

**RESOLUTION
TOWNSHIP OF HOWELL PLANNING BOARD
RESOLUTION OF MEMORIALIZATION
MONMOUTH COUNTY, NEW JERSEY
PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH
ANCILLARY VARIANCE AND DESIGN WAIVER RELIEF**

**Approved: October 19, 2023
Memorialized: December 14, 2023**

**IN THE MATTER OF: HOWELL 360, LLC
APPLICATION NO. SP-1110**

WHEREAS, an application for preliminary and final site plan approval along with ancillary variance and design waiver relief has been made to the Howell Township Planning Board (hereinafter referred to as the “Board”) by Howell 360, LLC (hereinafter referred to as the “Applicant”) on lands known and designated as Block 137, Lots 22, 23, 24, 25, & 26, as depicted on the Tax Map of the Township of Howell (hereinafter “Township”), and more commonly known as 1400 US Highway 9 in the ML-13 (Moderate- and Low-Income Housing Zone 13) Zone; and

WHEREAS, a public hearing was held before the Board on October 19, 2023, with regard to this application; and

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

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

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

1. The subject Property contains five (5) lots with a combined 20 acres with 840 feet of frontage along Route 9 South, including a U-turn lane within the ML-13 Zone. All five (5) lots are

undeveloped and wooded with freshwater wetlands located along the rear (western) portion of the subject Property.

2. The Applicant is proposing to consolidate the lots into one (1) new lot and construct a residential development consisting of twelve (12) buildings containing a total of 360 rental apartment units, 108 of which will be designated as affordable housing. The development will provide 744 parking spaces throughout the subject Property, including twenty (20) ADA spaces and fourteen (14) single file driveway/garage spaces per building. The Applicant also proposes to construct a 4,391 square foot club house which will include a pool and playground. Access to the subject Property is proposed to be provided via one (1) new full movement driveway from the Route 9 U-turn Lane and intersection. Other improvements include concrete sidewalks and curbing, landscaping, lighting, and eighteen (18) underground basins. The subject Property will also be serviced by a new looped public water main from Route 9 and Fort Plains Road and a public sanitary sewer main from Fort Plains Road.

The following variance relief is necessary for this application:

- a. **Section 188-84.3E(2)** – Maximum building height (accessory building or non-residential structure) is 15 feet, whereas the proposed club house exceeds 15 feet tall.

The following design waiver relief is necessary for this application:

- b. **Section 188-22** – The light intensity provided at ground level shall be a minimum of 0.3 foot-candle anywhere and shall average a maximum of 0.5 foot-candle over the entire area, whereas proposed lighting indicates an average of 1.03 foot-candles.

3. Counsel for the Applicant, Evan Zimmerman, Esq. represented that the proposal was contemplated as part of the Township's 2018 Affordable Housing Court approved settlement. Mr.

Zimmerman stated that the Applicant was proposing a total of 360 residential units with 108 units set aside for affordable housing.

4. The Applicant's Engineer, Tim Lurie, P.E., testified that the subject Property is designated as Block 137, Lots 22 through 26 within the ML-13 Zone containing approximately twenty (20) acres with 840 feet of frontage along Route 9. He described the subject Property as heavily wooded with wetlands and a stream located at the rear. Mr. Lurie further testified that the Applicant had received a Letter of Interpretation (LOI) from NJDEP delineating a fifty (50) foot stream buffer. He stated that the elevation of the subject Property at the front was 90-95 feet, and the rear was 86-88 feet. Mr. Lurie also explained that existing utilities were located within Route 9 and sewer and water at Fort Plains Road.

5. Mr. Lurie explained that the Applicant was proposing to consolidate all of the lots into one (1) lot and construct twelve (12) residential buildings containing a total of 360 units with 108 units set aside for affordable housing. Mr. Lurie stated that 719 parking spaces would be provided with 15% of the parking spaces designated as EV make ready charging spaces. He stated that the EV make ready charging spaces would be located within the garages.

6. Mr. Lurie next noted that the residential buildings complied with all bulk standards. He highlighted that the proposed building coverage was 20.5% where a maximum of 30% was permitted. Mr. Lurie further testified that the total proposed impervious coverage was 56.3% where a maximum of 70% was permitted.

7. Mr. Lurie further testified that access to the subject Property would be provided by an access driveway from the Route 9 South jug handle. He also stated that the club house would be located near the entry driveway. Mr. Lurie noted that the drive aisle widths throughout the site would be twenty-four (24) feet and that the parking spaces would be 9' x 18'. He then testified that the lease

agreements would limit use of the garage spaces to only parking. He also identified that a parking space would be located in front of each garage.

