



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIM W. GILLEN, PE, PP, CME (1991-2019)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

November 2, 2023

Howell Township Planning Board
4567 Route 9 North
PO Box 580
Howell, NJ 07731

Re: Squankum Holdings, LLC (SP-1119)
Preliminary and Final Major Site Plan – Engineering Review #1
Block 5, Lot 10
Location: Lakewood Farmingdale Road
Zone: SED-2 (Special Economic Development)
Our File: HHWP0005.08

Dear Board Members:

Our office has received the following information in support of the above referenced application for Preliminary and Final Major Site Plan Approval:

- Preliminary and Final Major Site Plan (6 sheets) prepared by Forward Engineering, PLLC, dated August 3, 2023, unrevised;
- Traffic Impact Analysis prepared by McDonough & Rea Associates, Inc., dated August 15, 2023, unrevised;
- Environmental Impact Report prepared by DuBois & Associates, LLC, dated July 28, 2023, unrevised;
- Township of Howell Department of Community Development – Concept Plan Meeting Minutes and Notes Memo, dated July 17, 2023;
- Freehold Soil Conservation District Application, dated August 30, 2023;
- Monmouth County Planning Board Application, dated August 30, 2023;
- Certified List of Property Owners, dated July 24, 2023;
- Checklist Waiver Request Form, undated;
- Submission Letter prepared by Sal Alfieri, dated September 7, 2023;
- Resubmission Letter prepared by Sal Alfieri, dated September 14, 2023;



Howell Township Planning Board
Re: Squankum Holdings, LLC (SP-1119)
Preliminary and Final Major Site Plan - Engineering Review #1

November 2, 2023
Our File: HHWP0005-08
Page 2

- A development application and checklist.

In accordance with your authorization, we have reviewed this application for Preliminary and Final Major Site Plan and offer the following comments:

1. Project Description

The subject 1.93-acres property is located within the SED-2 Zone District and contains 290 feet of frontage along the southeasterly side of an unimproved roadway, Commercial Avenue, located adjacent to Lakewood Farmingdale Road. The property currently is vacant with areas of concrete slabs and stone and was previously used as an outdoor storage area. There is one existing driveway from Commercial Avenue and it does not appear that any public utilities are currently servicing the property.

The Applicant proposes to remove any concrete surfaces and an existing chain link fence located within the right-of-way and utilize the property as a contractor yard. The Applicant is proposing to construct two (2) temporary maintenance buildings, 2,080 s.f. in size each, and will install 10-foot tall chain link fence around the perimeter of the property, along with an interior 6-foot chain link fence in the rear yard to store materials. A vegetative buffer is provided in the front yard and the remainder of the site is noted to remain with gravel. Access to the site will remain via a 30-foot wide, two-way driveway from Commercial Avenue. Parking is provided for 26 passenger vehicles and 20 oversized trucks/trailers. Additional improvements include a 10 foot by 10 foot trash enclosure and a portable restroom unit. Electric service is proposed to be brought into the site, and it does not appear that water or sanitary sewer will be provided.

2. Zoning Compliance

The subject property is situated within an SED-2 Zone District and the table below summarizes the bulk standards and zone requirements for the site:

Description	Required	Proposed
Minimum Lot Area	120,000 s.f.	84,099 s.f. (EC)
Minimum Lot Frontage	200 feet	290.7 feet
Minimum Front Yard Setback	60 feet	± 199 feet



Howell Township Planning Board
 Re: Squankum Holdings, LLC (SP-1119)
 Preliminary and Final Major Site Plan - Engineering Review #1

November 2, 2023
 Our File: HHWP0005-08
 Page 3

Minimum Side Yard Setback	Greater of 50 feet or building height	± 54 feet
Minimum Rear Yard Setback	50 feet	50 feet
Maximum Impervious Cover	70%	TBD [1]
Maximum Building Height	45 feet	< 45 feet
Location of Accessory Buildings	Side or rear yard only, setback 2x building height	N/A
Minimum Number of Parking Spaces	Construction (Storage/Laydown Yard): 1 space/25,000 sf lot size (3.4) + 1 space/300 sf office space (0) = 4 spaces	26 spaces

(EC) – Existing Condition (V) – Variance

Note [1] – A majority of the site is comprised of a gravel surface that would be driven over by vehicles. We defer to the Board Planner as it relates to this surface constituting impervious coverage.

