

## #4239 ~ Vacant Land For Development

**Fairfield Road  
Howell Township, NJ 07728**

### Land

**Block: 167  
Lot: 33**

**Land Size: 48.78 Acres**

### Tax Information

**\*Farm Assessed\***

<b>Land Assessment:</b>	<b>\$ 147,900.</b>
<b>Improvement Assessment:</b>	<b>\$ 36,400.</b>
<b>Total Assessment:</b>	<b>\$ 184,300.</b>

<b>Taxes:</b>	<b>\$ 2,832.</b>
<b>Tax Year:</b>	<b>2022</b>
<b>Tax Rate:</b>	<b>1.990/\$100</b>
<b>Equalization Ratio:</b>	<b>89.51%</b>
<b>Updated:</b>	<b>08/07/2023</b>

**Zoning: ARE-6 ~ Agricultural Rural Estate Zone 6**

**Remarks: 48.78 Acres of Vacant Land for Development in Howell Township. Located at the Intersection of Fairfield Road and Merrick Road. Easy Access to Highway 9 and 33.**

**Price: \$ 5,999,000. ~ Sale**

Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

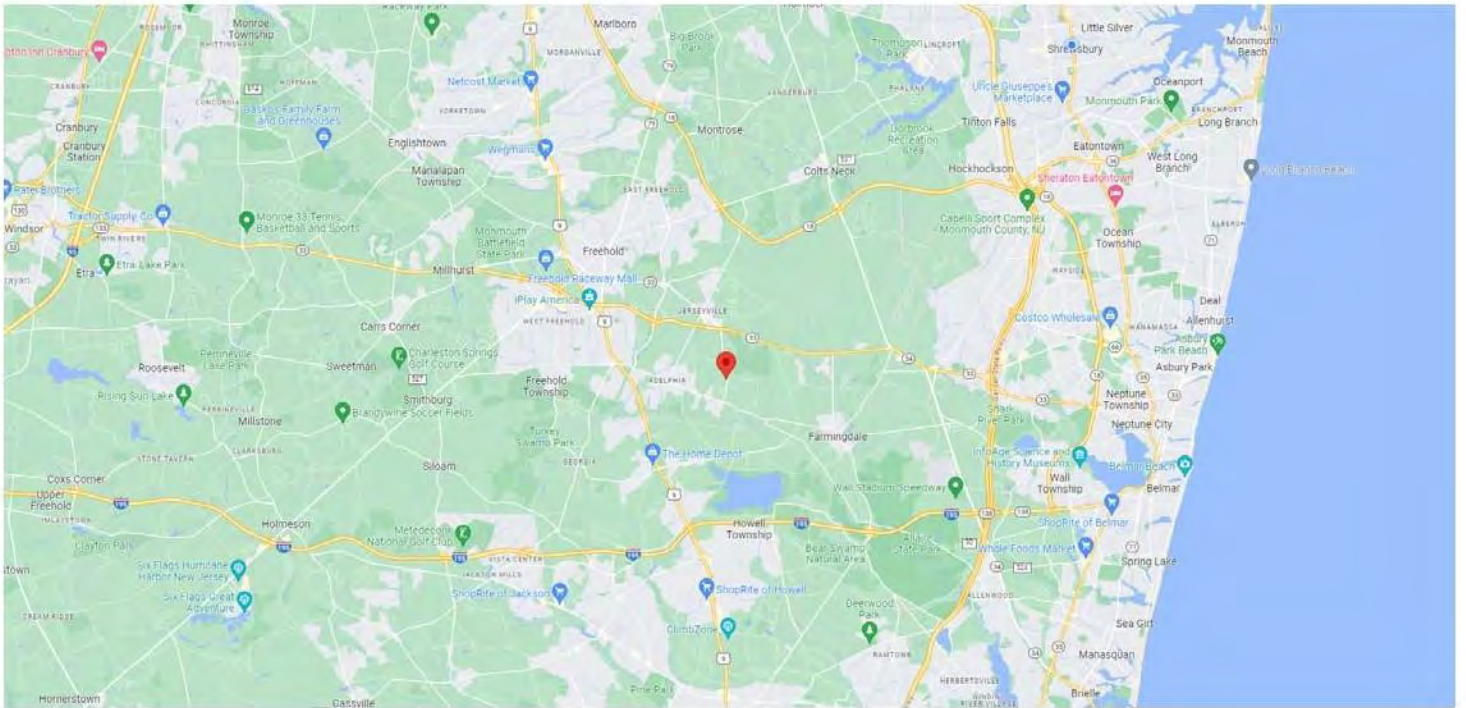
As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental, commission or other conditions, prior sale, lease, financing or withdrawal without notice.

