facility/Fitness Centers	4.5 spaces / 1,000 sq. ft. pool 1.5 spaces / 1,000 sq. ft. sport	15 spaces / pool 5 spaces / court, 1.5 spaces / 1,000 sq. ft. other floor area
Home Improvement Center	No standard	1 space / 200 sq. ft. GFA
Hospital	1.5 spaces / bed	
House of Worship (Church)	1 space / 3 seats	
Indoor Recreation	No standard	1 space / 250 sq. ft. GFA
Manufacturing	1 space / 800 sq. ft.	
Micro-brewery	No standard	1 space / 1,000 sq. ft. brewing area, plus 1 space / 3 seats tasting area
Movie Theater	1 space / 3 seats	
Multipurpose Recreational and Sports Complex	1.5 spaces / 1,000 private 3 spaces / 1,000 public	
Nature Trails	No standard	At the discretion of the Board
Offices	1 space / 300 sq. ft.	
Planned Mixed Use Age Restricted	2 spaces / dwelling	
Residential Rental Dwelling	2 spaces / dwelling	
Restaurants (drive through)	1 space / 3 seats; 1 space / 30 sq. ft. quick service	
Restaurants (no drive through)	1 space / 3 seats; 1 space / 30 sq. ft. quick service	

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Retail Sales	1 space / 150 sq. ft.	
Retail Services	1 space / 150 sq. ft.	
Schools (§188-93)	Varies by school type	
Schools (Commercial)	No standard	
Solar Generation Facilities	No standard	1 space
Special Needs Residences	No standard	See Community Residences
Tattoo/Body Piercing	No standard	1.5 spaces / chair
Telecommunication Facility	No standard	1 space
Utilities	1 space	
Warehouse	1 space / 5,000 sq. ft.	

*In September 2022, the Township adopted Ordinance O-22-50 to include the recommended off-street parking requirements under §188-107.C for uses with no standards previously listed.*

The following uses are listed as permitted uses or conditional uses within each of the districts found in Article X (Zones), but not found in Schedule I (permitted uses):

- Municipal buildings
- Multi-generational family accommodations
- Public recreation facilities
- Condominiums
- Multifamily dwellings

*This recommendation remains relevant, as Schedule I has not been revised for consistency.*

There are also several proposed new uses which are recommended by this Plan, which do not currently have off-street parking requirements listed in the chart found at §188-107.C. Suggested parking requirements for these uses are:

- Craft Distillery: 1 space / 1,000 sq. ft, plus 1 space per 3 seats in tasting area.
- Trade Contractor Business: 1 space for each fleet vehicle or trailer, in addition to any requirements for office or warehouse uses.

- Landscape Business: 1 space for each fleet vehicle or trailer, in addition to any requirements for office or warehouse uses.

*In September 2022, the Township adopted Ordinance O-22-50 to include parking requirements for Craft Distillery, Trade Contractor Business, and Landscape Business uses.*

The schedule of permitted uses (Schedule I) and the lists of uses found within each district in Article X (Zones) of the Land Use ordinance should be consistent with one another.

*This recommendation remains relevant, as Schedule I has not been revised for consistency.*

The following uses are listed as having parking requirements as per §188-107.C, but not found in the list of permitted uses (Schedule I):

- Bar
- Cemetery
- Community Center
- Doctor/Dentists office in home
- Finishing operations
- Golf course
- Gymnasium
- Home occupation
- Library
- Medical center
- Mines
- Mortuary
- Museum
- Neighborhood convenience center
- Nightclub
- Park
- Pilot plants

- Pool (community)
- Pool (club)
- Receiving
- Research
- Shipping
- Shopping center
- Storage areas
- Truck sales
- Veterinarian hospital

The Township should update the list of uses found in Schedule I, and the list of off-street parking requirements, so that the two lists correlate with one another so that there is no confusion as to which parking standard may apply to what use. It may be appropriate in some instances to use a larger blanket term, such as “light industrial facilities” within the list of permitted uses, but still have multiple different light industrial facilities separately listed within the parking requirements if they are to have different parking requirements.

*This recommendation remains relevant, as Schedule I has not been revised for consistency.*

The ordinance also allows that wherever a specific standard is not enumerated for a particular use, that the Board may determine an appropriate parking requirement at their discretion. It is recommended, that in the instance that a use is proposed which does not have a specific parking requirement found in §188-107.C, that the Board utilize the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual, to determine appropriate parking standards.

*This recommendation remains relevant.*

20. The Township should consider updating the land use ordinance to require a review and parking demand calculation when there is a change in tenancy from one permitted use to another permitted use, within a shopping center or retail space. The purpose of the review would be to verify that adequate parking is provided for the new use. Often, a strip retail

center or shopping center is approved with parking determined for a particular set of uses within the multiple tenant spaces, and when one or more of those uses are replaced by a different use with a greater demand for parking, such as a general retail store being replaced by a fast food restaurant, this can potentially result in the shopping center overall being deficient in providing the required off-street parking.

*This recommendation remains relevant.*

21. §188-79.B(6) Multi-tenant structures in the SED zone, should be revised. This section requires that all buildings in the SED zone be single tenant buildings unless they are over 40,000 square feet, and that each tenant space have a minimum of 5,000 square feet of area. This provision of the ordinance does not reflect current trends in small industrial users where smaller spaces, or shared spaces are becoming standard for small businesses. The Township should consider reducing the size required for multi-tenant structures, as well as the size for each individual tenant. However, although the trend has been for smaller light industrial spaces, the demand for parking is not necessarily reduced proportionate with the smaller space. The ordinance should be revised as follows:
- a. Multi-tenant structures in the SED Zone. All structures shall be devoted to a single user; provided, however, that in buildings with a gross floor area in excess of 20,000 square feet, multiple tenants shall be permitted, provided that the minimum tenant space shall not be less than 2,500 square feet.
  - b. Where multi-tenant structures are proposed, the required off-street parking shall be increased by a factor of 1.3 for the warehouse portion of a proposed structure in addition to parking requirements for any existing or proposed office/retail use.

*This recommendation remains relevant, as §188-79.B(6) has not been revised.*

22. The Township should consider placing a maximum height restriction on all accessory structures. The Township's current regulations only restrict the height of accessory structures to be equal to the distance they are setback from side or rear property lines. Accessory structures could be limited to the height of the principal structure on the property, or the height limitation for principal structures in their district, whichever is less. Alternatively, the Township could limit the height of accessory structure to a

maximum height of 15 feet for accessory structures, with the exception being that barn structures or similar accessory facilities on agricultural properties may have a maximum height of 35 feet.

*This recommendation remains relevant, as maximum height restrictions have not been established for accessory structures.*

23. The size of accessory structures in the R-2, R-3, R-4, and R-50 zones should be limited to a maximum height of 15 feet.

*This recommendation remains relevant, as the maximum height of 15 feet has not been established for accessory structures in the R-2, R-3, R-4, and R-50 zones.*

24. The Township's ordinance does not currently allow for some flexibility in regards to the location of accessory structures on corner lots or through lots. §188-11.B of the Land Use Ordinance prohibits the placement of accessory structures within a front yard area. However, on corner lots where there are two front yards, it may be appropriate to allow an accessory structure in a front yard that is functionally a side yard, and in a through lot, in a front yard which is functionally a rear yard. §188-11.B shall be amended to include the following language:

- a. An accessory structure may be permitted in the front yard of a corner lot or through lot, provided that the accessory structure meets the required front yard setback for a principal structure for the zone in which it is located.

*This recommendation remains relevant, as §188-11.B has not been revised.*

25. The Township's ordinance should be amended to make provisions for fences in the front yard of a through lot or corner lot as well. §188-12.A currently limits fences to be a maximum of 4 feet in height unless setback from the street line the minimum required for the zone. As noted above in regards to accessory structures, in instances where a building on a corner lot has two front yards, it may be appropriate to permit a fence in one of the front yards of a residential property, as if it were functionally a side yard. §188-12.A of the Land Use Ordinance should be amended to include the following language:

- a. Fences may be permitted on a residential corner or through lot in residential zones, provided that the fence meets the minimum applicable front yard setback required for a principal structure on the side of the yard in which the principal structure's front entrance is located, and one half (1/2) the required minimum front yard setback for any remaining areas fronting on a street.

*This recommendation has been addressed.*

26. §188-11 Accessory Buildings of the Land Use Ordinance, should be amended to allow for exceptions to impervious coverage requirements for emergency generators and HVAC units. A new subsection should be added to this section as follows:
  - a. §188-11.D Accessory utility structures such as emergency generators and HVAC equipment shall not be included in impervious coverage calculations, provided that the amount of space used by such is equipment is no greater than 15 square feet.

*In April 2021, the Township adopted Ordinance O-21-9, supplementing §188-11.*

27. The Township's current regulations concerning light intensity are very stringent, and it is a regular occurrence for both the Planning Board and Zoning Board to grant waivers from the requirements of §188-22 (Lighting), which requires that there be a minimum of 0.3 footcandles everywhere and average a maximum of 0.5 footcandles throughout a site. This narrow range is unreasonable and is not consistent with general best practices for lighting regulations. It is recommended that this section of the ordinance be amended to incorporate the following standards for lighting:

- a. Single-family or Two-family residential development:
  - i. No light shall shine directly into windows or on streets and driveways in such a manner as to create a nuisance or interfere with or distract driver vision.
  - ii. The maximum level of illumination at any side or rear property line shall be 0.5 footcandles.
  - iii. Paved areas, including streets and sidewalks shall maintain an average

level of illumination of 0.40 to 0.45 footcandles throughout.

- b. Non-residential or Multi-family development:
  - i. No light shall shine directly into windows or on streets and driveways in such a manner as to create a nuisance or interfere with or distract driver vision.
  - ii. Light spillover into adjacent properties shall be minimized. The maximum level of illumination at any side or rear property line shall be 0.5 footcandles.
  - iii. All paved areas, including parking lots, sidewalks, and driveways, shall have a minimum level of illumination of 0.5 footcandles throughout the paved area, and maintain an average of 0.75 to 3.0 footcandles throughout.
  - iv. Building exteriors and walkways which are publicly accessible shall have a minimum of 1.0 footcandles.
  - v. Gas station canopies, bank ATM's, and similar spaces shall maintain a range of 10.0 to 15.0 footcandles of illumination, or if federal or state requirements exist for said use the applicants shall provide the standard required by applicable law.

*This recommendation remains relevant, as §188-22 has not been revised.*

- 28. The Township should review the lighting requirements of §188-121, the residential design standards in regard to the permitted height of light fixtures. Currently, the ordinance requires that all light fixtures have a height of either 16 feet, or 30 feet. The ordinance could be amended to allow for some flexibility in the heights of light fixtures, with a maximum permitted height. For example, local access streets could be required to maintain pole heights of 16-18 feet and poles in other situations such as along more intensive streets could have heights of 26-30 feet.

*This recommendation remains relevant, as §188-121 has not been revised.*

- 29. It is also recommended that Township review the Illuminating Engineering Society's (IES) standards and the IES Model Lighting Ordinance and consider citing appropriate

provisions of IES standards and/or incorporating appropriate sections of same as requirements. The incorporation of IES standards may make it necessary to remove the Township's current limitations that are expressed in foot-candles and replace them with citations of applicable sections of IES standards. Requirements for security lighting should be reviewed and provisions included to reduce lighting levels to the minimum necessary to provide adequate security. LED and other lighting with a lamp of 3500 Kelvin or above is encouraged. All outdoor lighting fixtures should meet dark sky compliance requirements.

*This recommendation remains relevant.*

30. Article X Zones of the Land Use Ordinance should be amended to create a new zoning district entitled "Special Economic Development – Light District" (SED-Light). The purpose of the SED Light district would be to allow for many of the industrial uses of the SED district but remove many of the most intense and disruptive uses, effectively creating a light industrial zone that may be more appropriate in areas where residences are located nearby.

a. Permitted uses in the SED Light District:

i. Principal uses

1. Agriculture, forestry and agricultural services.
2. Assembly and packaging.
3. Financial institutions.
4. Healthcare facilities/medical centers.
5. Health club facilities/fitness centers.
6. Manufacturing including the following:
  - a. Apparel and similar finished products made from fabrics.
  - b. Electronic and electrical equipment.
  - c. Food and kindred services.
  - d. Furniture and fixtures.
  - e. Glass products.
  - f. Medical, optical goods, watches, clocks.
  - g. Paper and allied products.
  - h. Printing and publishing.