The following existing conditions appears to remain pertinent to the application:

- a. **Section 188-79.2 (Schedule II)** – The minimum lot area required in the SED-2 Zone is 120,000 s.f.; whereas the property is 84,099 s.f. in size.

The Applicant has requested the following variance:

- a. **Section 188-12A** – Fences and walls shall not be located in any required sight triangle and shall not be higher than four feet unless set back from the street line the minimum setback required for the zone, except that there shall be no height limitations other than the maintenance of a clear sight triangle on living fences, fences around agricultural uses, and fences around utility and industrial upon. Fences and walls shall not exceed six feet in height when located more than the required setback from the street line in a residential zone nor more than eight feet in height when located more than the required setback from



Howell Township Planning Board
Re: Squankum Holdings, LLC (SP-1119)
Preliminary and Final Major Site Plan - Engineering Review #1

November 2, 2023
Our File: HHWP0005-08
Page 4

the street line in a business zone. Whereas a 10-foot-tall chain link fence is proposed along the front, side and rear property lines.

In addition to the above, the following variances also appear necessary:

- b. **Section 188-51A** – All lots shall have a minimum of one front yard fronting on a street, as defined in N.J.S.A. 40:55D-7, which has been improved to Township standards or accepted by the Township; whereas the subject property has frontage along Commercial Avenue which is not an improved street.
- c. **Section 188-63D** – No structure, disturbance, storage of materials or parking of vehicles shall be permitted in a buffer area. Access points from public roadways and utility infrastructure as well as fences along the rear property lines, as the case may be, shall be excluded from this subsection of this section. Utility infrastructure does not include stormwater management facilities. Stormwater retention/detention basins are not permitted within a buffer area; whereas the 10-foot chain link fence is proposed along the property line in the front yard.
- d. **Section 188-63E** – Buffer areas separating a nonresidential use from a residential use or zoning district line or active farmland shall provide a fifty (50) foot wide, four-season buffer with fencing, landscaping or walls ten (10) feet high and a six (6) foot high landscaped berm; whereas the proposed landscaping is not sufficient or acceptable.
- e. **Section 188-63F** – All buffer areas shall be planted and maintained with either grass or ground cover together with a screen of live shrubs or scattered planting of live trees, shrubs, or other plant material meeting the following requirements: including evergreen trees to be 6-8 feet in height and deciduous trees are to be 2.5" caliper at install; whereas, only one (1) species of evergreen tree at five (5) feet tall has been indicated for the entire planting.

The Applicant has requested the following design waiver:

- a. **Section 188-106F(1)** -- Areas of ingress and egress, loading and unloading areas, major interior driveways and aisles, and other areas likely to experience similar heavy traffic shall be paved with not less than four inches of compacted base course of plant-mixed bituminous stabilized base course constructed in layers not more than two inches compacted thickness, or equivalent. A minimum two-inch-thick compacted wearing surface of bituminous concrete, or equivalent, shall be constructed thereon in accordance with those specifications; whereas the existing gravel surface is proposed to remain.



Howell Township Planning Board
Re: Squankum Holdings, LLC (SP-1119)
Preliminary and Final Major Site Plan - Engineering Review #1

November 2, 2023
Our File: HHWP0005-08
Page 5

In addition to the above, the following design waivers appear necessary:

- b. **Section 188-22** – The light intensity provided at ground level shall be a minimum of 0.3 footcandle anywhere and shall average a maximum of 0.5 footcandle over the entire area; whereas no lighting is proposed for the parking stalls.
- c. **Section 188-106A** – Driveways with widths exceeding 24 feet shall be approved by the Planning Board giving consideration to the width, curbing, traffic flow, radii of curves, and traffic lane divider; whereas the proposed driveway width is 30 feet.
- d. **Section 188-106C** – All parking lots with more than 10 spaces and all loading areas shall have concrete or Belgian block curbing around the perimeter of the parking and loading areas in conjunction with an overall drainage plan. Curbing shall be either depressed at the driveway or have the curbing rounded at the corners with the access drive connected to the street in the same manner as another street; whereas no curbing is proposed.
- e. **Section 188-106F(2)** -- Parking space areas and other areas likely to experience light traffic shall be paved with not less than three inches of compacted base concrete or plant-mixed bituminous stabilized base course, or equivalent. At least 1 1/2 inch compacted wearing surface of bituminous concrete, or equivalent, shall be constructed thereon in accordance with those specifications; whereas the existing gravel surface is proposed to remain.
- f. **Section 188-106G** – Landscaping in all loading areas and in and around parking lots for 10 or more vehicles shall be shown on a landscaping plan. There shall be at least one tree and one shrub for every 10 parking spaces; whereas a landscaping plan has not been provided.
- g. **Section 188-106I(1)** – No off-street loading and maneuvering area shall be located in any front yard nor require any part of a street; whereas loading spaces are located in the front yard.
- h. **Section 188-122** – Street trees shall be planted 40-60 feet apart on average along the property frontage; whereas no trees have been provided.
- i. **Section 188-224G** – Trash enclosures and loading areas shall be placed to the rear or side of buildings in visually unobtrusive locations. Screening and landscaping shall be provided to minimize direct views. Screening shall be a minimum of five (5) feet tall, shall be visually impervious and keep receptacles completely out of view; whereas no buffer landscaping has been proposed for the trash enclosure.



Howell Township Planning Board
Re: Squankum Holdings, LLC (SP-1119)
Preliminary and Final Major Site Plan - Engineering Review #1

November 2, 2023
Our File: HHWP0005-08
Page 6

- j. **Section 188-225E** – Lighting shall be provided within parking lots and along pedestrian walkways; whereas lighting has not been provided.
 - k. **Section 188-225G(1)** – All lots shall have private walkway access to a public sidewalk in the right-of-way. All Site Plan applications shall provide public sidewalks along the entire frontage of the subject property; whereas no sidewalk is existing or proposed along the Lakewood Farmingdale Road/Commercial Avenue frontages, nor is a private sidewalk access provided from the right-of-way to the buildings. If the Board grants a waiver from providing sidewalk along the frontage of the property, the Applicant shall be responsible to pay into the Howell Township Sidewalk Trust Fund in the amount of \$8,139.60. (290.7 LF x 4 FT wide = 1,162.8 SF x \$7/SF = \$8,139.60).
 - l. **Section 188-226F** - Along each street line a five-foot strip, measured from the right-of-way, shall be provided suitably landscaped, except for necessary walks and accessways; whereas, no landscaping is proposed.
3. The Applicant has requested waivers from providing the following required checklist items:
- a. **Checklist Item #5** –Utilities Department Filing Fee
 - b. **Checklist Item #15** – Stormwater Management Report
 - c. **Checklist Item #17** – Written descriptions including metes and bounds for easements
 - d. **Checklist Item #20** – Architectural Plans

The following required checklist submission items should be provided or waivers requested:

- e. **Checklist Item #4** – Previous Planning and/or Zoning Board approvals.
- f. **Checklist Item #39** – The reference meridian both written and graphic.
- g. **Checklist Item #51b** – A statement containing estimates of daily water consumption.
- h. **Checklist Item #51c** – A statement of the anticipated number of shift and number of employees per shift.
- i. **Checklist Item #52** – Use designation of all properties within 200 feet.
- j. **Checklist Item #60** – All overland and underground drainage conveyances within 2,000 feet.
- k. **Checklist Item #64** – Location of existing and proposed water and sewer mains. Estimated sewerage disposal rate (GPD).