630 Broad Street, Shrewsbury, New Jersey 07702-4118  
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542  
732-747-1000 • [Ray@SSRealty.com](mailto:Ray@SSRealty.com) • [www.SSRealty.com](http://www.SSRealty.com)

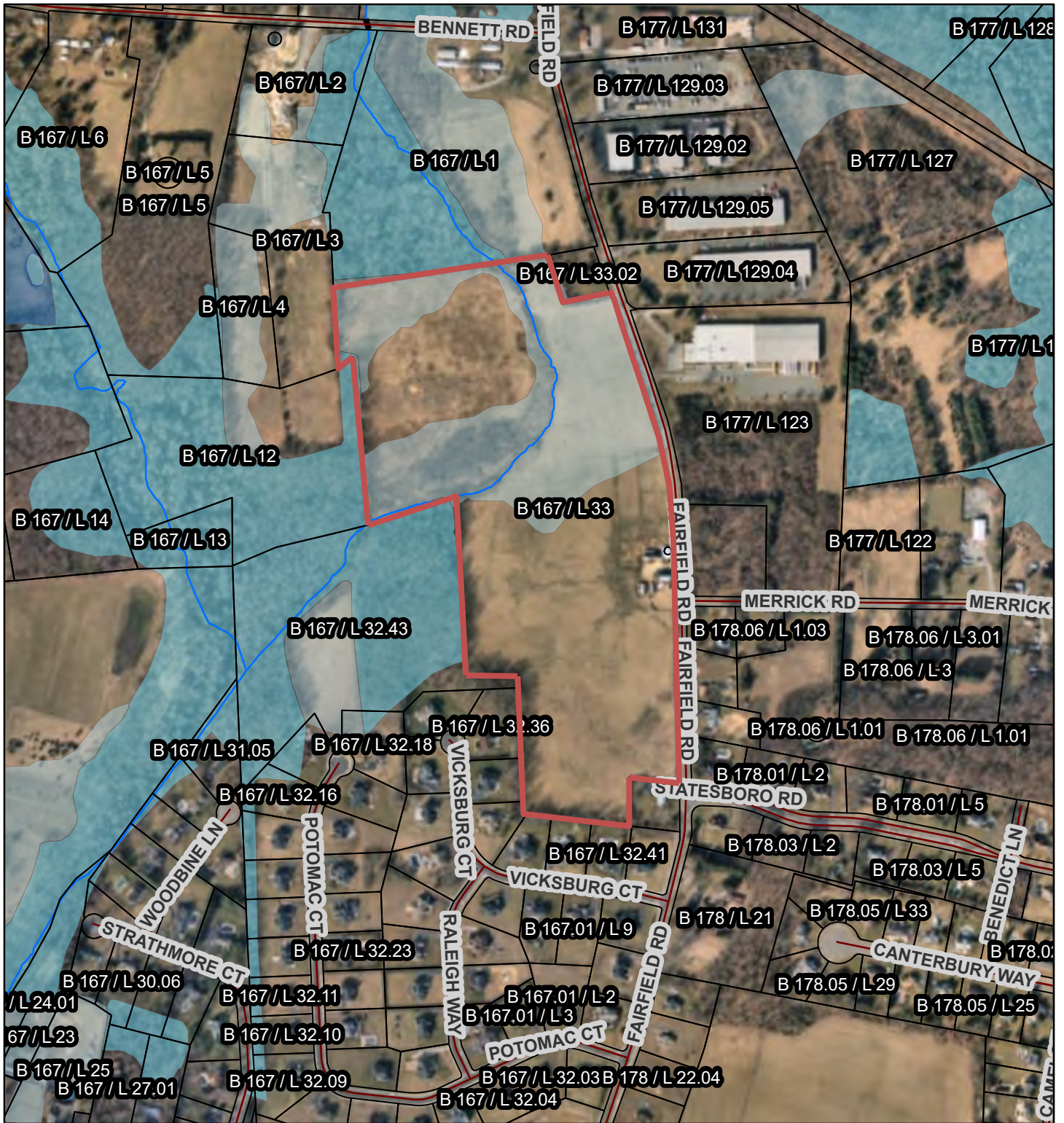


- Road Centerlines
- Parcels (cadastral non-survey)



