



BMLR-00020

July 18, 2024

ATTN: Eileen Rubano
Howell Township Planning Board
4567 Route 9 North
PO Box 580
Howell, NJ 07731

**Re: 1228 Realty LLC (SP-1055), Block 137, Lot 29
File No. #H-HW-P0137-12; HD-1 Zone
Request for Extension**

Dear Ms. Eileen Rubano:

As you are aware, per the attached, on June 3, 2021 the Township of Howell Planning Board granted two (2) one (1) year extensions of Minor Site Plan approval to 1228 Realty, LLC. Therefore, it is our understanding that as of June 3, 2023 the site plan approval requires additional extensions. Therefore, please extend the approval for three (3) years, to June 3, 2026. The site requires a connection to the newly constructed sanitary sewer on Route 9, which requires several approvals and permits that were dependent on Township approval to connect to the sanitary sewer. The applicant just received Howell Township Approval via Resolution in 2024 to connect to the Sewer. Upon receiving the Resolution to connect to the sewer, the Applicant immediately applied to NJDOT and MRRSA for approval. The Applicant has been told that MRRSA will place the approval on their September 18th meeting, then after that meeting the Applicant can apply to OCUA for approval. The OCUA said they require two (2) weeks after MRRSA approval which brings that approval to October 4, 2024. The Applicant cannot apply for TWA from NJDEP until MRRSA and OCUA approval, so TWA approval will be sent to NJDEP in October 2024 and that can take up to 90 days, which will bring the sewer approvals to January 2025. Then the applicant will pull Township construction permits which may take one (1) month and commence construction which is estimated to take one (1) year. Therefore, we are estimating a Construction completion for Certificate of Occupancy by Spring 2026.

Please accept this request to extend the approval for three (3) years from June 3, 2023 to June 3, 2026.

Enclosed please find a check for \$500 for application fee and \$750 for escrow fee, both made out to Howell Township.

Should you have any questions or require any additional information, please do not hesitate to contact this office.

Sincerely,


Jaclyn J. Flor, PE, PP, CME
President & CEO

Enclosures

cc: Carlton Kromer, esq (Applicant's Attorney), Bekim Kosovrasti (Applicant), Lou Bekim Kosovrasti (Applicant)