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January 28, 2025

Howell Township Planning Board
4567 Route 9 North
Howell, NJ 07731

**Re: Ford Road – Major Subdivision
Capital Project – Review #1
Block 69, Lots 5, 5.01, 6, 7, & 8
Location: Ford Road
Zone: ARE-2 (Rural Estate 2) Zone**

Dear Planning Board Members:

In accordance with your authorization, our office has reviewed the Final Plat – Major Subdivision Plan (2 sheets) prepared Colliers Engineering and Design, dated December 1, 2024, unrevised, for the above referenced project, and offer the following comments:

1. The subject tract is owned by the Township of Howell and is comprised of five (5) existing lots which combine for a total area of 21.06 acres. The tract is located within the ARE-2 Zone and has frontage along Ford Road to the north, and abuts the municipal Boundary with Lakewood Township to the south. The existing property contains several single family dwellings and a day care facility. Additionally, the property contains the North Branch of the Metedeconk River, and its associated flood hazard area and wetlands, as well as a 340 foot wide JCP&L right-of-way.
2. The project is proposing to subdivide the five (5) existing lots into seven (7) news lots. It appears that the existing principal structures will remain on their own lot, while a number of accessory structures, sheds, fences, etc., are proposed to be removed.
3. The proposal is submitted consistent with NJSA 40:55D-31. The Board should determine to what extent our office is to review the subject plans. At a minimum, we offer the following:
 - a. It appears that a portion of proposed Lot 5.05 may be located beyond the municipal boundary line of the North Branch Metedeconk River, within Lakewood Township. There is also a note that this location is an area of questionable title. We recommend this be further evaluated to determine if any approvals are required from Lakewood Township.

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NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000

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- b. Our office did not perform a review of the Plat with regards to compliance with the Map Filing Law Checklist. The Township shall ensure all criteria of this checklist are addressed prior to signing the plat and ultimately recording it.
- c. It appears that an access easement may be required to proposed Lot 5.05 from Ford Road.
- d. The Final Plat provides a Zoning Chart for the seven (7) proposed lots. Based upon our review, we note the following deviations from the Township Bulk Standards:
 - i. Proposed Lot 5.02:
 - Lot Area: 0.766 acres; 2 acres required.
 - Lot Width: 167.74 feet; 200 feet required.
 - Lot Depth: 176.98 feet; 200 feet required.
 - ii. Proposed Lot 5.03:
 - Lot Area: 0.66 acres; 2 acres required.
 - Lot Width: 150 feet; 200 feet required.
 - Lot Depth: 191.53 feet; 200 feet required.
 - Front Yard Setback: 41.9 feet; 50 feet required.
 - iii. Proposed Lot 5.04:
 - Lot width: 50 feet; 200 feet required.
 - iv. Proposed Lot 5.05:
 - Does not provide frontage along a public street.
 - v. Proposed Lot 6.01:
 - Lot Area: 0.509 acres; 2 acres required.
 - Lot Width: 118.96 feet; 200 feet required.
 - Lot Depth: 189.40 feet; 200 feet required.
 - Front Yard Setback: 30.2 feet; 50 feet required.



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- Side Yard Setback: 15.6 feet; 30 feet required.
- vi. Proposed Lot 7.01:
- Lot Area: 0.714 acres; 2 acres required.
 - Lot Width: 114.06 feet; 200 feet required.
 - Side Yard Setback: 16.1 feet and 29.1 feet; 30 feet required.
 - Impervious Coverage: 40.6%; 15% required.
- vii. Proposed Lot 8.01:
- Lot Area: 0.460 acres; 2.0 acres required.
 - Lot Width: 92.04 feet; 200 feet required.
 - Side Yard Setback: 21.5 feet and 23.8 feet; 30 feet required.
- e. We note that the Zoning Chart shall be updated to reflect the ARE-2 rear yard requirement of 50 feet and the building height requirement of 35 feet.

The right is reserved to present additional comments pending the receipt of revised plans and/or the 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, CFM
Planning Board Engineer

LJN/JAR

cc: Howell Township Environmental Commission
Ronald Cucchiaro, Esq. – Board Attorney
Jennifer Beahm, PP, AICP – Board Planner
Matthew R. Howard, PSM – Director of Community Development