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February 21, 2025

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

Re: Monmouth Solar 1, LLC (SP-1099)
Preliminary and Final Major Site Plan – Request for Time Extension
Block 42, Lots 93, 93.01, 94.01
Location: 2921 Lakewood-Allenwood Road
Zone: ARE-6 (Agricultural Rural Estate 6)
Our File: 115.HWP0042.H10

Dear Planning Board Members:

In accordance with your authorization, we have reviewed the request for an Extension of Time submitted by Grace Chun for the above referenced project and offer the following comments:

1. The subject properties are indicated to contain a total of 239 acres and provide a total of 1,674 feet of road frontage along the north side of Lakewood-Allenwood Road. The property is located approximately 430 feet east of Vienna Road and 3,711 feet west Cascades Avenue within the ARE-6 Zone District.
2. The Applicant was granted Preliminary and Final Site Plan Approval with Ancillary Variance and Design Waiver Relief per Resolution memorialized August 4, 2022 to construct a solar energy facility of approximately 1,161 solar panels.
3. On May 10, 2024, our office issued an engineering letter of compliance, which included a review of a revised plan, including an increase in the quantity of panels, while lowering the height of the panels, and maintaining the same overall limit of disturbance.
4. The Applicant is now requesting a one-year extension of time on the Site Plan approval. The time frame associated with said extension, as well as supporting testimony should be provided in accordance with N.J.S.A. 40:55D-52.
5. Based upon our review of the subject request of an extension of time, we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

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|------------|---------------------------------|----------|
| 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, CME, CFM
Planning Board Engineer

LJN/JAR/TB

cc: Ronald Cucchiaro, Esq., Board Attorney
Jennifer Beahm – Board Planner
Monmouth Solar 1, LLC – Applicant (dgrohman@hespsolar.com)
Grace Chun, Esq. – Applicant's Attorney (gchun@pearlmanmiranda.com)