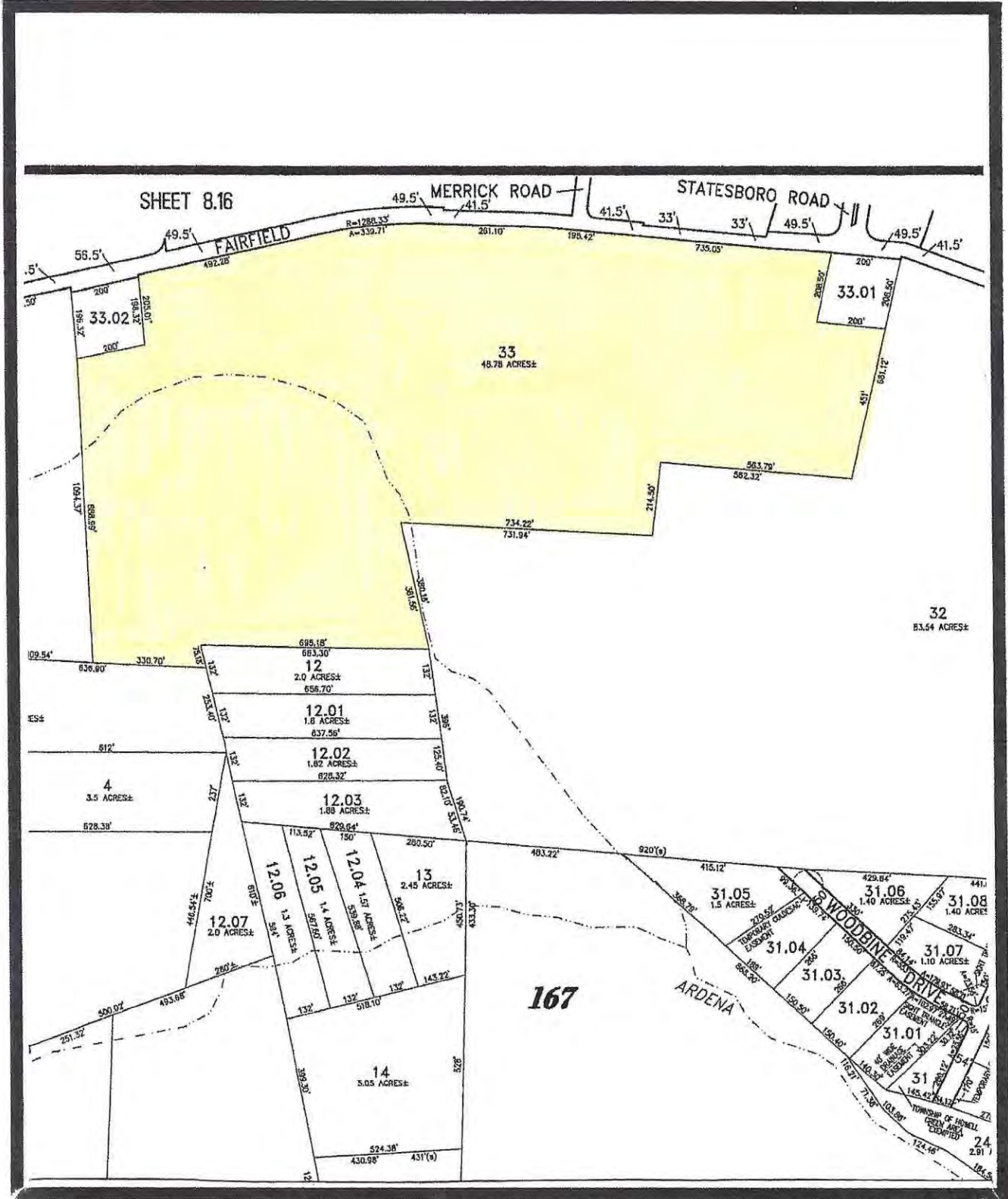


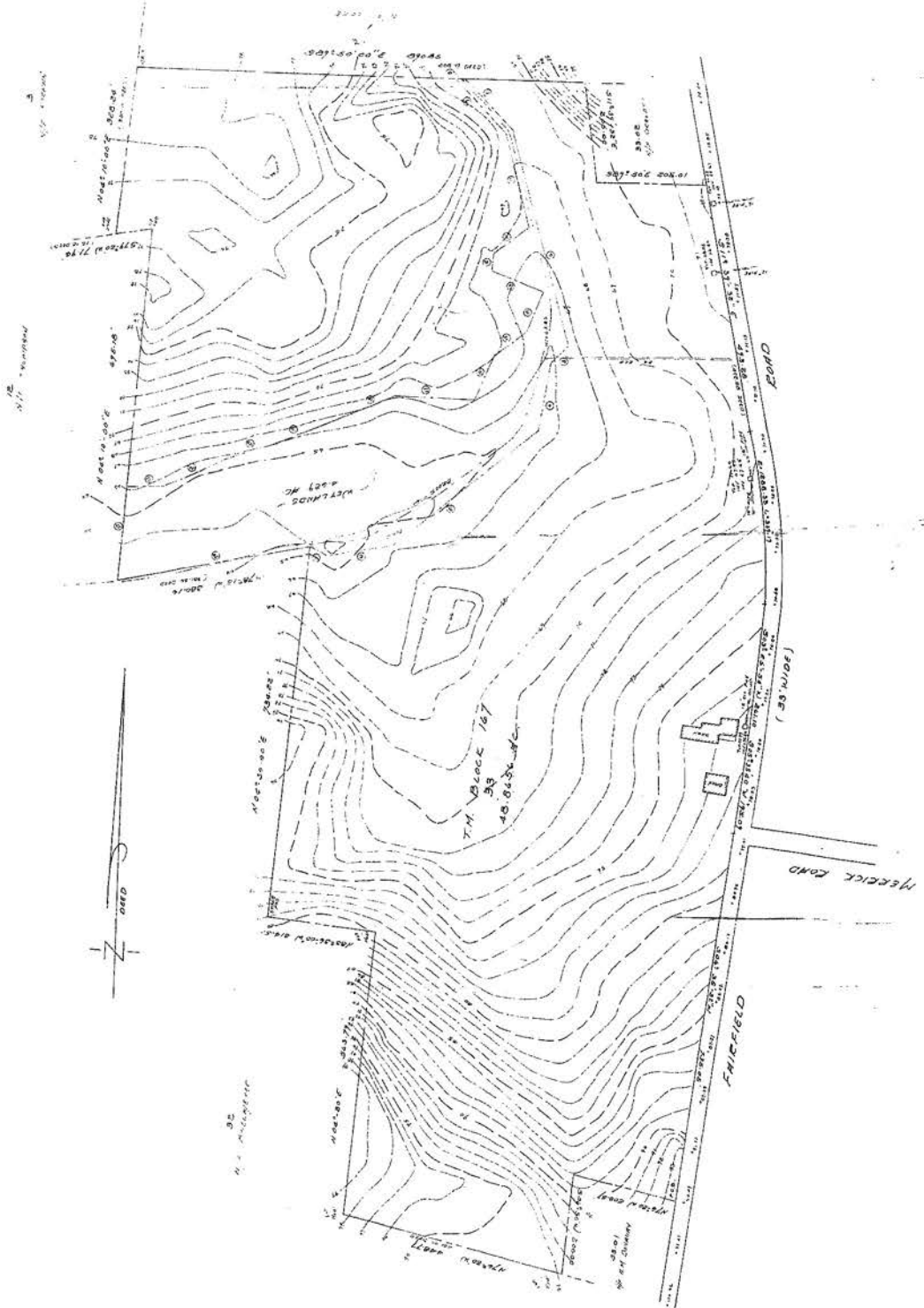
# WETLANDS MAP



- Road Centerlines
- Parcels (cadastral non-survey)