8. Mr. Lurie also stated that the Applicant was proposing a temporary sales trailer near the entry way. He testified that the temporary sales trailer would remain until the Applicant received a Certificate of Occupancy (C/O) for the club house. Mr. Lurie explained that the sales office would then be located in the club house. He then confirmed that the entire site would be constructed as one phase.

9. Mr. Lurie next testified that the Applicant was seeking variance relief for the height of the club house. He explained that the club house was considered an accessory building which required a maximum permitted height of fifteen (15) feet whereas the proposed height of the club house was twenty-two (22) feet. Mr. Lurie stated that the proposed height of the club house would better fit with the character of the residential buildings.

10. Mr. Lurie further explained that a retaining wall would be included as part of the buffer. He also stated that trash enclosures would be located between the residential buildings. Mr. Lurie testified that bicycle racks would also be located throughout the site. He then identified a bus shelter located near the club house which would match the architecture of the buildings. Mr. Lurie also stated that the light poles would have a height of thirty (30) feet. Mr. Lurie explained that the Applicant was seeking design waiver relief for the average foot-candles of 3.67 foot-candles but agreed that the Applicant would reduce the average to 2-3 foot-candles. He stated that while design waiver was still required, however, it would be more conforming to the Ordinance standard and would also conform with the Illuminating Engineering Society (IES) lighting standards for parking areas.

11. Mr. Lurie also confirmed that the water connection would extend from Route 9 and would create a loop to connect to Fort Plains Road. He stated that a sewer pump would also be located

at the rear of the site and flow toward Fort Plains Road. Mr. Lurie noted that the purpose was to have two (2) connections to the site. He then stated that the Applicant would apply to NJDEP permit to cross the wetlands with the utilities.

12. Mr. Lurie further confirmed that the stormwater management system would use underground recharge basins. He testified that the roof runoff would be directed to drywells for each building.

13. Mr. Lurie also testified that the Applicant would confirm compliance with the noise standards. He stated that the Applicant would improve Route 9 pursuant to NJDOT requirements. Mr. Lurie further stated that the Applicant had obtained Monmouth County Planning Board approval. He then stated that the Fire Official as well as the Monmouth County Board of Agriculture did not have any comment. Mr. Lurie testified that the Applicant was addressing the concerns of the Environmental Commission, particularly with regard to testing for radon. He also agreed that the Applicant would use clean fill.

14. Mr. Lurie also agreed that the lighting and roadways would be privately maintained. He further agreed that the Applicant would grant Title 39 permissions. Mr. Lurie also confirmed that the club house was only available to residents and their guests.

15. Mr. Lurie further testified that two (2) monument signs were proposed. He explained that one (1) would be located along Route 9 with one (1) near the entry boulevard. He testified that the monument signs would comply with the applicable ordinances.

16. In response to questions from the Board, Mr. Lurie testified that the playground would be privately maintained. He also agreed to provide sidewalks along the Route 9 frontage. Mr. Lurie stated that after the temporary trailer was removed, the area would be converted to grass. Mr. Lurie agreed to provide bollards for parking spaces adjacent to all buildings, including the club house. He

also stated that the bus stop shelter could be used for school buses. Mr. Lurie then testified that school buses and other long vehicles could circulate the entire site. Mr. Lurie also confirmed that there was no access to Fort Plains Road.

17. In response to questions from the Board Engineer, Mr. Lurie agreed to comply with all the technical comments within her Report. Mr. Lurie also stated that the Applicant was complying the EV charging space requirements by providing 15% of the parking spaces as make ready EV charging spaces. He explained that the EV charging spaces would be located in the individual garages and the electrical system would be built to code for EV chargers.

18. In response to follow up questions from the Board, Mr. Lurie testified that the units with EV chargers would be advertised as such to attract lessees seeking EV chargers.

19. In response to further questions from the Board, Mr. Lurie stated that he did not know if the subject Property was previously an agricultural use. He stated that the subject Property was wooded but was unaware if soil sample tests were performed as part of the Phase I environmental site assessment. The Board Engineer testified that the only comment from the Phase I environmental site assessment concerned additional radon testing.

