



**Consulting & Municipal
ENGINEERS**

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December 4, 2024

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

Re: *Gutierrez Properties LLC (SP-1034A)*
Preliminary and Final Major Site Plan – Engineering Review #1
Block 49, Lot 21.01
Location: 219 Squankum Road (CR 524)
Zone: SED-1 (Special Economic Development) & ARE-2 (Agricultural Rural Estate)
Our File: 115.HWP0049.H19

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 (3 sheets) prepared by Colliers Engineering & Design, dated October 1, 2024, unrevised;
- Survey of property (2 sheets) prepared by Colliers Engineering & Design, dated August 23, 2024, unrevised;
- Prior Resolution of Approval (SP-1034), approved October 19, 2017, memorialized January 18, 2018;
- Monmouth County Planning Board Application, dated October 1, 2024;
- Submission Waiver Request List, prepared by Colliers Engineering & Design, dated October 2, 2024, last revised October 21, 2024;
- A 200' property owner list, dated September 10, 2024;
- Cover letter prepared by Colliers Engineering & Design, dated October 8, 2024;
- Cover letter prepared by Colliers Engineering & Design, dated October 22, 2024;
- A completed development application and checklist.

CONSULTING AND MUNICIPAL ENGINEERS LLC
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000
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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 property is 18 acres in size and is split between the SED-1 and ARE-2 Zone Districts. The property contains approximately 577 feet of frontage along the southbound side of Squankum Road (CR 524). Currently, the front (eastern) portion of the property that is entirely within the SED-1 zone is utilized as a contractor's storage yard, as per Planning Board approval dated January 18, 2018. The rear (western) portion of the property that is located within the ARE-2 zone is undeveloped wooded area. The property is bisected by the Marsh Bog Brook, which is generally flowing in a North-South direction.

The Applicant is now proposing to store new shipping/storage containers on site in specified areas. Each storage container is approximately 40 feet long x 8 feet wide x 8.5 feet high and will be stacked 2 or 4 containers high. In total, approximately 260 containers are proposed. The containers are to be stored on an existing gravel pad. No additional site or building improvements are proposed.

2. Zoning Compliance

The subject site is located within SED-1 and ARE-2 Zone Districts. Given that the existing and proposed improvements are located within the SED-1 Zone, the table below summarizes the bulk measures and zone requirements for the SED-1 Zone only:

Description	SED-1 Requirements	Proposed
Minimum Lot Area	120,000 sf	786,230 sf
Minimum Lot Frontage	200 feet	577 feet
Minimum Front Yard Setback	60 feet	64.4 feet
Minimum Side Yard Setback	Greater of 50 feet or building height	7.7 feet (EC)
Minimum Rear Yard Setback	50 feet	1,223.1 feet
Maximum Impervious Cover	70%	18.70%
Maximum Building Height	45 feet	35 feet (4 stacked containers)



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Location of Accessory Buildings	Side or rear yard only, setback twice the building height	37.3 feet (two stacked containers) 70 feet (four stacked containers)
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(EC) – Existing Condition (V) – Variance

The following existing condition appears to remain pertinent to the property:

- a. **Section 188-79.1 – Attachment II** – The minimum side yard setback is 50 feet; whereas the existing building is set back 7.7 feet.

The Applicant has not requested any variances; however, the following appears to be required:

- a. **Section 188-63A** – Every application for site plan approval or major subdivision approval on lots of one acre or more shall contain a fifty-foot perimeter buffer or farmland buffer easement, as the case may be. Said buffer areas are required along all lot and street lines separating residential uses from arterial and collector streets, separating a nonresidential use from either a residential use or residential zoning district line or active farmland. Nonresidential site plans abutting nonresidential uses or zones shall not require a buffer. Whereas it appears Lot 22 may be a residential use and no buffer is provided. The ARE-6 zone is located across Squankum Road and no buffer is provided. Additionally, the ARE-2 zone line shall be identified and the necessary buffer verified.

The Applicant has not requested any design waivers; however, the following appears to be required:

- a. **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 Lot 21.01. 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 \$16,156.00. (577 LF x 4 FT wide = 2,308 SF x \$7/SF = \$16,156.00).
3. The Applicant has requested waivers from providing the following required checklist submission items:
 - a. **Checklist Item #5** – Properly calculated Utilities Department filing fee and review fee with payment submitted via cash or individual check made out to Township of Howell.



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- b. **Checklist Item #11** – Three (3) Copy of application submitted to Freehold Soil Conservation District (FSCD).
- c. **Checklist Item #17** – Five (5) copies of all proposed written descriptions including metes and bounds for all easements, covenants and deed restriction affecting the property in question.
- d. **Checklist Item #19** – An affirmative statement in writing indicating how all applicable conditional use standards are met.
- e. **Checklist Item #20** – Five (5) copies of the preliminary Architectural Plans for all proposed building or structures, including floor plans and elevations.
- f. **Checklist Item #54** – Existing and proposed contours.
- g. **Checklist Item #55** – Existing and proposed spot grades
- h. **Checklist Item #57** – Location of wetlands, wetland buffers, floodplains, threatened and endangered species any other environmentally constrained areas.
- i. **Checklist Item #58** – Location of flood hazard area including flood fringe and floodway, riparian zone, and any other waterway channels.
- j. **Checklist Item #59** – Location of any wooded areas, stone rows, tree rows, railroads, isolated trees >4" diameter.
- k. **Checklist Item #60** - All overland and underground drainage conveyances within 2,000 feet downstream.
- l. **Checklist Item #64** – Location of existing and proposed water and sewer mains. Estimated sewerage disposal rate.
- m. **Checklist Item #65** – Location of existing and proposed wells and septic systems.
- n. **Checklist Item #66** – Location of other existing and proposed utility lines.
- o. **Checklist Item #67** – Location, names, widths, and composition of all existing and proposed streets.
- p. **Checklist Item #68** – Existing and proposed centerline, gutter and top of curb elevations along the roadway at a minimum of 50' increments.