- i. Textile products.
  7. Microbreweries/Craft Distilleries.
  8. Offices.
  9. Solar energy generation facilities
  10. Utility uses.
  11. Warehousing and distribution.
- ii. Accessory Uses
  1. Accessory uses customarily incidental and ancillary to a permitted use.
  2. Outdoor storage shall be permitted in a screened side or rear yard only.
  3. Retail use shall be permitted as an accessory use to warehousing/distribution, provided that the percentage of floor area devoted to retail use shall be limited to 500 square feet, or 10 percent of the gross floor area, whichever is less.
- iii. Conditional Uses
  1. Commercial dog breeders, kennels, shelters, pounds, training facilities and pet shops.
  2. Landscaping business.
  3. Telecommunications facilities.
  4. Trade contractor business.
- iv. Prohibited Uses
  1. Manufacturing of asphalt and concrete
  2. Manufacturing of fabricated metal products
  3. Manufacturing of leather products
  4. Manufacturing of lumber and wood products
  5. Manufacturing of photographic equipment, medical, optical goods, watches, clocks
  6. Manufacturing of stone, glass, or clay
  7. Sexually oriented business as defined in §188-4

8. Tattoo, body piercing, or branding establishments.

b. Bulk and Dimensional requirements:

- i. Minimum Lot Area – 80,000 square feet
- ii. Minimum Lot Frontage – 150 feet
- iii. Minimum Front Yard Setback – 50 feet
- iv. Minimum Side Yard Setback – 25 feet, or height of principal building, whichever is greater
- v. Minimum Rear Yard Setback – 40 feet
- vi. Maximum Impervious Surface Coverage – 70 percent
- vii. Maximum Building Height – 45 feet
- viii. Location of Accessory Buildings – Side or Rear Yards Only, and to be setback at minimum two times the height of the accessory structure.

c. Additional Requirements:

- i. Multi-tenant structures in the SED-Light Zone. All structures shall be devoted to a single user; provided, however, that in buildings with a gross floor area in excess of 20,000 square feet, multiple tenants shall be permitted, provided that the minimum tenant space shall not be less than 2,500 square feet.

*This recommendation is no longer relevant. The Township is no longer proposing to create the SED Light Overlay zone.*

31. Article X Zones, of the Land Use Ordinance should be amended to create a new zoning district entitled “Freewood Acres Commercial District” (FAC). The purpose of the FAC district would be to encourage commercial redevelopment in the Freewood Acres area of the Township along Route 9. The district would be intended to replace the existing zoning along Route 9 in the area, and also be an overlay district on top of the residential zoning of the properties which are near Route 9, but behind the existing commercial sites.

*This recommendation remains relevant.*

32. A new definition should be added to §188-4 of the Land Use Ordinance for a Mixed Use Commercial/Residential Building. This definition should read as follows: “A building or structure in which the ground level is used for commercial purposes, and upper levels are used as residential apartments or condominiums.”

*This recommendation remains relevant.*

33. Article X Zones, of the Land Use Ordinance should be amended to create a new zoning district entitled “Military Zone” (MIL). The purpose of the MIL district would be to allow for military uses on Naval Weapons Station Earle.
- a. Permitted Uses:
    - i. Principal uses
      - 1. Military facilities
    - ii. Accessory uses
      - 1. Any use which is customarily incidental to the principal use of the property.
    - iii. Prohibited uses
      - 1. Sexually oriented businesses as defined in §188-4

*In July 2022, the Township adopted Ordinance O-22-34 creating a new zoning district entitled Military (MIL) zone and rezoning certain parcels from ARE-6 to MIL.*

Zoning Map Change Recommendations:

**1. Route 33 - SED to HD-3 District**

Rezone parcels fronting along the southern side of Route 33 Business from the Freehold border to Howell Road. Change the zoning from Special Economic Development (SED) to Highway Development – 3 (HD-3). Many of the existing uses here are non-conforming to the SED zone including the Okerson Autism Center, and Concord Limousine. This change would allow for retail and restaurant uses where the SED district does not.

The properties proposed to be rezoned are:

<b>Block</b>	<b>Lot</b>	<b>Current Zone</b>	<b>Proposed Zone</b>
164	1	SED	HD-3
164	2.01	SED	HD-3
164	3	SED	HD-3
164	4	SED	HD-3
169	1.01	SED	HD-3
169	1.09	SED	HD-3
169	1.11	SED	HD-3
169	5	SED	HD-3
169	6	SED	HD-3
169	7	SED	HD-3
169	8	SED	HD-3
169	9.01	SED	HD-3
169.01	1.12	SED	HD-3

*In May 2022, the Township adopted Ordinance O-22-29 rezoning the above-listed parcels from SED to HD-4.*

**2. Route 33 - HD-2 to HD-3 District**

Rezone the parcels fronting along the northern side of Route 33 Business from Freehold border to Brickyard Road. Change the zoning from HD-2 to HD-3 (Highway Development). There are relatively few differences between the HD-2 and HD-3 districts. The intention of this rezoning proposal is to maintain a uniform zoning in this area along the Route 33 corridor as the HD-3 zone. The main differences between the zones are commercial dog breeders, hospitals, and schools are not permitted in the HD-3, whereas they are permitted as conditional uses in the HD-2 district.

The properties proposed to be rezoned are:

<b>Block</b>	<b>Lot</b>	<b>Current Zone</b>	<b>Proposed Zone</b>
170	1	HD-2	HD-3
170	2	HD-2	HD-3
170	3	HD-2	HD-3

170	4	HD-2	HD-3
170	5	HD-2	HD-3
170	6.07	HD-2	HD-3
170	10	HD-2	HD-3
170	11	HD-2	HD-3
170	18.01	HD-2	HD-3
170	18.02*	HD-2 / ARE-2	HD-3 / ARE-2
170	19	HD-2	HD-3
170	20	HD-2	HD-3
170	21	HD-2	HD-3
170	22	HD-2	HD-3
170	23	HD-2	HD-3
170	24	HD-2	HD-3
170	25	HD-2	HD-3
170	26	HD-2	HD-3
170	27	HD-2	HD-3
170	28	HD-2	HD-3
175	34*	HD-2 / ARE-2	HD-3 / ARE-2
175	35.01*	HD-2 / ARE-2	HD-3 / ARE-2
175	37	HD-2	HD-3
175	38.01*	HD-2 / ARE-2	HD-3 / ARE-2
175	39	HD-2	HD-3
175	40.02	HD-2	HD-3
175	42	HD-2	HD-3
175	43	HD-2	HD-3
175	43.01	HD-2	HD-3
175	44	HD-2	HD-3

\* portion of lot

*In May 2022, the Township adopted Ordinance O-22-29 rezoning the above-listed parcels from HD-2 to HD-4.*

**3. Route 33 - SED to HD-3**

Rezone the parcels with frontage along the southern side of Route 33 Business southeast of the Fairfield Business Park and Long Brook to the Route 33 Bypass junction. Change the zoning

from SED to HD-3. There are several non-conforming uses in this area such as an auto-body shop and a landscape company/supplier are located in this area. This change, along with the proposed changes to the list of permitted uses noted in the previous section of recommendations, would make these uses conforming uses in the district.

The properties proposed to be rezoned are:

Block	Lot	Current Zone	Proposed Zone
168	8.04	SED	HD-3
168	9	SED	HD-3
168	10	SED	HD-3
168	11	SED	HD-3
168	12	SED	HD-3
168	13.03	SED	HD-3
168	14	SED	HD-3
168	15.01	SED	HD-3
168	16.02*	SED	HD-3

\*portion of lot

*In May 2022, the Township adopted Ordinance O-22-29 rezoning the above-listed parcels from SED to HD-4.*

**4. Route 33 - ARE-2 to HD-3**

Rezone the three parcels on the north side of the Route 33 slip ramp to the east of Brickyard Road. Change the zoning from ARE-2 to HD-3. Both of these properties have frontage on Route 33 and are currently vacant. It is unlikely that they would be developed under the under the ARE-2 residential standards.

The properties proposed to be rezoned are:

Block	Lot	Current Zone	Proposed Zone
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183	1	ARE-2	HD-3
183	1.01	ARE-2	HD-3
183	2	ARE-2	HD-3

*In May 2022, the Township adopted Ordinance O-22-29 rezoning the above-listed parcels from ARE-2 to HD-4.*

**5. Route 33 - HD-2 to HD-3**

Rezone the parcels fronting the highway both north and south of Route 33 in the area from the Cabin Restaurant to Davies Corporate Park. Change the zoning from HD-2 to HD-3. This area will keep the majority of the main uses associated with the Highway Development District, with the few minor changes as described above in changing from HD-2 to HD-3 zoning.

The properties proposed to be rezoned are:

<b>Block</b>	<b>Lot</b>	<b>Current Zone</b>	<b>Proposed Zone</b>
177	15.01	HD-2	HD-3
177	15.02	HD-2	HD-3
177	16.01	HD-2	HD-3
177	19	HD-2	HD-3
177	20	HD-2	HD-3
177	22	HD-2	HD-3
177	23	HD-2	HD-3
177	24	HD-2	HD-3
177	25	HD-2	HD-3
177	26	HD-2	HD-3
177	27	HD-2	HD-3
177	28.01	HD-2	HD-3
177	29.01	HD-2	HD-3
177	30.02	HD-2	HD-3
177	31	HD-2	HD-3

183	17.01	HD-2	HD-3
183	17.02	HD-2	HD-3
183	20.01	HD-2	HD-3
183	20.02	HD-2	HD-3
183	21	HD-2	HD-3
183	22	HD-2	HD-3
183	23	HD-2	HD-3
183	24	HD-2	HD-3
183	25	HD-2	HD-3
183	25.01	HD-2	HD-3
183	27.02	HD-2	HD-3
183	27.03	HD-2	HD-3
183	28	HD-2	HD-3

*In May 2022, the Township adopted Ordinance O-22-29 rezoning the above-listed parcels from HD-2 to HD-4.*

**6. Route 33 - ARE-6 to HD-3**

Rezone the parcels fronting Route 33, and additional landlocked properties adjacent to NWS Earle on both the north and south side of the highway from Davies Corporate Park to Yellowbrook Road. Change the zoning from ARE-6 to HD-3. The purpose for this rezoning is to eliminate all ARE-6 zoning from the vicinity of Route 33. ARE-6 zoning is inconsistent with the types of development the Township should be encouraging on a State Highway. Additionally, several of these lots are directly adjacent to NWS Earle, are landlocked, and are owned by Monmouth County. This will make the zoning uniform along Route 33.

The properties proposed to be rezoned are:

Block	Lot	Current Zone	Proposed Zone
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177	30.01	ARE-6	HD-3
177	32	ARE-6	HD-3
177	33	ARE-6	HD-3
177	34	ARE-6	HD-3
177	35	ARE-6	HD-3
177	36	ARE-6	HD-3
177	37	ARE-6	HD-3
177	38*	ARE-6	HD-3 / ARE-6
177	39	ARE-6	HD-3
177	40*	ARE-6	HD-3 / ARE-6
177	41	ARE-6	HD-3
177	42	ARE-6	HD-3
183	29	ARE-6	HD-3
183	36	ARE-6	HD-3
183	37	ARE-6	HD-3
183	38	ARE-6	HD-3
183	39	ARE-6	HD-3
183	40	ARE-6	HD-3
183	41	ARE-6	HD-3
183	42	ARE-6	HD-3
183	43	ARE-6	HD-3
183	43.01	ARE-6	HD-3
183	44	ARE-6	HD-3
183	45	ARE-6	HD-3
183	46.01	ARE-6	HD-3
183	46.02	ARE-6	HD-3
183	47	ARE-6	HD-3
183	48	ARE-6	HD-3
183	49.01	ARE-6	HD-3
183	49.02	ARE-6	HD-3
183	50	ARE-6	HD-3
183	51	ARE-6	HD-3
183	52	ARE-6	HD-3
183	53	ARE-6	HD-3
183	56	ARE-6	HD-3
183	58	ARE-6	HD-3

\*portion of lots

*In May 2022, the Township adopted Ordinance O-22-29 rezoning the above-listed parcels from ARE-6 to HD-4.*

**7. Yellowbrook Road - ARE-6 to SED Light**

Rezone the properties fronting on Yellowbrook Road from Harms Construction north to the R-3 zoned area. Change the zoning from ARE-6 to the proposed SED Light District. The purpose of this rezoning is to encourage light industrial uses in an area that is already considerably industrialized. The center portion of Yellowbrook Road consists of some of the heaviest industrial uses in the Township. The entire area was zoned industrial back in the 1970’s, however this small area was carved out and made residential in the 1980’s. Yellowbrook Road sees a significant amount of heavy truck traffic through the residential zone due to this industrial use to get to the industrial areas from Route 33. There are also several non-conforming uses in the residential area including multiple construction yards, a firework manufacturing facility, and a landscaping contractor. The existing SED area contains several construction yards, concrete manufacturing facilities, an existing and a proposed asphalt manufacturing plant, and other industrial uses. The rezoning of this area will remove residentially zoned properties that are being impacted by surrounding industrial uses. Additionally, the SED zone will tie directly into the HD-3 proposed zone along Route 33 (See zoning proposal #6). The SED Light district will include many of the SED uses while removing the most intense and disruptive uses such as construction yards and certain manufacturing practices.

