

RESOLUTION

TOWNSHIP OF HOWELL PLANNING BOARD RESOLUTION OF MEMORIALIZATION MONMOUTH COUNTY, NEW JERSEY REVIEW OF PROPOSED ORDINANCE NO. O-23-38

**Reviewed: November 2, 2023
Memorialized: December 14, 2023**

MATTER OF: PROPOSED ORDINANCE NO. O-23-38

WHEREAS, the Township of Howell (“Township”) has introduced proposed Ordinance No. O-23-38 entitled “An Ordinance of the Township of Howell Changing the Zoning of Certain Properties within the Township of Howell to Zoning Designation Special Economic Development 1 (SED-1) Zone”; and

WHEREAS, this Ordinance is intended to change the zoning designation of several parcels to SED-1 in order to provide an expansion of commercial zoning near Victory Road, Oak Glen Road, County Route 547, County Route 524, and County Route 524A; and

WHEREAS, pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-26, any proposed land use ordinance must be referred to the Planning Board for a review as to consistency with the municipal master plan.

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

1. The proposed ordinance was generated by the Township Council.
2. The proposed amendment as referenced in the aforementioned WHEREAS clause is incorporated herein by reference.
3. The Board Planner, Jennifer Beahm, P.P., testified that the proposed ordinance was in response to the Planning Board’s reexamination of the Master Plan and

recommendation to conditionally permit warehouse and flex space use in the area near Victory Road, Oak Glen Road, County Route 547, County Route 524, and County Route 524A. She explained that SED-1 conditionally permitted warehouse use as opposed to the current zone of the area which did not have conditions to permit warehouse use. Ms. Beahm also explained that other proposed ordinances would create the conditions for flex space use and add flex space use as a conditionally permitted to the SED-1 Zone. She stated that this specific ordinance rezoned specific properties located near Victory Road, Oak Glen Road, County Route 547, County Route 524, and County Route 524A as SED-1 Zone.

4. In response to questions from the Board, Ms. Beahm explained that the specific properties located near Victory Road, Oak Glen Road, County Route 547, County Route 524, and County Route 524A could not be rezoned to ARE-6 because not all existing uses of the specific properties were residential. She explained that it was better planning to designate the specific properties as SED-1.
5. The Board finds that the proposed ordinance will promote the policy goals contained in the municipal master plan for the affected zoning districts.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Howell on this 14th day of December, 2023, that pursuant to N.J.S.A. 40:55D-26, the Planning Board hereby determines proposed Ordinance No. O-23-38 is substantially consistent with the municipal Master Plan.

Paul Boisvert, Chairman
Howell Township Planning Board

ON MOTION OF:

SECONDED BY:

ROLL CALL:

YES:

NO:

ABSTAINED:

ABSENT:

DATED:

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Howell Township Planning Board, Monmouth County, New Jersey, at a public meeting held on December 14, 2023.

Eileen Rubano, Secretary
Howell Township Planning Board