20. The Applicant's Architect, Thomas Brennan, R.A., testified that the Applicant was proposing to construct twelve (12) residential buildings. He stated that there were three (3) types of buildings, were similar with any interior distinctions. Mr. Brennan also stated that the buildings contained a variety of one-bedroom, two-bedroom and three-bedroom units. He explained that the façade material would be a mix of stone, vinyl siding, accent trim, and shutters. Mr. Brennan further testified that the building design had a residential scale with the ML-13 Zone in mind.

21. Mr. Brennan further stated that the ground floor of each building would have fifteen (15) garages, each leased to individual tenants. He then identified a common corridor with an elevator,

mail room, and lobby centrally located in each building. He stated that each floor would have one-, two-, and three-bedroom units distributed throughout, and that the affordable housing units would be intermingled amongst the units. Mr. Brennan then stated that the units would range in size from 806 square feet to 1,284 square feet. He also noted that fire stairs would be located at each end of the common corridor and the building and would be sprinklered with an NFPA system. Mr. Brennan then stated that the only signage on the buildings would be building numbers for the fire department.

22. Mr. Brennan also testified that each unit would have a Magic-Pak HVAC system, which would be a self-contained system. He explained that the only ground mounted HVAC equipment would be the condensers for the common area. Mr. Brennan described the Magic-Pak HVAC system as environmentally efficient. He stated that the vents for the Magic-Pak system would match the trim color.

23. In response to a question from the Board, Mr. Brennan testified that the only other vents would be for the dryer and bathroom which also would match the trim color. He stated that the vents could not be combined.

24. Mr. Brennan further testified that the club house would have two stories. He explained that the first floor would contain the leasing office, fitness room, a large gathering room, and a small kitchen. He explained that the second floor would contain a quiet area. Mr. Brennan stated that the architecture was meant to make a statement because it was the first building people encounter when entering the site.

25. Mr. Brennan testified that the proposed height was twenty-two (22) feet whereas a maximum of fifteen (15) feet was permitted for accessory buildings. He stated that if the club house building were to comply with the maximum permitted height for an accessory building, it would be

limited to a single-story and a flat roof. He stated that the variance relief provided for a much more visually appealing building.

26. The Board Planner explained that the height ordinance for accessory buildings envisioned such buildings as sheds, not a club house. She opined that granting the variance relief created a better aesthetic design for a club house.

27. The Applicant's Traffic Expert, Scott Kennel, testified that he had prepared a traffic impact study dated July 13, 2022. He stated that the Applicant had pre-applied to NJDOT in 2021 to modify the Route 9 southbound jug handle and that the proposed modifications to the jug handle would be similar to the existing jug handle located at the intersection of Sunnyside Road and Route 9 in the Township. Mr. Kennel stated that NJDOT had endorsed the concept plan of the modifications.

28. Mr. Kennel further testified that the Level of Service (LOS) for the jug handle would operate at "C" during the morning peak hour and LOS "B" during the evening peak hour. Mr. Kennel also stated that the number of parking spaces complied with the Residential Site Improvement Standards (RSIS). He also opined that buses and trash trucks would be able to sufficiently circulate the site.

29. In response to questions from the Board, Mr. Kennel testified that the northbound jug handle on Route 9 would be aligned with the southbound jug handle. He stated that the changes to the southbound jug handle would create a four-way intersection with Route 9 and the jug handles. Mr. Kennel further explained that the northbound jug handle would have two (2) lanes with one (1) being a designated left turn lane to southbound Route 9 and one (1) would be designated straight into the site. Mr. Kennel also stated that the width of the southbound jug handle was proposed to be thirty (30) feet rather than twenty-six (26) feet as was depicted on the plans.

30. The Applicant's Planner, Christine Cofone, P.P., A.I.C.P. testified that the proposal was entirely conforming with the exception of one (1) variance for the height of the accessory building. She stated that the proposed height of the club house was a better planning alternative. She stated that the proposed height of the club house was twenty-two (22) feet, whereas the maximum permitted height for accessory buildings was fifteen (15) feet. She explained that accessory buildings were typically sheds and other small buildings, not a club house.

31. Ms. Cofone further testified that the variance relief could be granted under the c(2) criteria. She opined that the proposal would promote the general welfare by including 108 affordable housing units. She also stated that the proposal would promote a desirable visual environment because the club house would be the first building upon entry to the site and it provided curb appeal to the entire site. She stated that a compliant alternative would be to construct an additional residential building on the location, however, the club house was a better alternative. Ms. Cofone also testified that there would not be any substantial detriment to the public good, master plan, or zone plan.