The properties proposed to be rezoned are:

<b>Block</b>	<b>Lot</b>	<b>Current Zone</b>	<b>Proposed Zone</b>
177	40.01	ARE-6	SED-Light
177	50	ARE-6	SED-Light
177	51	ARE-6	SED-Light
177	52	ARE-6	SED-Light

177	53	ARE-6	SED-Light
177	54	ARE-6	SED-Light
177	55	ARE-6	SED-Light
177	56	ARE-6	SED-Light
177	57	ARE-6	SED-Light
177	58	ARE-6	SED-Light
177	59.01	ARE-6	SED-Light
177	138	ARE-6	SED Light
182	10	ARE-6	SED-Light
182	10.01	ARE-6	SED-Light
182	10.02	ARE-6	SED-Light
182	10.03	ARE-6	SED-Light
182	13	ARE-6	SED-Light
182	14	ARE-6	SED-Light
182	15	ARE-6	SED-Light
182	16	ARE-6	SED-Light
182	17	ARE-6	SED-Light

*\*Portion of lot*

*This recommendation is no longer relevant. The Township is no longer proposing to create the SED Light Overlay zone.*

**7A. Yellowbrook Road - ARE-6 to SED**

Currently Block 177 Lot 60.02 is split zoned ARE-6 in the front and SED in the rear. The property is already developed as a warehouse complex in the rear and the front portion is used for the entrance road. Rezoning the entire parcel to the SED district will remove the non-conformities.

<b>Block</b>	<b>Lot</b>	<b>Current Zone</b>	<b>Proposed Zone</b>
177	60.02	ARE-6 / SED	SED

*In May 2022, the Township adopted Ordinance O-22-24 rezoning the above-listed parcel from ARE-6/SED to SED.*

**8. Naval Weapons Station Earle - ARE-6 to Military Zone**

Rezone the properties that make up Naval Weapons Station Earle from the ARE-6 to a newly created Military Zone. Given that the lands of NWS Earle are unlikely to be available for commercial or residential development at any point in the near future, they should be zoned for their current use as a military facility. If at some time in the future the lands do become available, that will then provide an opportunity for a greater discussion about appropriate rezoning at that time.

The properties proposed to be rezoned are:

Block	Lot	Current Zone	Proposed Zone
183	72	ARE-6	MIL
<u>233</u>	<u>19</u>	<u>ARE-6</u>	<u>MIL</u>

*In July 2022, the Township adopted Ordinance O-22-34 rezoning the above-listed parcels from ARE-6 to MIL.*

**9. Tinton Falls Road - HD-3 to ARE-1**

Rezone the properties along Tinton Falls Road north of Eagle Oaks Golf Course and south of Route 33/34 to remove the commercial zoning. Change the zoning from HD-3 to ARE-1. These areas are currently developed with residential uses, and rezoning from HD-3 to ARE-1 would make the zoning consistent with its use. Additionally, these properties do not have frontage on Route 33, so this would encourage the commercial development of the HD-3 district to remain along Route 33, and not encroach into residential neighborhoods. This will also help to eliminate any potential conflicts of commercial development spreading closer to Eagle Oaks Golf Course.

The properties proposed to be rezoned are:

Block	Lot	Current Zone	Proposed Zone
185	6	HD-3	ARE-1
185	7	HD-3	ARE-1
185	8	HD-3	ARE-1
185	8.01	HD-3	ARE-1
185	9	HD-3	ARE-1
185	10	HD-3	ARE-1
185	11	HD-3	ARE-1
185	17	HD-3	ARE-1
185	18	HD-3	ARE-1
185	19	HD-3	ARE-1
185	20	HD-3	ARE-1
185	21	HD-3	ARE-1

*In July 2022, the Township adopted Ordinance O-22-35 rezoning the above-listed parcels from HD-3 to ARE-1.*

**10. Tinton Falls Road – HD-3 to RRC**

Rezone the three properties adjacent to Hogans Alley along Tinton Falls Road from the HD-3 to the RRC (Recreational-Residential Community). The RRC district is immediately adjacent to these properties to the southwest along Tinton Falls Road, and as they have no frontage on Route 33, it is not necessarily appropriate for them to be developed with the type of businesses associated with the Highway Development district in which they are currently zoned.

The properties proposed to be rezoned are:

Block	Lot	Current Zone	Proposed Zone
185	22	HD-3	RRC
185	26	HD-3	RRC
185	29	HD-3	RRC

*In June 2022, the Township adopted Ordinance O-22-36 rezoning the above-listed parcels*

*from HD-3 to RRC.*

**11. Tinton Falls Road - SED to R-50.**

Rezone the many small properties which are located east of Tinton Falls Road, and south of Route 33 and 34, from the SED district to the R-50 Residential district. There are approximately nineteen small residential lots that are currently in the SED zone. These lots area all developed with single-family residences and have been non- conforming for several decades. The change of zoning not only makes these a permitted use, but due to the small size of the lots, this zoning will also make many of these lots conforming to the bulk standards of the R-50 zone. Since the lots are small, the R-50 zone is the only zone which is consistent with these homes.

The properties proposed to be rezoned are:

<b>Block</b>	<b>Lot</b>	<b>Current Zone</b>	<b>Proposed Zone</b>
230	8	SED	R-50
230	9	SED	R-50
230	10	SED	R-50
230	11	SED	R-50
230	12	SED	R-50
230	14	SED	R-50
230	15	SED	R-50
230	16	SED	R-50
230	17	SED	R-50
230	18	SED	R-50
230	19	SED	R-50
230	20	SED	R-50
230	21	SED	R-50
230	22	SED	R-50
230	23	SED	R-50
230	24	SED	R-50

230	25	SED	R-50
230	26	SED	R-50
230	27	SED	R-50

*In July 2022, the Township adopted Ordinance O-22-37 rezoning the above-listed parcels from SED to R-50.*

**11A. Tinton Falls Road – SED to HD-3**

Rezone the one property along Route 33 from SED to HD-3 to make the use more compatible with the corridor. The current zoning is far too large for the parcel and to make a consistent HD-3 corridor along Route 33 this parcel should be changed to match the adjacent parcels.

The property proposed to be rezoned is:

Block	Lot	Current Zone	Proposed Zone
230	28	SED	HD-3

*In June 2022, the Township adopted Ordinance O-22-38 rezoning the above-listed parcels from SED to HD-3.*

**12. Squankum-Yellowbrook Road – Add SED Light Overlay**

Create an SED Light overlay zoning of the northwestern side of Squankum-Yellowbrook Road from Southard Avenue to the parcel opposite of Duke Drive. The overlay of the SED Light over the underlying ARE-2 district is to encourage light industrial development in an area that is already developed with several industrial properties ranging from warehouses to light manufacturing businesses. This area was previously zoned Industrial in the 1990’s. Many of these properties were conforming at the time and have become nonconforming since the zone change to the ARE-2. This will eliminate the non-conformities and connect to the existing SED zoning which stretches around the border with Farmingdale. By making the SED Light zoning an overlay, it will not remove the residential development rights of the existing

properties.

The properties proposed to be rezoned are:

Block	Lot	Current Zone	Proposed Zone
219	14	ARE-2	SED Light (OL)
219	14.01	ARE-2	SED Light (OL)
219	14.02	ARE-2	SED Light (OL)
219	15	ARE-2	SED Light (OL)
219	16.01	ARE-2	SED Light (OL)
219	16.02	ARE-2	SED Light (OL)
219	16.03	ARE-2	SED Light (OL)
219	16.04*	ARE-2 / SED	SED Light (OL) / SED
219	17.01	ARE-2	SED Light (OL)
219	17.02*	ARE-2 / SED	SED Light (OL) / SED
219	18.01	ARE-2	SED Light (OL)
219	18.02	ARE-2	SED Light (OL)
219	18.03	ARE-2	SED Light (OL)
219	19	ARE-2	SED Light (OL)
219	19.01	ARE-2	SED Light (OL)

\*portion of lots

*This recommendation is no longer relevant. The Township is no longer proposing to create the SED Light Overlay zone.*

**13. Matthews Road – ARE-3 to R-3**

Rezone the properties around Matthews Road to the west of Squankum Road (CR-547) from ARE-3 to R-3 in order to match the R-3 zoning along the rest of Matthews Road. The parcels to the immediate south of Matthews Road are all undersized for the existing 3 acre minimum ARE-3 zone. Changing the zoning to R-3 will provide a more reasonable set of standards for

these lots. The majority of the parcels that would be changed cannot meet the 3-acre minimum and can only accommodate a few houses at most at the R-3 zoning due to environmental constraints. This will make the zoning consistent with the northern side of the street.

The properties proposed to be rezoned are:

<b>Block</b>	<b>Lot</b>	<b>Current Zone</b>	<b>Proposed Zone</b>
221	1	ARE-3	R-3
221	2	ARE-3	R-3
221	3	ARE-3	R-3
222	15	ARE-3	R-3
222	16	ARE-3	R-3

*In June 2022, the Township adopted Ordinance O-22-39 rezoning the above-listed parcels from ARE-3 to R-3.*

**14. Belmar Boulevard and Squankum Road – ARE-3 to NC**

Extend the existing Neighborhood Commercial (NC) zone at the southeastern corner of Belmar Boulevard and Squankum Road. Change the zoning from ARE-3 to NC. This will provide for light commercial uses in an area that is leading directly into Farmingdale’s downtown district. This will also provide reasonable development opportunity in an area that is significantly commercial at this time. These three parcels are sandwiched between Allaire State Park and the existing NC zone. It would be reasonable to allow for additional commercial development in this area. Everything south of Shafto Street on the border of Farmingdale lacks sewers. If these parcels, as well as those noted in zoning proposal 12 above, were to be rezoned, it would provide an opportunity for a developer to extend sewer to the entire region, thereby connecting 16 existing homes and 2 commercial tracts to the sewer system.

The properties proposed to be rezoned are:

Block	Lot	Current Zone	Proposed Zone
224	3.01*	ARE-3 / NC	NC
224	4	ARE-3	NC
224	5	ARE-3	NC

\*portion of lots

*In June 2022, the Township adopted Ordinance O-22-40 rezoning the above-listed parcels from ARE-3 to HC.*

**15. A. Freewood Acres - Establish the Freewood Acres Commercial District**

Rezone the Highway Commercial (HC) zoning in Freewood Acres to a new FAC (Freewood Acres Commercial) district. Change the zoning from HC to FAC. The purpose of the creation of this new district is to encourage commercial redevelopment in the Freewood Acres area. With sewers being installed over the next year this area will have tremendous commercial and residential development potential. The change of zoning from HC to FAC will allow us to fine tune the bulk requirements to this area. The current configuration of buildable areas does not fit into our current zoning as none of the existing parcels meet the bulk requirements of the HC zone. This will help to provide reasonable options for future development.