# Tax Map Location





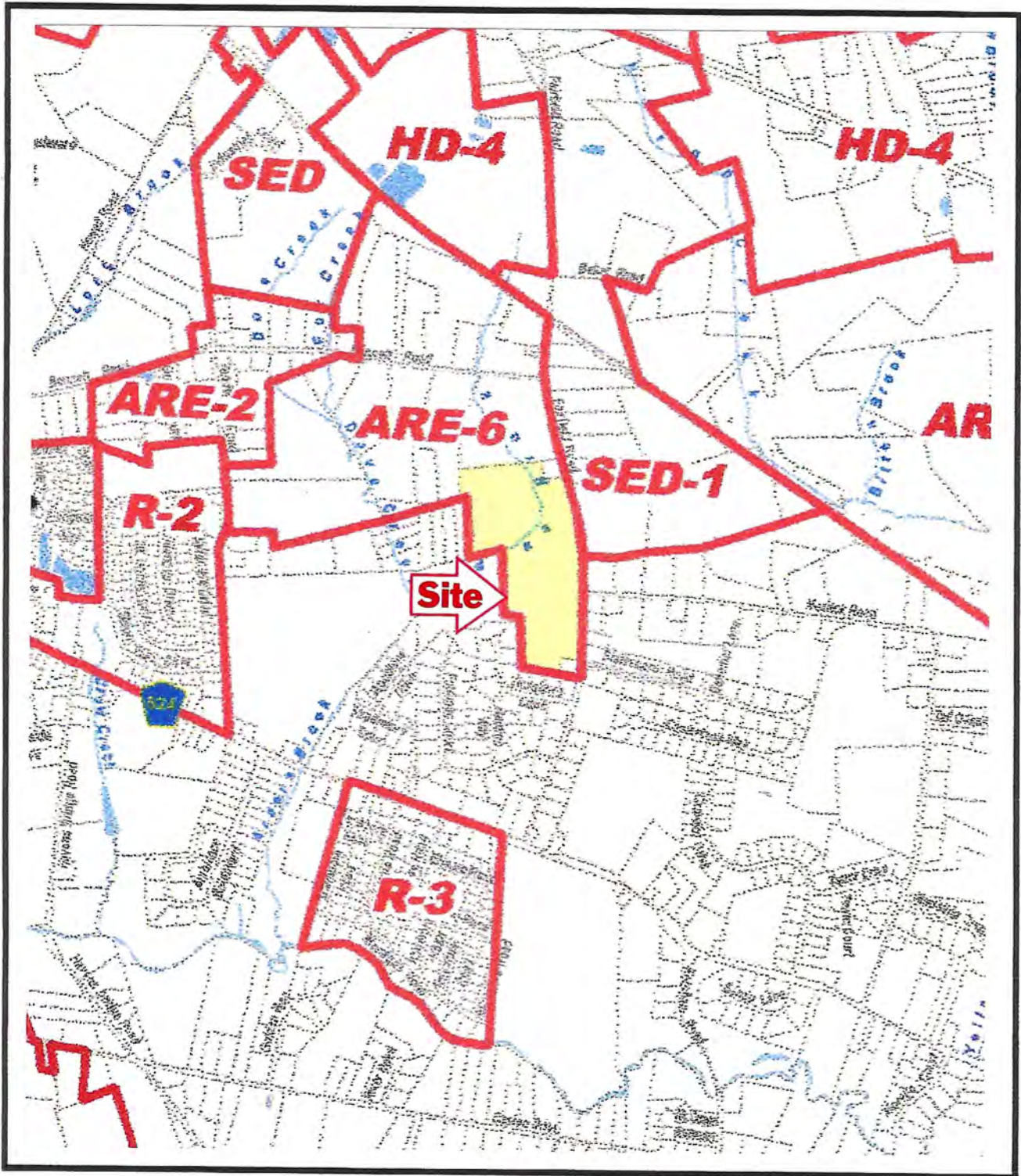
INCHLANDS

1.	S 62° 10' 24" E	37,080 Feet
2.	S 79° 37' 38" E	133,410 Feet
3.	N 55° 23' 46" E	185,170 Feet
4.	S 00° 38' 59" E	142,890 Feet
5.	S 71° 53' 15" E	52,720 Feet
6.	S 18° 11' 22" W	144,780 Feet
7.	S 17° 19' 47" W	140,500 Feet
8.	S 65° 03' 37" E	141,750 Feet
9.	S 15° 27' 37" E	145,870 Feet
10.	S 52° 15' 22" W	89,490 Feet
11.	S 97° 58' 59" W	74,700 Feet
12.	S 48° 42' 31" E	132,410 Feet
13.	S 21° 52' 40" E	83,590 Feet
14.	S 47° 28' 48" W	76,190 Feet
15.	S 23° 04' 32" W	84,300 Feet
16.	S 97° 17' 09" W	141,100 Feet
17.	S 64° 27' 15" W	105,940 Feet
18.	S 62° 37' 17" W	150,600 Feet
19.	S 63° 47' 32" E	131,000 Feet
20.	S 08° 18' 42" W	66,040 Feet
21.	S 04° 10' 01" W	184,150 Feet
22.	S 18° 15' 00" E	290,160 Feet