32. There were no members of the public expressing an interest in this application.

33. The Board has received, reviewed and considered various exhibits and reports with regard to this application. Those exhibits and reports are set forth on the attached Exhibit List, and all exhibits and reports as set forth on said Exhibit List have been incorporated herein in their entirety.

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

request for preliminary and final site plan approval pursuant to N.J.S.A. 40:55D-46 and 50 along with ancillary variance relief pursuant to N.J.S.A. 40:55D-70c(2) and design waiver relief pursuant to N.J.S.A. 40:55D-51 should be granted.

I. Variance Relief

The Board finds that the Applicant has proposed a permitted use in the Zone but does require bulk variance relief. The Municipal Land Use Law, at N.J.S.A. 40:55D-70c provides Boards with the power to grant variances from strict bulk and other non-use related issues when the applicant satisfies certain specific proofs which are enunciated in the Statute. Specifically, the applicant may be entitled to relief if the specific parcel is limited by exceptional narrowness, shallowness or shape. An applicant may show that exceptional topographic conditions or physical features exist which uniquely affect a specific piece of property. Further, the applicant may also supply evidence that exceptional or extraordinary circumstances exist which uniquely affect a specific piece of property or any structure lawfully existing thereon and the strict application of any regulation contained in the Zoning Ordinance would result in a peculiar and exceptional practical difficulty or exceptional and undue hardship upon the developer of that property. Additionally, under the c(2) criteria, the applicant has the option of showing that in a particular instance relating to a specific piece of property, the purpose of the act would be advanced by allowing a deviation from the Zoning Ordinance requirements and the benefits of any deviation will substantially outweigh any detriment. In those instances, a variance may be granted to allow departure from regulations adopted, pursuant to the Zoning Ordinance.

Those categories specifically enumerated above constitute the affirmative proofs necessary in order to obtain “bulk” or (c) variance relief. Finally, an applicant must also show that the proposed variance relief sought will not have a substantial detriment to the public good and,

further, will not substantially impair the intent and purpose of the zone plan and Zoning Ordinance. It is only in those instances when the applicant has satisfied both these tests, that a Board, acting pursuant to the Statute and case law, can grant relief. The burden of proof is upon the applicant to establish these criteria.

The Board finds that the Applicant has satisfied the positive criteria. The Board first recognizes that the proposed development is an integral part of the Township's Court approved Fair Share Plan and is necessary in order to satisfy its constitutional obligation to create a realistic opportunity for the creation of low- and moderate-income affordable housing. The Board also emphasizes that the required variance relief is limited to the height of the club house building. The design of the club house is visually attractive and will promote a desirable visual environment. The club house will further provide valuable amenities to the low- and moderate-income residents which will improve their quality of life. This promotes the general welfare. The Board therefore concludes that the goals of planning enumerated at N.J.S.A. 40:55D-2 will be advanced and that the positive criteria has been satisfied.

The Board also finds that the negative criteria has been satisfied. As previously stated, the grant of variance relief will result in an aesthetically pleasing structure. The grant of variance relief will also not result in any increase in population density, traffic, noise or odor not already contemplated by the Ordinance. The proposed increase in height is also modest and will not impact any scenic view corridors. The Board therefore concludes that the grant of variance relief will not result in any substantial detriment to the public good or substantial impairment of the zoning ordinance or zone plan. The negative criteria has therefore been satisfied.

The Board concludes that the positive criteria substantially outweighs the negative criteria and that variance relief pursuant to N.J.S.A. 40:55D-70c(2) may be granted.

II. Design Waiver Relief

The Board also finds that the Applicant has proposed a lighting plan where the average light level exceeds the maximum permitted average. The Board finds that the Applicant, however, has proposed a lighting plan which complies with the Illuminating Engineering Society (IES) standards which represents a safer design for residential parking illumination. The Board therefore determines that the Applicant would encounter practicable difficulty in creating the safest design if the strict requirements of the Ordinance were enforced and that design waiver relief pursuant to N.J.S.A. 40:55D-51 is therefore appropriate.