The properties proposed to be rezoned are:

Block	Lot	Current Zone	Proposed Zone
59.01	52	HC	FAC
59.01	53	HC	FAC
59.01	54	HC	FAC
59.01	55	HC	FAC
59.01	56	HC	FAC
59.01	57	HC	FAC
59.01	58	HC	FAC
59.01	59	HC	FAC

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59.02	61	HC	FAC
59.02	61.01	HC	FAC
59.02	62	HC	FAC
59.02	63.01	HC	FAC
110	1	HD-1	FAC
110	2	HC	FAC
110	3	HC	FAC
110	4	HC	FAC
110	10	HC	FAC
110	11	HC	FAC
110	12	HC	FAC
110	31*	HC	FAC
110	32	HC	FAC
110	33	HC	FAC
110	34	HC	FAC
110	35	HC	FAC
110.01	71	HC	FAC
110.01	72	HC	FAC
110.01	73	HC	FAC
110.01	74	HC	FAC
110.01	75	HC	FAC
114	13	HC	FAC
114	14	HC	FAC
114	15	HC	FAC
114	16	HC	FAC
115	21	HC	FAC
115	22	HC	FAC
115	23	HC	FAC
115	24	HC	FAC
115	25	HC	FAC
115	26	HC	FAC
116	18	HC	FAC
117	1	HC	FAC
117	2	HC	FAC

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117	3	R-50	FAC
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Block	Lot	Current Zone	Proposed Zone
117	14	R-50	FAC
118	1.01	HC	FAC
118	2	HC	FAC
118	3.01	HC	FAC
119	1	HC	FAC
119	2	HC	FAC
119	3	HC	FAC
119	4	HC	FAC
120	1	HC	FAC
120	2	HC	FAC
120	3	HC	FAC
120	4	HC	FAC
120	5	HC	FAC
121	1	HC	FAC
121	2	HC	FAC
121	3	HC	FAC
121	4	HC	FAC
122	1	HC	FAC
122	2	HC	FAC
122	2.01	HC	FAC
122	3	HC	FAC
122	4	HC	FAC
122	5	HC	FAC
129	80	HD-1 / R-50	FAC
129	81	HC	FAC
129	81.01	R-50	FAC
129	82	HC	FAC
129	83	HD-1	FAC
129	83.01	ARE-2	FAC
129	84	HD-1 / PMU	FAC

\*portion of lot

*This recommendation remains relevant.*

**15. B. Freewood Acres Commercial Overlay – R-50 to R-50 with FAC Overlay**

The overlay would encompass 1-3 lots directly adjacent to the lots fronting on Highway 9 to enlarge the FAC zone and provide for reasonable redevelopment opportunity after the sewers are installed. Overlay the FAC zoning standards onto the existing R-50 residential zoning, which will remain in place.

Additionally, the overlay zoning will allow the residential properties directly adjacent to the commercial properties to keep the residential use conforming but will also give commercial developers an opportunity to gain more property to create reasonable development. As it stands now, even if a commercial developer wanted to build on Route 9, the lack of appropriate lot depth prevents most developers from even trying to build here. A developer would need to purchase an entire block to gain the lot size required for the HC zone, and would still require variances for lot depth and likely for front yard setbacks. As they are currently zoned, it is impractical that a developer could fit a moderately sized commercial building with adequate parking and other site considerations as required by ordinance. This change will not remove the residential rights on the properties in the R-50 zone, but may add value to the properties by including them in a commercial district.

The properties to be rezoned are:

<b>Block</b>	<b>Lot</b>	<b>Current Zone</b>	<b>Proposed Zone</b>
105.01	43	R-3	FAC Overlay
110	4.01	R-50	FAC Overlay
110	7	R-50	FAC Overlay

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110	8	R-50	FAC Overlay
110	9	R-50	FAC Overlay
110	13	R-50	FAC Overlay
110	14	R-50	FAC Overlay
110	15	R-50	FAC Overlay
110	30	R-50	FAC Overlay
110	30.01	R-50	FAC Overlay
110	31*	R-50	FAC Overlay
110	35.01	R-50	FAC Overlay
110	36	R-50	FAC Overlay
110	37	R-50	FAC Overlay
110.01	68.02	R-50	FAC Overlay
110.01	69	R-50	FAC Overlay
110.01	70	R-50	FAC Overlay
110.01	76	R-50	FAC Overlay
110.01	76.01	R-50	FAC Overlay
110.01	77	R-50	FAC Overlay
114	12	R-50	FAC Overlay
114	17	R-50	FAC Overlay
114	18.01	R-50	FAC Overlay
114	18.03	R-50	FAC Overlay
114	24	R-50	FAC Overlay
114	25	R-50	FAC Overlay
114	26	R-50	FAC Overlay
114	27	R-50	FAC Overlay
114	28	R-50	FAC Overlay
114	29	R-50	FAC Overlay
115	19	R-50	FAC Overlay
115	20	R-50	FAC Overlay
115	27	R-50	FAC Overlay
115	27.01	R-50	FAC Overlay
115	28	R-50	FAC Overlay
116	16	R-50	FAC Overlay
116	17	R-50	FAC Overlay

116	21	R-50	FAC Overlay
118	6	R-50	FAC Overlay
118	7	R-50	FAC Overlay
118	21.01	R-50	FAC Overlay
119	5	R-50	FAC Overlay
119	19	R-50	FAC Overlay
120	6.01	R-50	FAC Overlay
120	6.02	R-50	FAC Overlay
120	6.03	R-50	FAC Overlay
121	5	R-50	FAC Overlay
121	19	R-50	FAC Overlay
121	20	R-50	FAC Overlay
122	6	R-50	FAC Overlay
122	7.01	R-50	FAC Overlay
122	19	R-50	FAC Overlay
122	20	R-50	FAC Overlay
129	79	R-50	FAC Overlay

\*portion of lots

*This recommendation remains relevant.*

**16. West Farms Road – RAC to ARE-1**

Rezone the properties along West Farms Road and Snyder Avenue in the west side of the Township from the Residential Adult Community (RAC) to the Agriculture Rural Estate – 1 (ARE-1) district. These five properties are currently developed with low density single-family residences which are more consistent with the ARE-1 standards than they are with the RAC requirements.

The properties proposed to be rezoned are:

Block	Lot	Current Zone	Proposed Zone
109	34	RAC	ARE-1
109	34.01	RAC	ARE-1
109	35	RAC	ARE-1
109	35.01	RAC	ARE-1
109	36	RAC	ARE-1
109	37	RAC	ARE-1
109	38	RAC	ARE-1
136	1	RAC	ARE-1
136	2	RAC	ARE-1
136	2.01	RAC	ARE-1
136	2.02	RAC	ARE-1
136	3.01	RAC	ARE-1

*This recommendation remains relevant.*

**17. Okerson Road and Route 33 Bypass – SED to ARE-6**

Rezone the properties to the south of Okerson Road in the northwest of the Township from the Special Economic Development zone to the Agriculture Rural Estate – 6 district. These properties, while located along Route 33 like other SED zoned areas, are located along the bypass highway portions of Route 33, and do not have direct access to the highway. Due to this lack of access, these properties are more similar in character and development potential to the ARE-6 properties immediately to their south than they are with the SED zone.

The properties proposed to be rezoned are:

Block	Lot	Current Zone	Proposed Zone
164	7.02	SED	ARE-6
164	7.03	SED	ARE-6

164	7.04	SED	ARE-6
164	7.05	SED	ARE-6
164	8.01	SED	ARE-6
164	8.02	SED	ARE-6
164	8.03	SED	ARE-6
164	9.01	SED	ARE-6
164	9.03	SED	ARE-6
164	9.04	SED	ARE-6
164	9.05	SED	ARE-6
164	10.01	SED	ARE-6
164	10.02	SED	ARE-6
164	11.01	SED	ARE-6
164	11.02	SED	ARE-6
164	12*	SED / ARE-6	ARE-6
164	12.02*	SED / ARE-6	ARE-6
164	12.03	SED	ARE-6
164	13.01	SED	ARE-6
164	13.02	SED	ARE-6
164	14	SED	ARE-6
164	15.02	SED	ARE-6
164	18.01	SED	ARE-6
164	18.03	SED	ARE-6
164	18.05	SED	ARE-6
164	19	SED	ARE-6

*In June 2022, the Township adopted Ordinance O-22-40 rezoning the above-listed parcels from SED to SED-1 and HD-4.*

**18. Fairfield Road – HD-2 to SED**

Rezone the properties along Fairfield Road just south of Route 33 from the Highway Development – 2 (HD-2) district to the Special Economic Development (SED) district. These properties, which do not have highway frontage on Route 33, are currently developed with a solar energy utility installation, which is a permitted use in the SED district.

The properties proposed to be rezoned are:

<b>Block</b>	<b>Lot</b>	<b>Current Zone</b>	<b>Proposed Zone</b>
168	19.01	HD-2	SED
168	19.09	HD-2	SED
168	19.10	HD-2	SED

*In June 2022, the Township adopted Ordinance O-22-40 rezoning the above-listed parcels from HD-2 to SED-1.*

Parks and Recreation Recommendations:

The Township should continue to work towards implementing the goals, objectives, and recommendations from the 2017 Parks, Recreation, and Open Space Plan Element.

*This recommendation remains relevant.*

Conservation Recommendations:

The Township should consider updating its Conservation Plan Element. The current Conservation Plan Element for the Township was last adopted in 2006.

*The Township adopted a Conservation Element in September 2021.*

Chapter 154 of the Township Code, Flood Damage Prevention, was last updated in 2009. The ordinance references a 2009 Monmouth County Study, and specific panels of the FEMA flood insurance rate maps (FIRM). Since that time, there have been substantial revisions to the flood insurance rate maps. The Township should consider updating its flood damage prevention ordinances to be consistent with the most up to date flood modeling and insurance rate maps from FEMA.

*The Township adopted a new Flood Damage Prevention Ordinance in July 2022, as required by NJDEP.*

Stormwater Recommendations:

The Township's stormwater management ordinances, found at §188-212 to §188-222, were last updated in 2008 with Ordinance O-08-31, and the Township's Stormwater Management Plan was last adopted in 2007. It is recommended that the Township update the Stormwater Management Plan and review their stormwater ordinance as the NJDEP stormwater regulations require a municipality to reexamine the municipal stormwater management plan at each reexamination of the municipality's master plan in accordance with N.J.S.A. 40:55D-89.

The New Jersey Stormwater Best Management Practices (BMP) Manual was created to provide guidance in order to address the standards in the Stormwater Management Rules, N.J.A.C. 7:8. This manual provides examples of ways to meet the standards contained in the rule. The Township incorporated BMPs into the stormwater control ordinance, however, it is recommended that the Township review this ordinance and its Best Management Practices to be in accordance with the most recently updated BMP Manual that was revised in November 2018.

*In February 2021, the Township adopted Ordinance O-21-2 repealing Article XXIV "Stormwater Management Control" and establishing a new Article XXIV "Stormwater Control" Ordinance to meet or exceed the State's "Model Stormwater Control Ordinance." Additionally, Ordinance O-21-2 incorporated revised BMP measures in accordance with the most recent BMP tables in the NJ Stormwater Management Rule at N.J.A.C. 7:8. The ordinance also indicates that "where the BMP tables in the NJ Stormwater Management Rule are different due to updates or amendments with the tables in this article [XXIV "Stormwater Control"], the BMP tables in the Stormwater Management Rule at N.J.A.C. 7:8-5.2(f) shall take precedence."*

Circulation Recommendations:

The Township should update its Circulation Plan Element. The Circulation Element of the Master Plan was last adopted as a part of the 1994 Comprehensive Master Plan. Currently, the Township ordinances at §188-118.E (Streets) provides standards and requirements for minimum right-of-way width, number of traffic lanes, width between curbs, and required utility space, all based on the classification of the street. The ordinance lists 4 different street classifications:

- Arterial
- Collector

- Primary Local
- Secondary Local

However, the map which officially classifies all streets in the Township, which is found within the 1994 Master Plan Circulation Element, uses different classification terms. The Master Plan classifies all streets in the Township into the following categories:

- Freeways and Expressways
- Major Arterials
- Minor Arterials
- Collectors
- Sub-Collectors
- Local Roads

With the terminology, as well as the number of streets included in the hierarchy of street classification differing between the ordinance and the 1994 Master Plan Circulation Element street classification map, this may cause some confusion as to the actual designation of streets, and the intent of the ordinance to regulate curb and lane width on any particular street.

An amendment of the Circulation Plan Element that includes appropriate updates could address this discrepancy. The Amendment could also analyze current traffic patterns, regional transportation plans, and improvements on the circulation network that have occurred since the last review in 1994 and provide recommendations for appropriate improvements.

*The Township adopted a Circulation Element in May 2022. The Element provides appropriate updates regarding the hierarchy of street classification, including an updated Roadway Classification and Characteristics Table with recommended ROW Widths, and an updated Roadway Classification Map. The Element also analyzed current traffic patterns and improvements to the circulation network since the last review in 1994. The Element analyzed crash data, identified traffic problem areas, and recommended Roadway Classification changes for roadways studied in the Township.*

**SECTION C. Significant Changes in Assumptions, Policies and Objectives**

The third provision of 40:55D-89 of the MLUL requires that a Reexamination Report address the “extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives.”

**CHANGES AT THE LOCAL LEVEL**

As indicated in the following subsections, there have been considerable changes at the local level since the adoption of the 1994 Master Plan and the 2019 Master Plan Reexamination Report.

***DEMOGRAPHIC CHARACTERISTICS***

**Population**

In 2021, the Township of Howell had a total population of 53,304. This number represented an increase of 2,229 individuals or 4.4 percent since 2010, when the total population was 51,075. The population in Howell has consistently increased every decade, particularly in 1970, when the Township experienced its highest percentage increase of 95.1%. Between 1980 and 2010, the population doubled, and it reached its highest population in 2021. Monmouth County, in comparison, has been experiencing consistent population increases across decade, but with a much smaller population increase of 1.9% between 2010 and 2021. Similar to Howell, the State’s population has continued to increase since 1930.