*Handwritten signature*  
 N.J. 25 LIC. N. 70826

SURVEY & TOPOGRAPHY  
 OF  
**BLOCK 167 LOT 33**  
 HOWELL TWP. MONMOUTH CO., N.J.  
**PAUL BERG ASSOCIATES**  
 LICENSED LAND SURVEYOR &  
 PROFESSIONAL PLANNER  
 DATE 5-7-87  
 SCALE 1" = 100'

# Zoning Map





- A. Issuance of permit. The outdoor display of goods and merchandise for what is commonly referred to as a "sidewalk sale" or "flea market sale" in conjunction with or consistent with business activity in areas zoned NC, HC, HD-1 and HD-2 shall be permitted upon the issuance of a permit by the Land Use office.
- B. Conditions for issuance of permit. On application to the Land Use Officer, or his designee, for the appropriate permit, merchants owning or leasing permanent business establishments may conduct temporary sidewalk sales or similar other outdoor sales. The fee for issuance of this permit shall be as shown in § 139-31 of this Code.  
[Amended 12-11-2012 by Ord. No. O-12-27]
- C. Duration and conditions of permit. A permit for a sidewalk sale, flea market or similar outdoor sale shall only be given if the applicant satisfies the following conditions:
  - (1) Sidewalk sale or similar outdoor sales.
    - (a) The outdoor display and sale shall be restricted to the NC, HC, HD-1 and HD-2 Zones only and shall be in accord with all zoning regulations pertaining thereto.
    - (b) The applicant shall either own or lease permanent premises within 25 feet of the space where the outdoor display or sale will be conducted.
    - (c) Any displays used in conjunction with a sidewalk sale shall not impede pedestrian traffic nor require pedestrians to move off the curb or sidewalk to navigate around or through such displays.
    - (d) The permit shall not adversely affect the public welfare.
    - (e) Each sidewalk sale shall not be longer than seven days in duration and may not occur within seven days of a previous sidewalk sale.
  - (2) Flea market sales.
    - (a) The outdoor display and sale shall be restricted to the NC, HC, HD-1 and HD-2 Zones only and shall be in accord with all zoning regulations pertaining thereto.
    - (b) The applicant shall be the merchant either leasing or owning the premises upon which the flea market sales shall take place, notwithstanding that the sales are being conducted by third parties, and the sales shall not be held any further than 125 feet from the building premises being leased.
    - (c) Any displays used in conjunction with the flea market sales shall not impede the flow of pedestrian or vehicular traffic.
    - (d) The permit shall not adversely affect the public welfare.
    - (e) The flea market sales shall be no longer than one business day and shall take place at the times otherwise prescribed for such sales by Township ordinance.
- D. No flea market sales permit shall be issued for an eligible applicant at the same time as any other flea market permit applicable to any other place within 3,000 feet of the premises of the flea market sales.
- E. Frequency of issuance of permit. No permit shall be issued to an applicant or applicants affecting the same permanent business establishment more than five times per calendar year. No flea market sale shall be held at the same permanent business establishment more than five times per calendar year.
- F. This section does not establish new principal or ancillary uses in any zone nor does it affect or alter any bulk requirement of any zone.
- G. This section merely permits temporary, occasional sales via permit process at permanent business establishments in certain zones when certain conditions are met.
- H. Violations and penalties. The failure to obtain a permit from the Land Use Officer prior to holding a sidewalk sale, or similar sale or flea market sale, will subject violators to a fine of up to \$500 per day.

## § 188-69. Agricultural Rural Estate Zones (ARE-1, ARE-3, ARE-4 and ARE-6).

[Amended 3-20-2007 by Ord. No. O-07-9;<sup>[1]</sup> 10-16-2007 by Ord. No. O-07-36]

- A. Purpose. The purpose of the ARE-1, ARE-3, ARE-4 and ARE-6 Zones is to minimize the impacts of development in areas located outside of the centers identified in the Township's Master Plan. The goals include preservation of rural and agricultural uses and preservation of rural character. Many areas include significant environmental constraints, including wetlands, floodplains, rare and endangered species habitats, aquifer recharge areas and high-quality watersheds. (See Schedule III, Bulk and Dimensional Requirements, for the ARE-1, ARE-3, ARE-4 and ARE-6 Zones<sup>[2]</sup>)  
[Amended 5-24-2011 by Ord. No. O-11-13]  
<sup>[2]</sup> *Editor's Note: Schedule III is included as an attachment to this chapter.*
- B. Permitted uses.
  - (1) Principal uses.
    - (a) Agricultural and horticulture.
    - (b) Single-family residences.
    - (c) Municipal buildings and other public-purpose buildings owned by the Township, as well as quasi-public uses limited to fire stations and first-aid buildings.

- (d) Community residences for the developmentally disabled and community shelters for victims of domestic violence that contain fewer than six occupants.
- (e) Multigenerational family accommodations.  
[Added 6-12-2018 by Ord. No. O-18-8]

(2) Accessory uses.