Howell Township Planning Board
Re: Squankum Holdings, LLC (SP-1119)
Preliminary and Final Major Site Plan - Engineering Review #1

November 2, 2023
Our File: HHWP0005-08
Page 7

- l. **Checklist item #65** – Location of existing and proposed wells and septic systems.
 - m. **Checklist Item #79** – Drainage Plan.
 - n. **Checklist Item #80** – Utility Plan.
 - o. **Checklist Item #81** – Lighting Plan.
 - p. **Checklist Item #82** – Signing and Striping Plan.
 - q. **Checklist Item #83** – Traffic Signal Plan.
 - r. **Checklist Item #84** – Landscaping Plan.
 - s. **Checklist Item #85** – A Woodlands Management Plan.
 - t. **Checklist Item #86** – Maintenance & Protection of Traffic Plan.
 - u. **Checklist Item #87** – Profiles and cross sections of all streets.
 - v. **Checklist Item #88** – Profiles of utility layouts.
4. Based on our review of the subject application, we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

Preliminary Site Plan: \$15 for each parking space up to 500 (46)	\$690.00
Final Site Plan: ½ preliminary	\$345.00
Bulk Variance: \$500 plus \$50 per variance (5)	\$750.00
Subtotal:	\$1,785.00

b. **Professional Services Escrow Fees:**

Preliminary Site Plan: Less than 10,000 s.f. building area	\$5,000.00
Final Site Plan: 1/3 preliminary	\$1,666.67
Bulk Variance	\$2,000.00
Subtotal:	\$8,666.67

We recommend the Township collect \$1,785.00 in nonrefundable application fees and \$8,666.67 in professional services escrow fees from the Applicant prior to deeming the



Howell Township Planning Board
Re: Squankum Holdings, LLC (SP-1119)
Preliminary and Final Major Site Plan - Engineering Review #1

November 2, 2023
Our File: HHWP0005-08
Page 8

application complete. In addition, the Applicant will be required to pay all applicable revision fees as stipulated in the Township Ordinances.

5. The Applicant should be prepared to discuss the following issues with the Board:

- a. Approval history for the subject property.
- b. Anticipated operations associated with the proposed use and overall site, including but not limited to: nature of proposed use; hours of operation; number of employees; truck/trailer traffic, loading/unloading and overall site circulation; refuse management, including mandatory recyclables; buffering/screening and overall site aesthetics; etc.
- c. The type of materials to be stored in the fenced enclosure. The applicant shall verify that no other materials will be stored on site except where it is noted on the plan.
- d. The intent for the two temporary buildings and the timing to construct and then remove.
- e. Traffic impacts associated with the proposed project including on-site circulation and anticipated off-site truck patterns.
- f. If any site ID or building mounted signage is to be proposed.
- g. The proposed lighting for the site as it appears that no site or security lighting is provided.
- h. The anticipated tree removal associated with the site. It appears there are existing trees along the perimeter, including within existing stone areas proposed to be removed; however, trees are not depicted on the plans.
- i. Clarify the existing and proposed utilities to the site. It appears that only electric service is proposed.
- j. Whether the maintenance structures will have concrete floors. At a minimum our office recommends concrete for the structures and all parking spaces.
- k. Our office recommends the plan be approved by the Township Fire Chief, especially as it relates to emergency access through the front gate and the proximity to the nearest fire hydrant, whereas it does not appear that water is located within or in front of the subject property.
- l. Compliance with Ordinance Article IV, Standards of Performance, relative to but not limited to: noise; glare; pollutants; flammable/hazardous materials; solid/liquid waste; refuse management; etc.