**TABLE 1: POPULATION TRENDS, 1940-2021**

Year	Howell			Monmouth County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
<b>1940</b>	4,039	-	-	161,238	-	-	4,160,165	-	-
<b>1950</b>	6,696	2,657	65.8%	225,327	64,089	39.7%	4,835,329	675,164	16.2%
<b>1960</b>	11,153	4,457	66.6%	334,401	109,074	48.4%	6,066,782	1,231,453	25.5%
<b>1970</b>	21,756	10,603	95.1%	461,849	127,448	38.1%	7,171,112	1,104,330	18.2%
<b>1980</b>	25,065	3,309	15.2%	503,173	41,324	8.9%	7,365,011	463,899	6.5%

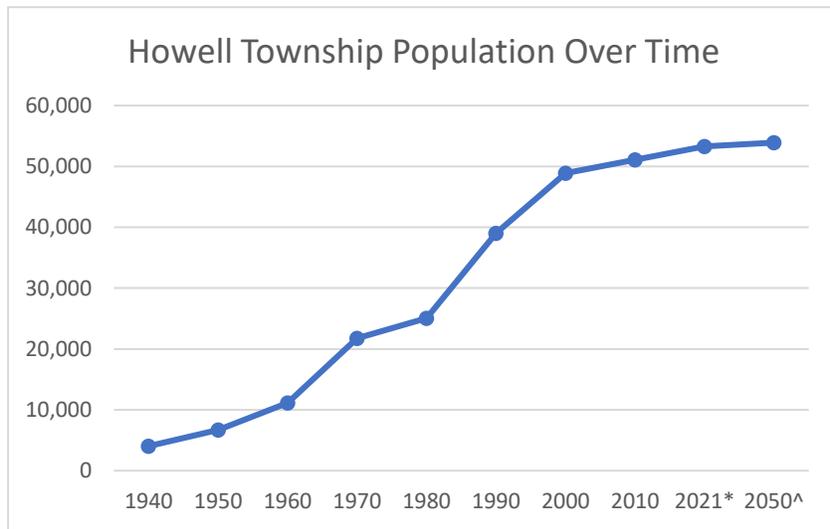
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<b>1990</b>	38,987	13,922	55.5%	553,124	49,951	9.9%	7,730,188	365,177	5.0%
<b>2000</b>	48,903	9,916	25.4%	615,331	62,207	11.2%	8,414,350	684,162	8.9%
<b>2010</b>	51,075	2,172	4.4%	630,380	15,049	2.5%	8,791,894	377,544	4.5%
<b>2021*</b>	53,304	2,229	4.4%	642,160	11,780	1.9%	9,234,024	442,130	5.0%
<b>2050^</b>	53,905	601	1.1%	669,624	27,464	4.3%	7,743,120	-1,490,904	-16.2%

Sources: U.S. Census Bureau, Decennial Census

\*U.S. Census Bureau, 2021 ACS 5-Year Estimates (table DP05)

^ Population Projections from North Jersey Transportation Planning Authority (NJTPA)



### Population Composition by Age

The age composition of Howell has shifted noticeably since 2010. According to American Community Survey 2021 5-Year Estimates, significant changes occurred in many age groups. The 35 to 44 age cohort experienced the highest percentage decrease over this time period (-26.1%), followed by the population 85 years and over (-23.1%). Conversely, the Township has seen a significant increase in the number of residents aged 60 to 84 years. The greatest percentage increases occurred in the 65 to 74 age cohort, which increased by 112.4 percent.

**TABLE 2: POPULATION BY AGE COHORT, HOWELL, 2010-2021**

Population	2010		2021		Change 2010-2021
	Number	Percent	Number	Percent	
Total population	50,776	100.0%	53,304	100.0%	5.0%
Under 5 years	2,906	5.7%	2,904	5.4%	-0.1%
5 to 9 years	4101	8.1%	3,499	6.6%	-14.7%
10 to 14 years	4407	8.7%	3,617	6.8%	-17.9%
15 to 19 years	4115	8.1%	3,815	7.2%	-7.3%
20 to 24 years	2713	5.3%	3,165	5.9%	16.7%
25 to 34 years	5103	10.1%	6,058	11.4%	18.7%
35 to 44 years	8,076	15.9%	5,966	11.2%	-26.1%
45 to 54 years	9,285	18.3%	8,224	15.4%	-11.4%
55 to 59 years	3,145	6.2%	3,746	7.0%	19.1%
60 to 64 years	2098	4.1%	3,973	7.5%	89.4%
65 to 74 years	2653	5.2%	5,635	10.6%	112.4%
75 to 84 years	1433	2.8%	2,132	4.0%	48.8%
85 years and over	741	1.5%	570	1.1%	-23.1%
U.S. Census Bureau, American Community Survey 5- Year Estimates (table DP-05)					

Monmouth County also experienced shifts in the age make-up of its population. The County experienced a significant decrease in elementary and middle school-aged population, with a decrease of 13.6 percent in the 5 to 9 years age cohort. The 35 to 44 years old age cohort experienced the most substantial population decrease over this timeframe, with a 20.4 percent decrease. The percentage of the County’s older age cohorts (65 years and over) experienced increases between 2010 and 2021, suggesting that the County, like the Township, has an aging population.

**TABLE 3: POPULATION BY AGE COHORT, MONMOUTH COUNTY, 2010-2021**

Population	2010		2021		Change 2010-2021
	Number	Percent	Number	Percent	
Total population	628,112	100.0%	642,160	100.0%	2.2%
Under 5 years	36,105	5.7%	31,540	4.9%	-12.6%
5 to 9 years	43,432	6.9%	37,547	5.8%	-13.6%
10 to 14 years	45,172	7.2%	40,223	6.3%	-11.0%

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15 to 19 years	44,706	7.1%	42,407	6.6%	-5.1%
20 to 24 years	33,055	5.3%	37,679	5.9%	14.0%
25 to 34 years	63,105	10.0%	68888	10.7%	9.2%
35 to 44 years	93,461	14.9%	74394	11.6%	-20.4%
45 to 54 years	108,675	17.3%	93238	14.5%	-14.2%
55 to 59 years	42,594	6.8%	53,609	8.3%	25.9%
60 to 64 years	34,235	5.5%	48,661	7.6%	42.1%
65 to 74 years	41,719	6.6%	67398	10.5%	61.6%
75 to 84 years	29,301	4.7%	31608	4.9%	7.9%
85 years and over	12,552	2.0%	14,968	2.3%	19.3%
U.S. Census Bureau, American Community Survey 5-Year Estimates (table DP-05)					

The median age of Howell residents has increased by 2.4 years between 2010 and 2021. This trend is consistent with the general “graying” of America as the Baby Boom generation continues to age. While the State, County, and Township have all experienced increases in median age between 2010 and 2021, the Township experienced the second highest increase over that timeframe.

**TABLE 4: MEDIAN AGE**

Year	Howell	Monmouth County	New Jersey
2010	38.1	40.6	38.5
2021	40.5	43.3	40.0
Change	2.4	2.7	1.5
U.S. Census Bureau, American Community Survey 5-Year Estimates (table DP-05)			

**Households**

A household is defined as one or more persons, either related or not, living together in a housing unit. 2021 ACS 5-Year Estimates note that there were approximately 18,228 households in the Township. Approximately 48.4 percent of the Township’s households were comprised of one or two persons, with the two-person category containing the greatest number of households. A higher percentage (~59%) of Monmouth County households fell into these categories. The Township exhibited a higher percentage of three and four-or-more person households than the County. The

Township’s average household size reflects these trends, at 2.92 persons per household compared to the County’s 2.59 persons per household figure.

**TABLE 5: HOUSEHOLD CHARACTERISTICS  
HOWELL AND MONMOUTH COUNTY, 2021**

	Howell		Monmouth County	
	Number	Percent	Number	Percent
<b>Total Households</b>	<b>18,228</b>	<b>100.0%</b>	<b>245,569</b>	<b>100.0%</b>
1-person	3,346	18.4%	64,492	26.3%
2-persons	5,472	30.0%	79,730	32.5%
3-persons	3,512	19.3%	39,864	16.2%
4 or more persons	5,898	32.4%	61,483	25.0%
<b>Average Household Size</b>	<b>2.92</b>		<b>2.59</b>	
U.S. Census Bureau, American Community Survey 2021 5-Year Estimates (tables S2501 & B25010)				

Family households are defined as two or more persons living in the same household, related by blood, marriage or adoption. Approximately three quarters of the households in Howell are family households, comprising 77.2 percent of all households. Approximately 64.1 percent of all family households were family households with married couple householders, while 3.3 percent and 9.8 percent of family households respectively were family households consisting of single parent male or female householders. The average family size was 3.35 persons. Of all Township households, 22.8 percent were non-family households.

**TABLE 6: HOUSEHOLDS BY TYPE (2021)**

Households	Total	Percent
		18,228
<b>Average Household Size</b>	<b>2.92</b>	
<b>Average Non-Family Household Size</b>	<b>1.21</b>	
<b>Family households</b>	<b>14,073</b>	<b>77.2%</b>
Married Couple Family	11,683	64.1%
With own children under 18 years	5,113	28.1%
No children under 18 years	6,570	36.0%
<b>Other Family</b>	<b>2,390</b>	<b>13.1%</b>
Male householder, no wife present	597	3.3%

With own children under 18 years	159	0.9%
No own children under 18 years	438	2.4%
Female householder, no husband present	1,793	9.8%
With own children under 18 years	690	3.8%
No own children under 18 years	1,103	6.1%
<b>Nonfamily Households</b>	<b>4,155</b>	<b>22.8%</b>
<b>Average Family Size</b>		
		<b>3.35</b>
U.S. Census Bureau, American Community Survey 2021 5-Year Estimates (table S1101)		

**Income**

Howell experienced a 32.8 percent increase in per capita income between 2010 and 2021, which was lower than Monmouth County’s 41.1 percent increase, and lower than the State’s 33.9 percent increase over the same period. The Township’s per capita income of \$47,055 is lower than the County’s \$57,836 per capita income, and higher than the State’s \$46,691 per capita income.

**TABLE 7: PER CAPITA INCOME AND MEDIAN HOUSEHOLD INCOME**

	<b>2010 Per Capita Income</b>	<b>2021 Per Capita Income</b>	<b>Percent Change</b>	<b>2010 Median Household Income</b>	<b>2021 Median Household Income</b>	<b>Percent Change</b>
Howell	\$35,439	\$47,055	32.8%	\$89,287	\$118,961	33.2%
Monmouth	\$40,976	\$57,836	41.1%	\$82,265	\$110,356	34.1%
New Jersey	\$34,858	\$46,691	33.9%	\$69,811	\$89,703	28.5%
U.S. Census Bureau, 2010 ACS Selected Population Tables (table DP03)						
U.S. Census Bureau, American Community Survey 2021 5-Year Estimates (tables S1902 and S1903)						

The income distribution for the Township is similar to that of the County. The income brackets containing the highest percentage of households for Howell is the \$100,000 to \$149,999 range (22.0%), followed by the \$200,000 or more range (20.7%). The highest percentage of households for the County overall fell into the \$200,000 or more range (23.0%), followed by the \$100,000 to \$149,999 range. The median income in Howell was \$118,961, approximately \$8,600 more than the county median household income, and nearly \$30,000 more than the state median household

income. Between 2010 and 2021, the median household income increased 33.2 percent, lower than the 34.1 percent growth rate experienced in Monmouth County, and higher than the 28.5 percent increase for the State overall.

**TABLE 8: HOUSEHOLD INCOME DISTRIBUTION  
HOWELL AND MONMOUTH COUNTY, 2021**

	Howell		Monmouth County	
	Number	Percent	Number	Percent
<b>Total Households</b>	<b>18,228</b>	<b>100.0%</b>	<b>245,569</b>	<b>100.0%</b>
Less than \$10,000	558	3.1%	8,481	3.5%
\$10,000 to \$14,999	264	1.4%	5,744	2.3%
\$15,000 to \$24,999	722	4.0%	12,752	5.2%
\$25,000 to \$34,999	967	5.3%	12,150	4.9%
\$35,000 to \$49,999	1,383	7.6%	17,286	7.0%
\$50,000 to \$74,999	1,882	10.3%	28,719	11.7%
\$75,000 to \$99,999	1,988	10.9%	26,483	10.8%
\$100,000 to \$149,999	4,010	22.0%	45,503	18.5%
\$150,000 to \$199,999	2,689	14.8%	31,915	13.0%
\$200,000 or more	3,765	20.7%	56,536	23.0%
U.S. Census Bureau, American Community Survey 2021 5-Year Estimates (table B19001)				

**Household Costs**

The tables below show housing expenditures for owner- and renter-occupied units in Howell in 2021. The first table shows the housing costs of owner occupants as a percentage of total income. A total of 3,339 households (20.6%) were devoting more than 30 percent of their annual income to housing costs. The State affordability threshold for housing as a percent of income suggests that not more than 28 percent of gross income should be allocated for housing costs.