- (a) Accessory uses customarily incidental and ancillary to a permitted use.
- (b) Home occupations as regulated in this chapter.

(3) Conditional uses.

- (a) Houses of worship.
- (b) Schools with state-approved curricula in accordance with § 188-93 and limited to ARE-4 and ARE-6.  
[Amended 5-20-2014 by Ord. No. O-14-13]
- (c) Community residences for the developmentally disabled and community shelters for victims of domestic violence that contain more than six and fewer than 15 occupants.
- (d) Solar energy generation facility in ARE-3, ARE-4, and ARE-6 Zones only. See § 188-98.3 for conditional requirements, and see Schedule III for bulk and dimensional requirements.<sup>[3]</sup>  
[Added 5-24-2011 by Ord. No. O-11-13]  
<sup>[3]</sup> *Editor's Note: Schedule III is included as an attachment to this chapter.*

C. Design standards for solar energy generation facilities.

[Added 5-24-2011 by Ord. No. O-11-13]<sup>[4]</sup>

- (1) Ground-mounted systems shall provide emergency vehicle access to all components as per the New Jersey State Fire Code, Section 305, "Fire Apparatus Access Roads."
- (2) Except pursuant to a permit issued by the New Jersey Department of Environmental Protection ("NJDEP"), no portion of a solar energy generation facility shall occupy areas of land designated and regulated by NJDEP as floodplains, flood hazard areas, wetlands, wetland transition areas or riparian corridors. An applicability determination from the NJDEP shall be provided to document the presence and/or absence of these regulated areas. Except pursuant to a permit issued by NJDEP, a three-hundred-foot buffer shall be maintained between NJDEP-designated Category One waters, as defined in the existing Surface Water Quality Standards rules at N.J.A.C. 7:9B-1.4, and any portion of a proposed solar energy generation facility. Category One waters include, and may not be limited to, the Metedeconk River and the Manasquan Reservoir.
- (3) Solar energy generation facilities shall be screened from the public traveled way (public roads, trails, navigable waterways, scenic highways and byways), publicly owned properties, open space, preserved farmland and historic resources, including sites and buildings listed or eligible for listing on the State and National Registers of Historic Places.
  - (a) Installations shall be sited behind existing vegetation, which shall be supplemented with landscaping to shield the installation from public view.
  - (b) To the extent achievable, solar energy facilities shall be sited using the natural topography to screen the energy project from public view and the view of any adjoining residences.
- (4) Decommissioning plan. All applications for a solar energy generation facility shall be accompanied by a decommissioning plan to be implemented upon abandonment, or cessation of activity, or in conjunction with removal of solar energy systems. The decommissioning plan shall be submitted in accordance with the requirements of this Subsection **D(4)**. Prior to removal of solar energy systems, a demolition permit for removal activities shall be obtained from the Howell Township construction official. Prior to issuance of a demolition permit, the owner or operator of the facility shall post a performance bond, cash or letter of credit to ensure removal of the facility or systems in accordance with the decommissioning plan. Removal of solar energy systems shall be conducted by an electrician licensed in the State of New Jersey.
  - (a) Solar and photovoltaic energy facilities and structures (roof or ground) which have not been in active and continuous service for a period of one year shall be removed from the property to a place of safe and legal disposal in accordance with a decommissioning plan.
  - (b) If the applicant ceases operation of the energy project for one year, or begins, but does not complete, construction of the project within 180 days of receipt of final site plan approval, the applicant shall restore the site according to a decommissioning plan prepared by the applicant and approved by the Board. The applicant shall submit a decommissioning plan that ensures that the site will be restored to a useful, nonhazardous condition without significant delay, including but not limited to the following:
    - [1] Removal of aboveground and underground equipment, structures and foundations to a depth of at least three feet below grade. Underground equipment, structures and foundations need not be removed if they are at least three feet below grade and do not constitute a hazard or interfere with agricultural use or other resource uses of the land. The plan shall describe the means by which all equipment and components of the system(s) shall be disposed of in an environmentally responsible manner and in accordance with prevailing federal, state and/or local regulations.
    - [2] Restoration of the surface grade and soil after removal of aboveground structures and equipment.
    - [3] Restoration of surface grade and soil.
    - [4] Revegetation of restored soil areas with native seed mixes and plant species suitable to the area, which shall not include any invasive species. In farmland areas, the revegetation component of the decommissioning plan should include provisions to resume agricultural use of the site.
    - [5] The plan may provide for the retention of access roads, fences, gates or buildings in place or regarding restoration of agricultural crops or forest resource land.

[6] The plan must provide for the protection of public health and safety and for protection of the environment and natural resources during site restoration.

[7] The plan must include a schedule for completion of site restoration work.

