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August 19, 2024

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

Re: 1228 Realty, LLC (Case #SP-1055)
Request for Time Extension #2
Minor Site Plan
Block 137, Lot 29
Location: 1228 US Highway Route 9 South
Zone: HD-1 (Highway Development)
Our File: H-HW-P0137-12

Dear Planning Board Members:

In accordance with your authorization, our office has reviewed the request for an extension of time, submitted by E. Carlton Kromer, Esq., for the above referenced project and offer the following comments:

1. The subject 1.5 acre site is located along Route 9 south within the HD-1 Zoning District.
2. The Applicant received Minor Site Plan approval from the Planning Board via resolution memorialized on July 18, 2019, to construct a 780 sf building addition, a 1,206 sf second story addition above the existing 1-story building, along with a reconfiguration of the existing parking area.
3. The Applicant is requesting a second time extension of the Minor Site Plan approval. Testimony should be provided supporting the request for an extension of time in accordance with N.J.S.A. 40:55D-52. We note that two (2) one-year extensions were previously granted in 2021.
4. The Applicant should address the Board regarding compliance with Conditions of Approval contained within the above referenced Resolution. We note that our office issued a letter of compliance for said application on January 7, 2020.
5. Based on our review of the subject request for an extension of time, we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

139-34B(5)	Extension of Site Plan Approval	\$500.00
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b. Professional Services Escrow Fees:

139-41J	Requests for Extensions of Time to Commence Development or File Subdivision Maps	\$750.00
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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/TB

cc: Ronald Cucchiaro, Esq. – Board Attorney
Jennifer Beahm – Board Planner
E. Carlton Kromer, Esq.
1228 Realty, LLC