The second table shows rental costs as a percentage of household income. A total of 1,189 households renting in Howell, or 63.4 percent, were spending over 30 percent of their incomes on rent. The State affordability threshold for housing as a percent of income suggests that not more than 30 percent of gross income should be allocated for rent.

**TABLE 9: MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 2021**

	Howell		Monmouth County	
	Number	Percent	Number	Percent
Total Owner-Occupied Housing Units	16,217	100.0%	122,948	100.0%
Less than 15%	2,054	12.7%	25,593	20.8%
15 to 19%	2,379	14.7%	24,351	19.8%
20 to 24%	1,864	11.5%	20,268	16.5%
25 to 29%	1,633	10.1%	14,517	11.8%
30 to 34%	843	5.2%	9,129	7.4%
35% or more	2,496	15.4%	28,670	23.3%
Not computed	29	0.2%	420	0.3%

U.S. Census Bureau, American Community Survey 2021 5-Year Estimates (table DP04) (table B25091)

**TABLE 10: GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME, 2021**

	Howell		Monmouth County	
	Number	Percentage	Number	Percentage
Total Renter-Occupied Housing Units	1,876	100.0%	61,003	100.0%
Less than 15%	146	7.8%	7,661	12.6%
15 to 19%	186	9.9%	6,363	10.4%
20 to 24%	136	7.2%	6,578	10.8%
25 to 29%	219	11.7%	6,640	10.9%
30 to 34%	227	12.1%	4,581	7.5%

35% or more	962	51.3%	25,569	41.9%
Not computed	135	7.2%	3,611	5.9%
U.S. Census Bureau, American Community Survey 2021 5-Year Estimates (table DP04)				

**EXISTING HOUSING CONDITIONS**

**Housing Unit Data**

Howell’s housing stock is a mix of owner occupied and renter occupied units. According to the 2021 ACS, the Township had a total of 18,228 occupied housing units. The majority of occupied units (89.0%) were owner-occupied, while 11.0 percent were renter-occupied. Housing construction appears to have slowed since the 1990’s. Most of the housing structures (71.7%) were built between 1960 and 1999. The median age of the Township’s housing is 1984.

**TABLE 11: HOUSING UNIT DATA, 2021**

Housing Units in Howell	Number	Percent
Total Housing Units	19,036	100.0%
Vacant Housing Units	808	4.2%
Occupied Housing Units	18,228	95.8%
Owner Occupied	16,217	89.0%
Renter Occupied	2,011	11.0%
U.S. Census Bureau, American Community Survey 2021 5-Year Estimates (table DP04)		

	Number	Percent
Built 1939 or earlier	704	3.7%
Built 1940 to 1949	384	2.0%
Built 1950 to 1959	1,285	6.8%
Built 1960 to 1969	2,838	14.9%
Built 1970 to 1979	2,032	10.7%
Built 1980 to 1989	5,472	28.7%
Built 1990 to 1999	3,309	17.4%
Built 2000 to 2009	1,831	9.6%
Built 2010 to 2019	1,181	6.2%
Built 2020 or later	0	0.0%
<b>Total</b>	19,036	100.0%
<b>Median Year Structure Built</b>	<b>1984</b>	

U.S. Census Bureau, American Community Survey 2021 5-Year Estimates  
(table DP04 and B25035)

### Housing Type and Size

The majority of residences in Howell are single-family detached homes, which comprise 78.5 percent of the Township’s housing stock, followed by single-family attached homes, which comprise 11.4 percent of the housing stock. The median number of rooms per unit was 6.9.

**TABLE 12: HOUSING UNITS BY TYPE, 2021**

Units in Structure	Total	Percent
Total	19,036	100.0%
1 Unit, detached	14,947	78.5%
1 Unit, attached	2,172	11.4%
2 Units	92	0.5%
3 or 4 Units	121	0.6%
5 to 9 Units	649	3.4%
10 to 19 Units	53	0.3%
20 Units or more	322	1.7%
Mobile home	680	3.6%
Boat, RV, van, etc.	0	0.0%
Rooms	Total	Percent
1 room	199	1.0%
2 rooms	83	0.4%
3 rooms	555	2.9%
4 rooms	1,614	8.5%
5 rooms	2,232	11.7%
6 or more rooms	14,353	75.4%
<b>Median number of rooms</b>	<b>6.9</b>	
U.S. Census Bureau, American Community Survey 2021 5-Year Estimates (DP04)		

### Housing Values and Contract Rents

According to ACS 5-Year Estimates, the majority of housing units in Howell (71.3%) were valued at over \$300,000. Table 13 provides a breakdown of home values for owner-occupied units within the Township. A total of 358 (2.2%) owner-occupied housing units in Howell were worth less than \$50,000. The median value of an owner-occupied housing unit was \$369,400 at the time of the survey, compared to the county’s median value of \$454,000.

**TABLE 13: VALUE OF OWNER-OCCUPIED HOUSING UNITS, 2021**

	Howell		Monmouth County	
	Number	Percentage	Number	Percentage
<b>Total</b>	<b>16,217</b>	<b>100.0%</b>	<b>184,566</b>	<b>100.0%</b>
Less than \$50,000	358	2.2%	2,944	1.6%
\$50,000 to \$99,999	352	2.2%	2,141	1.2%
\$100,000 to \$149,999	186	1.1%	3,140	1.7%
\$150,000 to \$199,999	740	4.6%	5,217	2.8%
\$200,000 to \$299,999	3,027	18.7%	24,319	13.2%
\$300,000 to \$499,999	8,103	50.0%	70,104	38.0%
\$500,000 to \$999,999	3,286	20.3%	65,274	35.4%
\$1,000,000 or more	165	1.0%	11,427	6.2%
<b>Median Value</b>	<b>\$369,400</b>		<b>\$454,000</b>	
U.S. Census Bureau, American Community Survey 2021 5-Year Estimates (table DP04)				

With respect to renter-occupied units, there is a range of rents, with most rental units in the Township carrying rental costs either within the \$1,000 to \$1,499 range or the \$1,500 to \$1,999 range per month. At the time of the ACS 5-Year Estimates, the median gross rent in Howell was \$1,699, above the county’s median rent of \$1,523. A total of 91 units (4.8%) in the Township carried rental costs less than \$500 per month, and only 104 units did not require cash rent payments.

**TABLE 14: GROSS RENT PAID**

	Howell		Monmouth County	
	Number	Percentage	Number	Percentage
Total Renter Occupied Units	1,907	100.0%	58,412	100.0%
Less than \$500	91	4.8%	4,156	7.1%
\$500 to \$999	185	9.7%	4,670	8.0%
\$1,000 to \$1,499	490	25.7%	19,720	33.8%
\$1,500 to \$1,999	472	24.8%	14,358	24.6%
\$2,000 to \$2,499	284	14.9%	9,232	15.8%
\$2,500 to \$2,999	287	15.0%	3,571	6.1%
\$3,000 or more	98	5.1%	2,705	4.6%
No cash rent	104	-	2,591	-
<b>Median Contract Rent</b>	<b>\$1,699</b>		<b>\$1,523</b>	
U.S. Census Bureau, American Community Survey 2021 5-Year Estimates (table DP04)				

**Housing Conditions**

According to the 2021 ACS, there were 238 units exhibiting overcrowding (more than one person per room), five (5) units lacking complete plumbing facilities, and 36 units lacking complete kitchen facilities. These factors are utilized in determining housing deficiency and general housing problems and are used as the basis to calculate the municipal rehabilitation obligation. According to the data, 1.4 percent of occupied housing units experienced over-crowding, while 0.0 percent of occupied units lacked complete plumbing facilities and 0.2 percent of units lacked complete kitchen facilities.

**TABLE 15: HOUSING DEFICIENCY CHARACTERISTICS**

	<b>Count</b>	<b>Percent</b>
<b>Housing Units with 1.01 or More Persons Per Room</b>		
1.01 to 1.5 occupants per room	83	0.5%
1.51 or more occupants per room	155	0.9%
<b>Plumbing Facilities</b>		
Total Occupied Housing Units	18,228	100.0%
Lacking complete plumbing facilities	5	0.0%
<b>Kitchen Equipment</b>		
Total Occupied Housing Units	18,228	100.0%
Lacking complete kitchen facilities	36	0.2%
U.S. Census Bureau, American Community Survey 2021 5-Year Estimates (table DP04)		

**Projected Housing Stock**

According to the New Jersey Department of Community Affairs, Howell Township issued building permits for 3,032 residential dwelling units between 2000 and 2021. During that same time period, the Township issued 249 residential demolition permits, adding a total of 2,783 dwelling units over this time period. Building permit data by year is summarized in Table 16 below.

**TABLE 16: BUILDING PERMITS AND DEMOLITION PERMITS ISSUED,  
2000 – 2021**

<b>Year</b>	<b>Residential Building Permits Issued</b>	<b>Residential Demolitions</b>	<b>Total Added</b>
2000	200	1	199
2001	115	10	105
2002	97	1	96
2003	127	2	125
2004	197	12	185
2005	192	9	183
2006	86	13	73
2007	118	17	101
2008	123	16	107
2009	69	8	61
2010	71	7	64
2011	66	17	49
2012	258	10	248
2013	154	9	145
2014	147	19	128
2015	191	25	166
2016	93	7	86
2017	91	7	84
2018	81	5	76
2019	146	9	137
2020	55	15	40
2021	129	16	113
2022	226	14	212
<b>Total</b>	<b>3,032</b>	<b>249</b>	<b>2,783</b>
<i>Source: New Jersey Department of Community Affairs Division of Codes and Standards</i>			

**EMPLOYMENT DATA**

The 2021 ACS reports on work activity of residents aged 16 years and older. While the Township’s working age population was 42,437 residents, Howell had an approximate labor force of 29,486 residents. Approximately 30.5 percent of the Township’s working age residents were not participating in the labor force at the time of the estimates. The vast majority of the Township’s labor force was employed in civilian jobs, while 50 residents reported being members of the armed forces. Approximately 4.3 percent of Township residents reported being unemployed, higher than the county’s 3.7 percent.

**TABLE 17: EMPLOYMENT STATUS**

	Howell		Monmouth County	
	Number	Percent	Number	Percent
Population 16 years and over	42,437	100.0%	524,449	100.0%
In labor force	29,486	69.5%	349,589	66.7%
Civilian Labor Force	29,436	69.4%	349,017	66.5%
Employed	27,623	65.1%	329,455	62.8%
Unemployed	1,813	4.3%	19,562	3.7%
Armed Forces	50	0.1%	572	0.1%
Not in labor force	12,951	30.5%	174,860	33.3%
U.S. Census Bureau, American Community Survey 2021 5-Year Estimates (table DP03)				

More than three quarters of the Township’s workers were employed in private wage and salary positions, while 5.3 percent of workers are self-employed. Government workers comprise about 17.4 percent of the Township’s workforce. Table 18 provides a breakdown of worker classifications.

**TABLE 18: CLASSIFICATION OF WORKERS IN HOWELL, 2021**

	Number	Percent
Total	27,623	100.0%
Private Wage and Salary Worker	21,362	77.3%
Government Worker	4,801	17.4%
Self-Employed Worker	1,452	5.3%
Unpaid Family Worker	8	0.0%
U.S. Census Bureau, American Community Survey 2021 5-Year Estimates (table DP03)		

An analysis of employees (over the age of 16) by economic sector indicates that employed working age individuals in Howell were involved in a range of economic sectors. As depicted in Table 19 below, the highest concentration of workers (26.9%) were employed in the educational, health, and social services sectors. The sector with the second largest share of residents was the retail trade sector (12.8%). Another sector employing over 10 percent of the Township’s residents was the professional, scientific, and management, and administrative and waste management services sector (11.3%).