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- q. **Checklist Item #69** – Soil borings documenting the permeability and seasonal high-water table.
- r. **Checklist Item #71** – Location of any solid waste and recyclable storage facilities.
- s. **Checklist Item #72** – Details for the construction of any on-site improvements.
- t. **Checklist Item #78** – Grading Plan
- u. **Checklist Item #79** – Drainage Plan
- v. **Checklist Item #80** – Utility Plan
- w. **Checklist Item #81** – Lighting Plan
- x. **Checklist Item #82** – Signage and striping plan
- y. **Checklist Item #83** – Traffic Signal Plan & Public Entrance Plan
- z. **Checklist Item #84** – Landscaping Plan
- aa. **Checklist Item #85** – Woodlands Management Plan
- bb. **Checklist Item #86** – Maintenance & Protection of Traffic Plan
- cc. **Checklist Item #87** – Profiles and cross sections of all streets, common driveways, or private roads
- dd. **Checklist Item #88** – Profiles of utility layouts
- ee. **Checklist Item #89** – Construction Details
- ff. **Checklist Item #90** – Soil Erosion and Sediment Control Plan

Additionally, the following required checklist submission items should be provided or waivers requested:

- gg. **Checklist Item #13** – Environmental Impact Report
- hh. **Checklist Item #14** – National Resource Inventory report.
- ii. **Checklist Item #15** – Stormwater Management Report



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- jj. **Checklist Item #16** – Traffic Report
- kk. **Checklist Item #18** – Written explanation for waiver requests. **Several items in the checklist are listed as waivers but are not listed in the submission waiver request list.**
- ll. **Checklist Item #37** – Plans drawn to scale not smaller than 1 inch = 50 feet or larger than 1 inch = 20 feet
- mm. **Checklist Item #43** – Property lines shown, length in feet and hundredths, bearings in degrees, minutes and seconds
- nn. **Checklist Item #45** – Name, address, phone number and email of the Owner of the property.
- oo. **Checklist Item #46** – Name, address, phone number and email of the Applicant of the property.
- pp. **Checklist Item #51a** – Description of any proposed machinery operation, products, by-products and processes to be contained on the site.
- qq. **Checklist Item #51b** – Statement containing estimates of daily water consumption.
- rr. **Checklist Item #51c** – Statement on the anticipated number of shifts and number of employees per shift.
- ss. **Checklist Item #52** – Name of all property owners and use designation of all lots.
- tt. **Checklist Item #62** – Existing and proposed zoning setbacks and dimensions depicted graphically on the plan.

4. Based on our review of the subject application, we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

Preliminary Site Plan: \$450 up to 5,000 sf of building area	\$450.00
Final Site Plan: ½ preliminary	\$225.00
Bulk Variance: \$500 plus \$50 per variance (1)	\$550.00
Subtotal:	\$1,225.00



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b. **Professional Services Escrow Fees:**

Preliminary Site Plan: Less than 10,000 sf building area (major site plan)	\$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 \$1,225.00 in nonrefundable application fees and \$8,667.67 in professional services escrow fees from the Applicant prior to deeming the 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:
- We note that the January 18, 2018 Resolution indicates that the approved use was a storage yard for construction materials. The current use shall be discussed as to whether it still meets the intent of permitted use "construction" or something else such as conditionally permitted "trade contractor business."
 - Continued compliance with the conditions of the January 18, 2018 Resolution, specifically numbers 3 and 4, which outline the materials and equipment that may be stored on site, and specifically excludes the storage of stone and asphalt.
 - The materials that will be stored in the storage containers.
 - Existing screening/buffers and whether anything additional is proposed to improve the sight lines from the road.
 - The types of vehicles operating at the site and if there are any anticipated circulation issues with the additional storage containers.
 - The proposed container storage is located in the same location as a number of conex containers, as shown on the Existing Conditions Plan. Discuss if these existing containers will be relocated or removed.
 - Whether any new signage is proposed with this application.
 - There is an existing sanitary sewer easement that runs through the property in a north-south direction. Verify if the only activity taking place inside of this easement is the removal of existing containers.



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- i. No lighting has been proposed for the outdoor storage. If containers are to be accessed between dusk and dawn, a lighting plan should be provided for further review. Please note that the January 18, 2018 Resolution indicates that the hours of operation are daylight hours only.
6. Based upon our review, we offer the following comments:
 - a. Revise the plans to show all zoning setbacks and associated buffers.
 - b. Revise the plans (all 3 sheets) to identify all zoning boundaries and surrounding use types on adjacent lots (residential/commercial/industrial).
 - c. Revise the Key Map to provide a 200 ft dimension from the property.
 - d. Revise the General Notes to provide the state planning area.
 - e. Revise the plans to provide the bearing and distances of the entire property boundaries.
 - f. Our office performed a site visit and noted the three (3) red maple trees installed along Squankum Road will not reach maturity as lawn equipment has severely damaged the base of the trees, allowing decay organisms to enter the trees. Revise the plans to provide street trees, in accordance with 188-122.
7. 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. Manasquan River Regional Sewerage Authority
 - h. Howell Township Shade Tree Commission
 - i. Howell Township Environmental Commission
 - j. Howell Township Police Department



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- k. Howell Township Bureau of Fire Prevention
- l. 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.

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, CME
Planning Board Engineer

LJN/JAR/TJB

Cc: Howell Township Environmental Commission
Ronald Cucchiaro, Esq., Board Attorney
Jennifer Beahm – Board Planner
Gutierrez Properties, LLC – Applicant (bgutierrez@jaginc.co)
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