III. Site Plan Approval

With the exception of the above referenced relief, the Applicant has satisfied all other site plan, zoning and design standard Ordinance requirements. The Applicant has further agreed to all of the previously referenced conditions of approval. The Board therefore determines that preliminary site plan approval and final site plan approval pursuant to N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50 are required in this instance.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Howell on this 14th day of December 2023, that the action of the Planning Board taken on October 19, 2023, granting Application No. SP-1110 of Howell 360, LLC, for preliminary and final site plan approval pursuant to N.J.S.A. 40:55D-46 and 50, ancillary variance relief pursuant to N.J.S.A. 40:55D-70c(2) and design waiver relief pursuant to N.J.S.A. 40:55D-51 are hereby memorialized as follows:

The application is granted subject to the following conditions:

1. All site improvement shall take place in the strict compliance with the testimony and with the plans and drawings which have been submitted to the Board with this application, or to be revised.
2. Except where specifically modified by the terms of this Resolution, the Applicant shall comply with all recommendations contained in the Reports of the Board's Professionals.
3. The Applicant shall provide bollards or other protective devices subject to review and approval by the Board Engineer and Board Planner.
4. The sales trailer shall be removed upon receipt of the Certificate of Occupancy for the club house. The sales office shall thereafter be located in the club house.
5. The Applicant shall submit revised lighting plans subject to review and approval by the Board Planner.
6. The Applicant shall execute a Title 39 Agreement with the Township.
7. The Applicant shall consider combining the dryer and bathroom vents.
8. All vents shall match the trim colors.
9. The Applicant shall be responsible for posting a bond for tree replacement.
10. The Applicant shall consolidate all lots. The deed of consolidation shall be subject to the review and approval of the Board Engineer and Board Planner.
11. The only signage approved to be located on the structures are building numbers.
12. The Applicant shall comply with the recommendations contained in the Report from the Township Environmental Commission.
13. The Applicant shall be required to use only clean fill.
14. The Applicant is required to comply with all Township, County and State noise requirements.
15. Use of the club house shall be restricted to residents and their guests only. This restriction shall be codified in the appropriate lease documents and subject to the review and approval of the Board attorney.
16. The lighting and interior roadways shall be privately maintained. This restriction shall be codified in the appropriate governing documents and subject to the review and approval of the Board Attorney.
17. All monument signs shall comply with Ordinance requirements.

18. The playground shall be privately maintained. This restriction shall be codified in the appropriate governing documents and subject to the review and approval of the Board Attorney.
19. The plans shall be revised to depict sidewalks along the Rt. 9 frontage.
20. The area where the temporary trailer is located shall be restored with grass immediately upon its removal.
21. The project shall be constructed in a single phase.
22. The lease agreements shall specifically state that EV chargers are located in the garage and that the garage must be maintained in a manner to accommodate a car. The lease language shall be subject to the review and approval of the Board attorney.
23. The plans shall be revised to depict EV charging stations in each garage.
24. The Applicant shall conduct appropriate radon testing and submit an RAO if one is required.
25. The Applicant shall execute the appropriate deed restrictions concerning the affordable housing units.
26. The Applicant shall enter into a Developers Agreement with the Township if the Township Council deems one to be necessary.
27. The Applicant shall provide a certificate that taxes are paid to date of approval.
28. Payment of all fees, costs, escrows due and to become due. Any monies are to be paid within twenty (20) days of said request by the Board Secretary.
29. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Howell, County of Monmouth, State of New Jersey or any other jurisdiction.

BE IT FURTHER RESOLVED that the Board secretary is hereby authorized and directed to cause a notice of this decision to be published in the official newspaper at the Applicant's expense and to send a certified copy of this Resolution to the Applicant and to the Township Clerk, Engineer, Attorney and Tax Assessor, and shall make same available to all other interested parties.

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

HOWELL TOWNSHIP PLANNING BOARD
EXHIBITS
Case No. SP-1110 / Howell 360, LLC
Preliminary and Final Major Site Plan with Ancillary Variance Relief
October 19, 2023