**TABLE 19: WORKFORCE BY SECTOR**

<b>Sector</b>	<b>Number</b>	<b>Percent</b>
Civilian employed population 16 years and over	27,623	100.0%
Agriculture, forestry, fishing and hunting, mining	75	0.3%
Construction	1,981	7.2%
Manufacturing	1,884	6.8%
Wholesale Trade	687	2.5%
Retail Trade	3,533	12.8%
Transportation and Warehousing, and Utilities	1,441	5.2%
Information	766	2.8%
Finance and insurance, and real estate and rental and leasing	1,932	7.0%
Professional, scientific, and management, and administrative and waste management services	3,116	11.3%
Educational services, and health care and social assistance	7,444	26.9%
Arts, entertainment, and recreation, and accommodation and food services	2,327	8.4%
Other Services, except public administration	1,013	3.7%
Public administration	1,424	5.2%
U.S. Census Bureau, American Community Survey 2021 5-Year Estimates (table DP03)		

Table 20 provides a percentage comparison of the Township’s workforce against that of the County. The Township’s profile of employment by sector generally mirrors that of the County. However, a higher percentage of the Township’s workforce is employed in Construction; Manufacturing, Wholesale Trade; Retail Trade; Transportation and Warehousing, and Utilities; Educational services, and health care and social assistance; Arts, entertainment, and recreation, and accommodation and food services; and public administration.

**TABLE 20: COMPARISON OF WORKFORCE BY SECTOR  
HOWELL TOWNSHIP AND MONMOUTH COUNTY, 2021**

Sector	Howell	Monmouth County
Civilian employed population 16 years and over	27,623	329,455
Agriculture, forestry, fishing and hunting, mining	0.3%	0.3%
Construction	7.2%	7.0%
Manufacturing	6.8%	5.7%
Wholesale Trade	2.5%	2.8%
Retail Trade	12.8%	10.6%
Transportation and Warehousing, and Utilities	5.2%	4.7%
Information	2.8%	3.0%
Finance and insurance, and real estate and rental and leasing	7.0%	10.3%
Professional, scientific, and management, and administrative and waste management services	11.3%	14.8%
Educational services, and health care and social assistance	26.9%	24.5%
Arts, entertainment, and recreation, and accommodation and food services	8.4%	8.0%
Other Services, except public administration	3.7%	3.9%
Public administration	5.2%	4.6%
U.S. Census Bureau, American Community Survey 2021 5-Year Estimates (table DP03)		

Table 21 provides a breakdown of occupations by type for the Township’s employed civilian labor force. Approximately 46 percent of the Township’s employed civilian labor force was employed in management, business, science and arts occupations, while approximately 23 percent of the Township’s labor force was employed in sales and office occupations.

**TABLE 21: OCCUPATIONS BY TYPE**

Occupation	Number	Percent
Employed Civilian population 16 years and over	27,623	100.0%
Management, business, science and arts occupations	12,596	45.6%
Service occupations	4,145	15.0%
Sales and office occupations	6,314	22.9%
Natural resources, construction and maintenance occupations	1,950	7.1%
Production Transportation and material moving occupations	2,618	9.5%
U.S. Census Bureau, American Community Survey 2021 5-Year Estimates (table DP03)		

As indicated in Table 22 below, it is projected that Monmouth County will add 28,889 jobs by 2030. The Arts, Entertainment, and Recreation; Accommodation and Food Services; and Other Services (except Government) sectors are poised to experience the greatest increase in number of jobs over the course of the projection period.

**TABLE 22: PROJECTED EMPLOYMENT, MONMOUTH COUNTY, 2030**

Industry Title	2020 Actual Employment	2030 Projected Employment	Numeric Change	Annual Growth Rate	Percent Change	Outlook
Utilities	1,650	1,505	-145	-0.9%	-8.80%	Declining
Construction	15,036	15,619	583	0.4%	3.9%	Growing
Manufacturing	8,976	8,854	-122	-0.1%	-1.4%	Declining
Wholesale Trade	8,104	7,991	-113	-0.1%	-1.4%	Declining
Retail Trade	34,268	35,844	1,576	0.5%	4.6%	Growing
Transportation and Warehousing	5,323	6,103	780	1.4%	14.7%	Growing
Information	6,461	5,985	-476	-0.8%	-7.4%	Declining
Finance and Insurance	10,412	10,405	-7	0.0%	-0.1%	Declining
Real Estate and Rental and Leasing	3,605	3,879	274	0.7%	7.6%	Growing
Professional, Scientific, and Technical Services	19,249	18,721	-528	-0.3%	-2.7%	Declining
Management of Companies and Enterprises	3,847	4,048	201	0.5%	5.2%	Growing
Administrative and Support and Waste Management and Remediation Services	13,162	15,059	1,897	1.4%	14.4%	Growing
Educational Services	24,962	26,628	1,666	0.6%	6.7%	Growing
Health Care and Social Assistance	47,540	56,102	8,562	1.7%	18.0%	Growing
Arts, Entertainment, and Recreation	5,748	10,474	4,726	6.2%	82.2%	Growing
Accommodation and Food Services	21,797	28,896	7,099	2.9%	32.6%	Growing
Other Services (except Government)	11,932	14,396	2,464	1.9%	20.7%	Growing
Government	14,042	14,126	84	0.1%	0.6%	Growing
<b>Total All Industries</b>	<b>271,792</b>	<b>300,681</b>	<b>28,889</b>	<b>1.0%</b>	<b>10.6%</b>	<b>Growing</b>

Source: 2020-2030 Industry Employment Projections, NJ Department of Labor and Workforce Development

### ***MUNICIPAL LAND USE LAW***

The Township recently revisited its Land Use Plan Element and adopted a Land Use Plan Element in May 2022. As required by N.J.S.A. 40:55D- 28 of the MLUL, the Land Use Plan Amendment incorporated additional required components concerning “smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations, storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and environmental sustainability.” Additionally, the Township has revisited and adopted a Conservation Element in September 2021, a Circulation Element in May 2022, and a Farmland Preservation Plan in June 2023, providing guidance for future, sustainable development and conservation of natural resources in the Township.

### ***LOCAL REDEVELOPMENT AND HOUSING LAW***

On September 6, 2013, Chapter 159 was signed into law, deciding that a municipality’s decision to reserve the power of eminent domain shall be moved to the very beginning of the redevelopment process. Now, when asking the local planning board to investigate whether an area should be designated as in need of redevelopment, the municipality must indicate whether it is seeking to designate a “Non-Condensation Redevelopment Area” or a “Condensation Redevelopment Area”. The criteria for each type of area are the same; the only difference is the power to use eminent domain.

Additionally, Chapter 159 revised the “e” criterion for designating an area in need of redevelopment and expanded the criteria. The “e” criterion reads: “A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general”.

### ***CHANGES AT THE COUNTY LEVEL***

Since the adoption of the 1994 Master Plan and the 2019 Master Plan Reexamination Report, there have been several changes at the county and regional level, including the adoption of the Monmouth County adopted a FEMA-approved Multi-Jurisdictional Natural Hazard Mitigation Plan in 2021. The following subsections provide information about changes at the county/regional level.

***MONMOUTH COUNTY MASTER PLAN UPDATE 2016***

The most recent Monmouth County Master Plan was adopted in 2016. The County Plan establishes a new regional land use planning system called the Monmouth County Framework for Public Investment. The majority of Howell Township is located within the Priority Growth Investment Area (PGIA) and the Priority Preservation Investment Area (PPIA). The portions of Howell located within the sewer service area, mostly along the southeastern corner, and along the western and northern portion of the Township, are also located within the priority Growth – Water Supply Watershed Area Overlay (PG-WSWA) in a Priority Growth Investment Area (PGIA). The northeastern portion of the Township located within the Military Area contains Naval Weapons Station Earle. The following descriptions are taken from the 2016 County Plan to describe the investment framework for areas located within the Township of Howell.

Priority Preservation Investment Area (PPIA)

The PPIA is situated where an investment in land preservation, agricultural development and retention, historic preservation, environmental protection and stewardship is preferred and encouraged. The PPIA also supports the use of land conservation methods, techniques, and best management practices.

Priority Growth Investment Area (PGIA)

The PGIA is situated where there is either existing or planned infrastructure that leads to development and redevelopment opportunities. PGIA's are considered the locations for meeting most of the county's future population and employment growth. Public investments related to the efficient development and redevelopment of previously developed sites and optimization of existing settlement patterns should be encouraged. However, the PGIA also includes many established communities seeking to maintain their existing development pattern and character.

Priority Growth – Water Supply Watershed Areas Overlay (PG-WSWA)

The PG-WSWA is situated within the PIGA and includes areas that contain a natural resource value pertaining to water quality and supply. These are areas located in a PGIA that contribute to or impact the natural resource function as it relates to the public water supply.

**MONMOUTH COUNTY FUTURE WASTEWATER SERVICE AREA MAP**

In accordance with the Statewide Water Quality Management Planning rules (N.J.A.C. 7:15-3.4), the Monmouth County Future Wastewater Service Area Map was adopted on April 11, 2013. This amendment map delineates for a Future Wastewater Service Area (FWSA) for Monmouth County. Portions of Howell Township along the southeastern corner, and along the western and northern portion of the Township are located in the FWSA. These portions of the Township are located in the Manasquan River Regional Sewerage Authority (MRRSA) Service Area.

**MONMOUTH COUNTY MULTI-JURISDICTIONAL NATURAL HAZARD MITIGATION PLAN**

In 2021, Monmouth County adopted a FEMA-approved Multi-Jurisdictional Natural Hazard Mitigation Plan, which includes municipal-level analyses of risk. The County Plan ranked local susceptibility to hazards on a low-medium-high scale for each municipality. High risk hazards identified for Howell were Nor’easter, flood, wildfire, and pandemic. Medium-risk hazards for Howell include extreme temperatures, extreme wind, hurricane and tropical storms, tornado, winter storm, and storm surge.<sup>1</sup> To combat these issues, the Township proposed 13 Hazard Mitigation Actions that were included in the County Hazard Mitigation Plan, summarized in the chart below.

<b>Mitigation Action or Program</b>	<b>Target Locations / Effects</b>	<b>Status</b>
Increase Hazard Education and Risk Awareness for Residents	Mass mailing to all residents to obtain contact info of all residents (email list) for constant contact, updates, and education of Township operations regarding emergencies.	Ongoing
Protect Critical Facilities Used for Sheltering from Wind Damage and Flooding	Physically harden shelters by shielding windows, adding sandbags, adding embankments. Internally will add communication capabilities, add additional emergency supplies (first aid, water, cots, MREs,ec). Added element of this action is for backup generator for the Senior Centers.	Ongoing
Acquire, elevate, or relocate buildings and infrastructure in flood prone areas, with a focus on Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties in the Mariners Cove Neighborhood	Elevate structures to current FEMA FIRMS, specifically RL/SRL properties.	Ongoing
Improve Communication for Critical Facilities	Improve communications between EOC and Dispatch. EOC needs communication equipment including all office equipment, and the Redundant Dispatch system needs to be upgraded.	Ongoing

<sup>1</sup> Multi-Jurisdictional Hazard Mitigation Plan – Monmouth County, New Jersey, Table 4.16-11

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Purchase and Install Generators for Critical Facilities to Continue Emergency Services During Storms	Power for essential equipment to sustain Continuity of Operations during hazards that cause loss of power.	Ongoing
Continue to Provide Safe Drinking Water to Residents During Power Outages	During outages, contaminated water needs to be purified and potable to disseminate to residents in shelters and all other needed areas so backup systems are needed to sustain purified water.	Ongoing
Develop a Study on the Need for Transportation of Vulnerable Populations during Emergencies	Develop a study that assesses if there is a need for transportation of elderly populations during emergencies.	New
Develop a Wildfire and Trail Maintenance Plan	Proper burning of underbrush and the removal of fallen trees along park trails will reduce the risk of wildfire.	New
Coordinate with NWS Earle on Emergency Response Protocol	NWS Earle is the largest hazard and there is no coordination or training for emergency response.	New
Install Backup Batteries Capabilities for Intersections along Route 9	There have been four backup batteries installed for lights at intersections along Route 9 but seven more lights at intersections need the backup battery.	New
Conduct Routine Debris Removal and Develop a Floodplain Management Plan for Stream Corridors	There needs to be a Debris Removal and Floodplain Management Plan conducted to assess how to mitigate flooding along stream corridors.	New
Repair, Remove, or Rehabilitate the Echo Lake Dam, Lake Louise Dam, and Manasquan Reservoir Dam	Repair, remove, or rehabilitate the Echo Lake Dam, Lake Louise Dam, and Manasquan Reservoir Dam--all High-Hazard Potential Dams.	New
Create a Plan to Manage Development in Landslide Hazard Areas	Create a plan to implement reinforcement measures in high-risk areas.	New

Now in reexamining Howell’s Master Plan, the Township has the opportunity to:

- Focus public agencies on community vulnerabilities to hazards;
- Ensure that future capital projects are designed and constructed to incorporate features that are resilient to storm- and flood-related impacts;
- Integrate hazard mitigation into Master Plan elements; and
- Provide greater awareness of environmental protection and stewardship to provide for a more sustainable future.