- (c) A cost estimate shall be provided for the cost of fully implementing the decommissioning plan prior to the issuance of a demolition permit. The cost estimate shall be subject to review and approval by the Township Engineer.
- (d) Before beginning any decommissioning activities, the applicant must submit a performance bond, cash or letter of credit in a form and amount satisfactory to the Township Attorney, which shall be based upon an estimate approved by the Board Engineer, assuring the availability of adequate funds to restore the site to a useful, nonhazardous condition in accordance with the decommissioning plan.
- (e) Upon cessation of activity for a cumulative period of 180 days of construction or installation activities of an approved solar energy system, the Township may notify the owner and/or the operator of the facility to complete construction and installation of the facility. If the owner and/or operator fails to complete construction and installation activities within 180 additional days, the Township may order the owner and/or operator of the facility to implement the decommissioning plan. Within six months of notice being served, the owner and/or operator shall substantially complete all activities in the decommissioning plan.
- (f) Upon cessation of activity of a fully constructed solar energy system for a cumulative period of one year, the Township may notify the owner and/or the operator of the facility to implement the decommissioning plan. Within 180 days of notice being served, the owner and/or operator shall either resume energy generation to at least eighty-percent capacity of the facility or system as established at the time of approval, or fully implement the decommissioning plan. If, within 180 days of receipt of notice, the owner and/or operator of the facility or system fails to resume energy generation to at least 80% of capacity of the facility or system as established at the time of approval, the Township may order the owner and/or operator of the facility to implement the decommissioning plan.
- (g) If the operator fails to fully implement the decommissioning plan subject to the procedures and timelines set forth in Subsection **D(4)** (e) and (f) above, or is otherwise unable to restore the site as required within 180 days of the Township's service of notice in accordance with this Subsection **D(4)**, the Township may, at its own expense, provide for the restoration of the site in accordance with the decommissioning plan and may in accordance with the law recover all expenses incurred for such activities.

[4] *Editor's Note: Pursuant to this ordinance, former Subsection C was redesignated as Subsection D.*

#### D. Development options.

- (1) All subdivisions in the ARE-3, ARE-4 or ARE-6 Zone are required to utilize one of the following four development options. Conventional subdivisions are permissible for minor subdivisions and in cases where applicants can demonstrate to the Planning Board that the objectives of the district will be enhanced by the submission of a conventional subdivision. Factors to be utilized by the Board in its determination are:
  - (a) Retention of large contiguous wooded tracts.
  - (b) Retention of large farm tracts.
  - (c) Aggregation of smaller wooded and farm parcels.
  - (d) Enhancement of water quality.
  - (e) Protection of habitats.
- (2) The maximum density of units per gross acre of land in the ARE-3 District shall be 0.33 unit per acre, ARE-4 District shall be 0.25 unit per acre and in the ARE-6 District shall be 0.167 unit per acre.
- (3) Open lands subdivisions. Open lands subdivisions are permitted on all tracts in the ARE-3, ARE-4 and ARE-6 Districts. This option is intended to promote the retention of large contiguous wooded tracts and large farm tracts, and to promote the aggregation of smaller wooded and farm parcels. It is also intended to encourage and promote flexibility, economy and environmental soundness in subdivision layout and design. The following standards shall apply to open lands subdivisions:
  - (a) In order to determine the maximum number of lots for an open lands subdivision, a conforming plan of a conventional subdivision shall be submitted, based on minimum lot area of three acres in the ARE-3 District, four acres in the ARE-4 District and six acres in the ARE-6 District. The concept plan shall be in sufficient detail to permit the Planning Board to make an informed decision as to the subdivision satisfying all ordinance requirements and in a form that would be acceptable to the Planning Board as a conventional subdivision without the need for any lot area or lot dimension variances or exceptions to subdivision design standards. The number of lots on the concept plan shall be the maximum number of lots permitted under an open lands subdivision.
  - (b) At least 55% of the tract if located in ARE-3, 60% of the tract if located in the ARE-4 District and 75% of the tract if located in the ARE-6 District shall be designated as "open lands" and shall, as a condition of approval of the development, be deed restricted for agricultural or conservation use. The maximum density of the remaining property is 1.25 acres per unit in ARE-3, 1.5 acres per unit in ARE-4 and two acres per unit in ARE-6. Lots qualifying as open lands shall be permitted a primary residence and other accessory building uses as provided in this section.
  - (c) At least 40% of designated "open lands" shall be some combination of unconstrained land area, or prime soils or soils of statewide importance, or prime forested area. On tracts in areas which are predominantly active agricultural lands or consist of prime agricultural soils or soils of statewide importance, the preservation of agricultural lands and soils shall take precedence. On tracts in areas which are predominantly prime forested areas, the preservation of forested areas shall take precedence.
  - (d) For tracts of 30 acres or less, the open lands shall be contained in one deed-restricted contiguous parcel; for tracts greater than 30 acres, the open lands may be composed of noncontiguous parcels, provided that each open lands area shall contain at least 15 contiguous acres. When noncontiguous parcels of at least 15 acres are provided, each parcel may have a residence, provided that the total density is not exceeded.
  - (e) All lots created under this subdivision option shall be deed restricted against further subdivision for the purpose of creating an additional lot or lots.