Howell Township Planning Board
Re: Squankum Holdings, LLC (SP-1119)
Preliminary and Final Major Site Plan - Engineering Review #1

November 2, 2023
Our File: HHWP0005-08
Page 9

- m. The proposed stormwater management of the property. It does not appear that the project would qualify as a Major Development; however, the drainage patterns shall be discussed.
 - n. The proposed improvements (curb, sidewalk, widening, right-of-way dedication, etc.) along the Lakewood Farmingdale Road and Commercial Avenue frontages. We defer comment to the Monmouth County Planning Board regarding Lakewood Farmingdale Road.
6. This application may be subject to the following outside agency approvals:
- a. Monmouth County Planning Board
 - b. Monmouth County Health Department
 - c. Freehold Soil Conservation District
 - d. NJDEP
 - e. Howell Township Municipal Utilities Department
 - f. NJAW
 - g. Howell Township Shade Tree Commission
 - h. Howell Township Environmental Commission
 - i. Howell Township Police Department
 - j. Howell Township Bureau of Fire Prevention
 - k. All other outside agency approvals as may be required. The Applicant shall address the Board regarding the status of all outside agency approvals for the project. In addition, copies of all outside agency approvals shall be forwarded to our office.
7. Upon our review, the Plan shall be revised as follows:
- a. The Site Plan shall be revised to show more defined property lines as seen in the Existing Conditions and Demolition Plan.
 - b. Identify the height of the proposed maintenance buildings.
 - c. Provide the survey indicated in general note #7.



Howell Township Planning Board
Re: Squankum Holdings, LLC (SP-1119)
Preliminary and Final Major Site Plan - Engineering Review #1

November 2, 2023
Our File: HHWP0005-08
Page 10

- d. Provide the architectural plans discussed in general note #13. Depict any man door and/or overhead door locations on the plan.
- e. Revise the label for the 25 parking spaces as it notes 10 feet x 40 feet instead of 9 feet by 19 feet.
- f. Identify the sight triangle from the site driveway in accordance with Section 188-28. Verify that the chain link fence with fabric will not block the line of sight.
- g. Revise the trash enclosure detail to indicate 4,500 PSI concrete strength.
- h. Provide a detail for the chain link fence gate at the driveway entrance, and make note that it is to swing into the site only and not out into the right-of-way.
- i. Label the proposed electric service to be underground.
- j. Provide a vehicle circulation exhibit for a garbage truck accessing and leaving the trash enclosure.
- k. According to the NJDEP's GeoWeb, the site was considered as a Solid Waste Facility. The Applicant should clarify this condition, as to whether or not there is a need to formally address or close this designation.
- l. Applicant should indicate if a Preliminary Assessment or Phase I Environmental Assessment (in accordance NJDEP Site Remediation Program requirements or ASTM Guidelines, respectively) is required.
- m. A note should be added to the plans indicating that any imported fill meet the definition of Clean Fill as stated within the NJDEP's Technical Requirements for Site Remediation (as found at NJAC 7:26E).
- n. Revise the plans to provide greater site diversity for plant materials. Currently, the plans include only one (1) species; seventy-five (75) Arborvitae for the entire site. Our office does not find this acceptable.
- o. Revise the plans to graphically depict an existing woodline and tree protection fencing at the limits of disturbance.



Howell Township Planning Board
Re: Squankum Holdings, LLC (SP-1119)
Preliminary and Final Major Site Plan - Engineering Review #1

November 2, 2023
Our File: HHWP0005-08
Page 11

Prior to the application being deemed complete, the Board must act on the Applicant's request for the submission waivers outlined in Item #3 of our report. We recommend the Applicant comply with all applicable notification requirements as set forth in the Howell Township Land Use Ordinance and the Municipal Land Use Law.

The right is reserved to present additional comments pending the receipt of revised plans and/or testimony of the Applicant before the Board.

If you have any questions with regard to the above matter, please do not hesitate to call.

Very truly yours,
CME Associates

Laura J. Neumann, PE, PP
Planning Board Engineer

LJN/JAR/ROM/MVAP

cc: Howell Township Environmental Commission
Ronald Cucchiaro, Esq., Board Attorney
Jennifer Beahm – Board Planner
Squankum Holdings, LLC – Applicant (shlomo@atlanticsitenj.com)
Forward Engineering, PLLC – Applicant's Engineer (yportnoy@forwardengineering.net)
Salvatore Alfieri, Esq. – Applicant's Attorney