### **CHANGES AT THE STATE LEVEL**

Since the adoption of the 1994 Master Plan and the 2019 Master Plan Reexamination Report, there have been several changes at the state level, including changes to the Energy Master Plan. The following subsections provide information about changes at the state level.

### ***AFFORDABLE HOUSING***

The Borough has received their Judgement of Repose for the Third Round and is in the process of implementing the obligation outlined in both the Housing Element and Fair Share plan as well as the Settlement Agreement with Fair Share Housing Center and the Superior Court.

### ***STORMWATER MANAGEMENT***

The State of New Jersey has recently undertaken several efforts to provide for the enhanced regulation of stormwater runoff. In December 2018, the New Jersey Department of Environmental Protection proposed changes to the state’s stormwater management rules (N.J.A.C. 7:8), requiring developers to utilize green infrastructure to meet the minimum standards for stormwater management standards for water quality, groundwater recharge and stormwater volume control as part of any major development. These rules significantly change how stormwater is managed in New Jersey. Previously, developers were only required to consider and incorporate green infrastructure to “the maximum extent practicable,” which the NJDEP now acknowledges involved a measure of subjectivity. A public hearing on these rules was held in January 2019, with a public comment period until February 2019. On March 2, 2020, these rules were published in the New Jersey Register, and went into effect in March 2021.

In March 2019, the Clean Stormwater and Flood Reduction Act (S1073/A2694) was signed into law, which gives municipalities and continues the option to establish “stormwater utilities.” Stormwater utilities are a tool used in communities throughout the country to fund maintenance, construction, and operation of stormwater management systems through the assessment of fees on certain impervious surfaces that contribute into the stormwater system.

In February 2021, the Township adopted Ordinance O-21-2 repealing Article XXIV “Stormwater Management Control” and establishing a new Article XXIV “Stormwater Control” Ordinance to meet or exceed the State’s “Model Stormwater Control Ordinance.”

### ***GREEN BUILDINGS AND ENVIRONMENTAL SUSTAINABILITY ELEMENT***

Many New Jersey municipalities have made efforts to reduce their carbon footprint, decrease greenhouse gas emissions, encourage the use of renewable energy sources, conserve energy, and minimize the use of natural resources. Federal and state programs have been established to assist municipalities to address these goals. In the private sector, the US Green Building Council, a private organization, has established the Leadership for Energy and Environmental Design

(LEED) certification programs to encourage and standardize the certification of buildings which are energy efficient and incorporate sustainable environmental design concepts.

Recognizing the importance of green building and sustainability, the New Jersey Legislature amended the New Jersey Municipal Land Use Law (MLUL) in 2009 to add the Green Building and Environmental Sustainability Plan Element to the list of optional elements of a municipal master plan. The scope of the new element is as follows: “A green building and environmental sustainability plan element, which shall provide for, encourage and promote the efficient use of natural resources and the installation and usage of renewable energy systems, consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on site; and optimize climatic conditions through site orientation and design.

A Storm Resiliency, Smart Growth and Environmental Sustainability Element has been included within this document as well as within the Land Use Plan Amendment adopted by the Planning Board in 2022.

### ***STATE DEVELOPMENT AND REDEVELOPMENT PLAN***

The State Planning Commission adopted the most recent State Development and Redevelopment Plan (SDRP) on March 1, 2001. The SDRP contains a number of goals and objectives regarding the future development and redevelopment of New Jersey. The primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended such as along existing transportation corridors, in developed or developing suburbs, and in urban areas. Concentrated growth will have the positive effects of consuming less land, depleting fewer natural resources and using the State's infrastructure more efficiently.

Since the last Township Reexamination in 2019, the State released the final draft of the State Strategic Plan in 2011, meant as an update to the 2001 SDRP. While the State Strategic Plan has not been officially adopted, and the SDRP is still the official State Plan, it is still prudent to plan with updated State goals and objectives in mind so as to be prepared for its eventual implementation, or the implementation of a State Plan with similar goals. The 2011 State Strategic Plan articulates a number of goals as Garden State Values (GSV), stated as follows:

- GSV #1: Concentrate development and mix uses.
- GSV #2: Prioritize Redevelopment, infill, and existing infrastructure.

- GSV #3: Increase job and business opportunities in priority growth investment areas.
- GSV #4: Create High-Quality, Livable Places.
- GSV #5: Provide Transportation Choice & Efficient Mobility of Goods.
- GSV #6: Advance Equity.
- GSV #7: Diversify Housing Options.
- GSV #8: Provide for Healthy Communities through Environmental Protection and Enhancement.
- GSV #9: Protect, Restore and Enhance Agricultural, Recreational and Heritage Lands.
- GSV #10: Make Decisions within a Regional Framework

### ***STATEMENT OF STRATEGY***

P.L. 2017, Chapter 275 (A4185/S2873) was approved on January 8, 2018, which amended the Municipal Land Use Law to require that the adoption of any subsequent Land Use Element to include a “statement of strategy” related to sustainability and storm resilience. In particular, the statement must address the following: smart growth, with a focus on potential locations for the installation of electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability.

The Township received and adopted its Land Use Plan Element in May 2022, which includes a statement of strategy related to sustainability and storm resilience. The Plan also identified existing public charging stations and identified ten (10) additional locations to provide in the future throughout the Township.

As part of efforts towards storm resiliency, the Township adopted a new Flood Damage Prevention Ordinance in July 2022, as required by NJDEP.

### ***ENERGY MASTER PLAN***

The New Jersey Energy Master Plan (EMP) Pathway to 2050 was unveiled in January 2020, envisioning initiatives to achieve 50 percent clean energy by 2030 and 100 percent clean energy by 2050. The plan concedes that the State’s current trajectory will not allow it to meet these goals, so the Master Plan identifies major contributors to the state’s carbon footprint – such as transportation and electric generation – and evaluates carbon neutral solutions. In reducing the dependence on fossil fuels, the EMP outlines seven key strategies guiding New Jersey’s path to energy efficiency, each with underlying goals and objectives intended to aid the transportation to a clean energy future.

While the strategies, goals, and objectives of the Energy Master Plan are geared primarily toward state agencies and policy, many have the potential for replication on the local level, including, conversion of fleet vehicles to electric, installation of electric vehicle charging infrastructure, increasing transportation options, reducing congestion, encouraging transit oriented development, installation of alternative energy systems, improving energy efficiency in new and existing construction, developing shared bike and scooter programs, and incentivizing energy efficient purchasing. As such, Goal 6.1 and its underlying objectives seek to encourage municipalities to establish and enact community energy plans that will allow them to identify their own priorities and obstacles to complement the Energy Master Plan. The EMP suggests that a Community Energy Plan could include community redevelopment mechanisms to increase public space, walkability, and bike-ability; decrease congestion and idling; and enable equitable, multi-modal transportation opportunities to improve public health and quality of life. The EMP suggests that solid waste reduction plans, such as a municipal composting program, could provide numerous benefits, including the energy saved from a reduction in waste sent to the landfill.

### ***ELECTRIC VEHICLE CHARGING INFRASTRUCTURE***

In 2019, the New Jersey State Legislature adopted Senate Bill 606 (P.L 2019, Chapter 267), which made amendments to the Municipal Land Use Law (N.J.S.A. 40:55d-1 et. seq.) and the Local Redevelopment and Housing Law (N.J.S.A. 40A:12a-1 et. seq.), intended to encourage municipalities to consider Electric Vehicle Charging Infrastructure as part of the master plan, periodic reexamination of the master plan, and redevelopment plans.

Land Use, Circulation, Green Buildings and Environmental Sustainability Plan Elements are required to identify potential electric vehicle charging stations. In the land use plan element, this relates to the statement of strategy showing the existing and proposed location of public electric vehicle charging infrastructure. In the circulation element, this includes identifying existing and proposed locations for public electric vehicle charging infrastructure. A green buildings and environmental sustainability plan should encourage and promote the development of public electric vehicle charging infrastructure in locations appropriate for their development, including commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops.

Howell Township revised and adopted a Land Use Plan Element and a Circulation Element in May 2022, which identified existing and proposed locations for public electric vehicle charging infrastructure. Additionally, the Circulation Element recommends the Township consider adopting an ordinance to incentivize installing publicly accessible fast charging stations for electric vehicles in key locations such as in Park and Ride locations and other general parking areas.

**SECTION D. Specific Changes Recommended for the Master Plan and/or Development Regulations**

The following are additional Ordinance changes recommended by the Planning Board and Key Stakeholders for consideration:

- The Township should evaluate the establishment of conditional use standards for Flex Space Use in the SED Zones; and the HD-1 Zone South of Lanes Mill Road. The Township should also evaluate eliminating warehouse/distribution uses from these areas.
- The Township should consider revising the flex definition to include trade contractors businesses and research and development uses in any zone in which flex use is permitted as a conditional use if it is part of an overall flex use development.
- Proposed conditions for consideration for flex space including but not limited to:
  - No building containing flex space shall be larger than 75,000 square feet in area;
  - No single unit of flex space shall be larger than 60% of the building area or exceed 45,000 square feet in building area;
  - The building height of a flex space shall not exceed 32 feet;
  - All loading and unloading shall take place at loading docks to be located at the rear of the building. No more than one loading dock per 7,500 square feet of flex space shall be permitted;
  - No flex space shall have operate any outdoor activity between the hours of 11:00pm and 6:00 am;
  - Facades of all structures facing public streets, or which are located within 500 feet of a residential zone shall be constructed of materials which are of brick, decorative masonry, or a combination of materials which will be compatible with uses in the area; Rear of building architecture not within the requirements above need not comply with bump out requirements or treatment requirements.

- No storage shall be permitted outside. No temporary storage units, storage pods or storage trailers shall be permitted. The overnight parking of vehicles associated with a Flex Space use shall be permitted provided that such parking is identified on an approved site plan;
- Trash receptacles and dumpsters shall be screened from public streets and adjacent residential uses utilizing masonry material similar to the façade of the building. Screening walls shall be a masonry material that is compatible with the character with the building façade.
- The Township should consider adding the following uses as permitted uses in the SED Zones:
  - Vertical Farming;
  - Self-Storage;
  - Indoor recreation including but not limited to basketball, hockey, baseball;
  - Trade Contractors Business
- The Township should review the definitions to eliminate any contradictory definitions.
- The Township should consider allowing data centers as permitted uses in the SED and HD Zoning Districts.
- The Township should consider adding the following uses in the HD-1 Zone south of Lanes Mill Road:
  - Banquet Facilities (excluding concert halls and night clubs);
  - Business Expo Centers;
  - Four Story Office Buildings as a conditional use with an enhanced setback and a maximum height of 60 feet;
- The Township should consider removing the SED Zone at the Victory Road/Oak Glen Road/Route 547.
- The Township should consider additional opportunities for Redevelopment Area along the Route 9 area as well as Harms Pit.

- The Township should consider allowing banquet facilities on farm properties as a conditional use.
- Evaluate the site plan checklist requirements for banquet facilities on farm properties.
- The Township should consider undertaking a Utility Plan Element of the Master Plan which should investigate appropriate locations for solar facilities; battery storage facilities for public utilities as well as evaluate the utility service throughout the Township.
- The Township shall encourage the utilization of green infrastructure with incentives.
- The Township should consider allowing green houses on roof tops of warehouses, while still maintaining maximum building height.

**SECTION E. Recommendations Concerning the Incorporation of Redevelopment Plans into the Land Use Element and Local Development Regulations**

**Howell Route 9 Area in Need of Redevelopment Investigation Report**

The Township is in the process of conducting an investigation study to determine if Block 137, Lots 8 through 14, 15.03, 15.04, 17 through 29, 32 through 34, 36, 43, 43.01, 44 through 51, 52.03, and 53.01 and Block 139, Lots 7, 7.01 and 8 meet the criteria for a Non-Condensation Redevelopment Area. While a Redevelopment Plan has not been adopted at this time, the study is underway and in the process of being written.

**SECTION F. Recommendations of the Planning Board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to,**

**commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure**

The Land Use Element and Circulation Element adopted in May 2022 identify existing and recommended locations for electric vehicle charging stations throughout the Township. It is recommended that the Township consider the adoption of ordinances to accommodate and permit electric charging stations in locations found to be appropriate.

**Appendix 1: Existing Land Use**

Existing Land Use Map

**Appendix 2: Existing Zoning**

Existing Zoning Map