- A-1 Development application
- A-2 Application Checklist
- A-3 Preliminary and Final Major Site Plan consisting of fifty-three (53) sheets prepared by Newlines Engineering and Surveying, dated 4/4/23, last revised 8/16/23
- A-4 Boundary and Topographic Survey consisting of two (2) sheets prepared by Newlines Engineering & Survey, dated 8/25/21, last revised 6/27/22
- A-5 Architectural Floor Plans and Elevations consisting of six (6) sheets prepared by Thomas J. Brennan Architects, dated 4/4/22, unrevised
- A-6 Stormwater Management Report prepared by Newlines Engineering and Survey, dated July 2022, last revised August 2023
- A-7 Traffic Impact Analysis prepared by McDonough & Rea Associates, Inc. dated 7/13/22, unrevised.
- A-8 Natural Resource Inventory and Environmental Impact Statement prepared by Newlines Engineering and Survey, dated 8/30/22, unrevised
- A-9 Description of R.O.W. Dedication prepared by Newlines Engineering and Survey, dated 12/13/22
- A-10 Letter requesting checklist waivers prepared by Newlines Engineering and Survey, dated 1/4/23
- A-11 Freehold Soil Conservation District Application
- A-12 Monmouth County Planning Board Application
- A-13 Howell Township Water and Sewer Utility Applications
- A-14 Prior Resolution for Case SP-91 dated 6/21/71
- A-15 Prior Resolution for Case BA-368 dated 09/11/69
- A-16 Submission letter prepared by Giordano, Halleran & Ciesla, P.C. dated 12/1/22

- A-17 Resubmission letter prepared by Giordano, Halleran & Ciesla, P.C. dated 1/4/23
- A-18 A Copy of the recorded developer's agreement filed in the Monmouth County Clerk's office on 12/4/18
- A-19 A copy of Howell Township Ordinance O-19-53 creating the Moderate and Low-Income Housing Zone 13 to be known as ML-13 dated 11/12/19
- A-20 2000' Conveyance Plan prepared by Newlines Engineering and Survey dated 8/25/21

INTEROFFICE REPORTS

- B-1 Monmouth County Planning Board Final Approval letter dated 10/24/22
- B-2 Environmental Commission site plan review dated 1/11/23
- B-3 Shade Tree Commission site plan review dated 1/18/23
- B-4 Farmers Advisory Committee site plan review dated 1/26/23
- B-5 Fire Bureau site plan review dated 1/31/23
- B-6 Board Engineer's review letter dated 2/23/23
- B-7 Monmouth County Board of Health site plan review dated 2/17/23
- B-8 Building Sub-Code Official's site plan review dated 1/12/23
- B-9 Fire Bureau site plan review dated 4/11/23
- B-10 Freehold Soil Conservation District Review Revisions letter dated 2/17/23
- B-11 Board Engineer's memo deeming the application incomplete dated 4/21/23
- B-12 Environmental Commission site plan review dated 4/12/23
- B-13 Shade Tree Commission site plan review dated 4/19/23
- B-14 Board Planner's review letter dated 3/29/23
- B-15 Board Planner's review letter dated 4/21/23
- B-16 Farmers Advisory Committee site plan review dated 4/27/23
- B-17 Board Engineer's review letter dated 5/19/23

- B-18 Monmouth County Board of Health review dated 5/19/23
- B-19 Shade Tree review dated 6/21/23
- B-20 Environmental site review dated 7/12/23
- B-21 Fire Bureau review dated 7/24/23
- B-22 Board Engineer's review letter dated 7/27/23
- B-23 Farmers Advisory review dated 7/27/23
- B-24 Board Planner's review letter dated 7/28/23
- B-25 Monmouth County Board of Health review dated 7/28/23
- B-26 Preliminary Water Service approval dated 8/28/23
- B-27 Preliminary Conceptual Sewer approval dated 8/28/23
- B-28 Environmental Commission review dated 9/13/23
- B-29 Farmers Advisory Committee site plan review dated 9/28/23
- B-30 Fire Bureau site plan review dated 10/02/23

NOTICE

PLEASE TAKE NOTICE THAT ON DECEMBER 14, 2023, THE PLANNING BOARD OF THE TOWNSHIP OF HOWELL GRANTED PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH ANCILLARY VARIANCE AND DESIGN WAIVER RELIEF TO HOWELL 360, LLC FOR BLOCK 137, LOTS 22, 23, 24, 25, & 26 AS DEPICTED ON THE TAX MAP OF THE TOWNSHIP OF HOWELL, AND MORE COMMONLY KNOWN AS 1400 US Highway 9, HOWELL TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY, APPLICATION NUMBER SP-1110 TO PERMIT THE CONSTRUCTION OF 360-UNIT INCLUSIONARY RESIDENTIAL DEVELOPMENT CONTAINING TWELVE (12) BUILDINGS. MAPS AND ACCOMPANYING DOCUMENTS ARE AVAILABLE FOR REVIEW IN THE OFFICE OF THE PLANNING BOARD, HOWELL TOWNSHIP MUNICIPAL BUILDING, 4567 ROUTE 9 NORTH, HOWELL, NEW JERSEY.

HOWELL 360, LLC