

HOWELL TOWNSHIP ZONING BOARD

EXHIBITS

Case No. BA21-17 / Gabrielli Howell Realty, LLC
Use Variance – Preliminary & Final Major Site Plan

February 28, 2022

March 28, 2022

- A-1 Development application**
- A-2 Application Checklist**
- A-3 Preliminary and Final Major Site Plans consisting of nineteen (19) sheets prepared by Colliers Engineering & Design dated 5/27/21, last revised 11/1/21**
- A-4 Environmental Impact Report prepared by Colliers Engineering & Design dated May 2021**
- A-5 Stormwater Management Report prepared by Colliers Engineering & Design dated 5/27/21, Last revised 11/1/21**
- A-6 Traffic Impact Study prepared by Colliers Engineering & Design dated 5/27/21 with no revisions**
- A-7 A copy of written descriptions, deeds and easements**
- A-8 Waiver Request letter dated 5/21**
- A-9 Conditional Use Statement**
- A-10 Architectural Plans consisting of five (5) sheets prepared by AKT Designs, LLC dated 5/25/21, last revised 10/29/21**
- A-11 Preliminary Report of Infiltration Evaluation prepared by Colliers Engineering & Design dated 5/27/21, with no revisions.**
- A-12 Engineering Report, Sanitary Sewer Design Report prepared by Colliers Engineering & Design dated 5/27/21, last revised 11/1/21**
- A-13 Engineering Report, Water System Design Report prepared by Colliers Engineering & Design dated 5/27/21, last revised 11/1/21**
- A-14 Boundary and Topographic Survey consisting of two (2) sheets prepared by Maser Consulting P.A., dated 9/6/19, last revised 5/17/21**
- A-15 A copy of prior Resolution from the Town Council for Case No. 623 dated 11-10-1975**

- A-16 A copy of prior Zoning Board Approval Resolution for Case No. 623 dated 10/14/1975**
- A-17 A copy of prior Resolution Case No. SP-278R dated 5/4/1976**
- A-18 Response letter from Colliers Engineering & Design dated 11/5/21**
- A-19 Operations and Maintenance Manual prepared by Colliers Engineering & Design dated 11/1/21 with no revisions.**
- A-20 Traffic Circulation Plan prepared by Colliers Engineering & Design consisting of one (1) sheet dated 11/1/21 with no revisions**
- A-21 NJDOT Access Permit Plans prepared by Colliers Engineering & Design consisting of two (2) sheets dated 5/27/21, last revised 11/1/21**
- A-22 Color Rendering of Plan prepared by Colliers Engineering & Design dated 2/28/22**
- A-23 Existing Conditions Aerial Exhibit prepared by Colliers Engineering & Design dated 2/28/22**
- A-24 Existing Conditions Exhibit prepared by Colliers Engineering & Design dated 2/28/22**
- A-25 3D Color Rendering Exhibit of proposed facility prepared by AKT Designs LLC undated**
- A-26 Series of Six Photos as follows:**
 - Photo 1 – Google Street View captured August 2021**
 - Photo 2 – Freestanding Sign #1 and Temporary Sign dated 2/24/22**
 - Photo 3 – Freestanding Sign #2 dated 2/24/22**
 - Photo 4 – Freestanding Sign #3 dated 2/24/22**
 - Photo 5 – Freestanding Sign #4 and Temporary Sign dated 2/24/22**
 - Photo 6 – Freestanding Sign #5 dated 2/24/22**
- A-27 Proof of Service dated 2/24/22**
- A-28 Letter regarding supplementary and revised information related to 100' Stream Corridor and 100' Stream Corridor Buffer**
- A-29 Existing Conditions Exhibit consisting of one (1) sheet prepared by Colliers Engineer & Design dated 2/28/22 showing buffers**

INTEROFFICE REPORTS

- B-1 [Farmers Advisory](#) Committee site plan review dated 6/2/21
- B-2 [Environmental Commission](#) site plan review dated 6/9/21
- B-3 [Shade Tree](#) Commission site plan review dated 6/16/21
- B-4 [Fire Bureau](#) site plan review dated 6/21/21
- B-5 [Freshwater Wetlands Permit Application Notice](#) to Owners dated 6/1/21
- B-6 [Monmouth County Planning Board](#) notice of incomplete application dated 6/15/21
- B-7 [Freehold Soil Conservation District](#) Initial Application Review letter dated 6/8/21
- B-8 [Monmouth County Board of Health](#) memo dated 7/8/21
- B-9 [Board Engineer's review](#) letter deeming the application incomplete dated 7/23/21
- B-10 [Monmouth County Planning Board](#) final approval dated 7/26/21
- B-11 [Freehold Soil Conservation District](#) review revisions letter dated 8/11/21
- B-12 [Board Planner's review](#) letter dated 8/11/21
- B-13 [Preliminary Water Service](#) approval letter dated 11/10/21
- B-14 [Preliminary Conceptual Sewer](#) Service approval letter dated 11/10/21
- B-15 [Farmers Advisory](#) Committee site plan review dated 11/18/21
- B-16 [Environmental Commission](#) site plan review dated 11/10/21
- B-17 [Shade Tree](#) Commission site plan review dated 11/17/21
- B-18 [Fire Bureau](#) site plan review dated 12/6/21
- B-19 [Freehold Soil Conservation District](#) review revisions letter dated 12/13/21
- B-20 [Monmouth County Board of Health](#) email dated 12/20/21
- B-21 [Board Engineer's review](#) letter dated 12/23/21
- B-22 [Freehold Soil Conservation District](#) certification letter dated 1/31/22

B-23 [Board Planner's review](#) letter dated 2/23/22

B-24 [Board Licensed Tree Expert's review](#) letter dated 2/25/22

B-25 [Traffic Safety](#) site plan review comments via email dated 3/1/22