- (f) The design of the development utilizing this option shall foster the following objectives: retention of large contiguous farmland areas; retention of large contiguous prime forested areas; stream corridor and wetlands preservation; aquifer recharge protection; steep slope protection; overall site design; reduction of impervious coverage; traffic circulation; and, sensitivity to the site's natural features, topography and relationship to open lands on neighboring parcels.
  - (g) In forested areas, the design of the development shall include a 100-foot buffer along existing roads, which shall either maintain existing woodlands or establish new forested areas for those areas that are disturbed during site development or are currently cleared. The intent of this provision is to maintain the scenic roadside views in the Township.
  - (h) Natural features such as trees, natural terrain, open waters and natural drainage areas shall be preserved wherever possible in designing any development containing such features. As part of the subdivision or site plan review process, development should be designed to preserve scenic vistas and views of cultural/historic landmarks and of unique geologic and topographic features.
  - (i) The proposed development shall comply with the bulk and dimensional standards contained in Schedule III.<sup>[5]</sup>  
[5] *Editor's Note: Schedule III is included as an attachment to this chapter.*
  - (j) The applicant is advised to submit a concept plan of the open lands subdivision for review and comment in accordance with this chapter.
- (4) Cluster subdivisions in the ARE-3 District, ARE-4 District and ARE-6 District may be permitted at the sole discretion of the Planning Board. To utilize the cluster option the Planning Board must find that the resulting open space is of a sufficient character, size and location to effectuate the goals and objectives of the Township's Open Space, Conservation, Parks and Recreation or Farmland Preservation Plan elements. The following standards shall be minimum requirements:  
[Amended 10-16-2012 by Ord. No. O-12-18]
- (a) In order to determine the maximum number of lots for a cluster subdivision, a conforming plan of a conventional subdivision shall be submitted, based on minimum lot areas of three acres in the ARE-3 District, four acres in the ARE-4 District and six acres in the ARE-6 District. The concept plan shall be in sufficient detail to permit the Planning Board to make an informed decision as to the subdivision satisfying all ordinance requirements and in a form that would be acceptable to the Planning Board as a conventional subdivision without the need for any lot area or lot dimension variances or exceptions to subdivision design standards. The number of lots on the concept plan shall be the maximum number of lots permitted under a cluster subdivision.
  - (b) The minimum open space shall be 65% of the total tract in the ARE-3 District, ARE-4 District and ARE-6 District. Maximum density is 1.25 in ARE-3, 1.5 acres per unit in ARE-4 and 2.0 acres per unit in ARE-6.
  - (c) Areas reserved as permanent open space shall have a minimum contiguous area of not less than three acres, and no portion thereof shall be less than 50 feet in width. At least 40% of the open space shall be uplands. The open space area(s) shall be contiguous to open space on adjoining parcels, where applicable, and shall include areas identified in the Township's open space and recreation or conservation plans, if any, including greenways.
  - (d) On tracts in areas which are predominantly active agricultural lands or consist of prime agricultural soils or soils of statewide importance, the preservation of agricultural lands and soils shall take precedence. On tracts in areas which are predominantly prime forested areas, the preservation of forested areas shall take precedence.
  - (e) The open space shall be reserved in perpetuity either by dedication for public use or for use by the residents of the development by private covenant or deed restriction for one of the following purposes: undeveloped open space; public or private recreational facilities; conservation of environmentally sensitive features, including, but not limited to, wetlands, aquifer recharge areas, floodplains and wooded areas; and agricultural use.
  - (f) The proposed development shall comply with the bulk and dimensional standards contained in Schedule III.
  - (g) Provision shall be made to ensure suitable maintenance of any area to be reserved by private covenant or deed restriction by the establishment of a property owners' association or other appropriate organization.
  - (h) The applicant is advised to submit a concept plan of the cluster subdivision for review and comment in accordance with this chapter.
- (5) Lot averaging subdivisions are permitted in the ARE-3 District, ARE-4 District and in the ARE-6 District in accordance with the following standards:
- (a) In order to determine the maximum number of lots for a lot averaging subdivision, a conforming plan of a conventional subdivision shall be submitted, based on a minimum lot size of three acres in the ARE-3 District, four acres in the ARE-4 District and six acres in the ARE-6 District. The concept plan shall be in sufficient detail to permit the Planning Board to make an informed decision as to the subdivision satisfying all ordinance requirements and in a form that would be acceptable to the Planning Board as a conventional subdivision without the need for any lot area or lot dimension variances or exceptions to subdivision design standards. The number of lots on the concept plan shall be the maximum number of lots permitted under a lot averaging subdivision.
  - (b) A lot averaging subdivision may be permitted when the applicant proposes a distribution of lot areas within the subdivision that results in at least 60% of the lots having a minimum lot area between two acres and three acres, except in the case of a two-lot subdivision, in which case one of the two lots shall be two acres to three acres.
  - (c) The site design of lot averaging subdivisions should shift the more intensive development toward those lands that can best support the installation of the dwelling, well, septic system and associated site improvements. Similarly, lot averaging should seek to preserve those areas which exhibit sensitive environmental features (i.e., water bodies, floodplains, aquifer recharge areas, seasonal high water table, etc.) or which contain active or prime agricultural lands or prime forested areas.
  - (d) On tracts in areas which are predominantly active agricultural lands or consist of prime agricultural soils or soils of statewide importance, the preservation of agricultural lands and soils shall take precedence. On tracts in areas which are predominantly prime forested areas, the preservation of forested areas shall take precedence.
  - (e) The proposed development shall comply with the bulk and dimensional standards contained in Schedule III.
  - (f) The deed for any lot created by lot averaging shall contain a restriction against its further subdivision for the purpose of creating an additional lot or lots.

- (g) The applicant is advised to submit a concept plan of the lot averaging subdivision for review and comment in accordance with this chapter.
- (6) Farmland preservation parcels. These parcels are intended to provide a development option to an individual who intends to remove the development rights from the majority of the property, typically through a government or nonprofit sponsored farmland preservation program in accordance with the following standards. The farmland preservation option shall also apply to existing farms and other proposed farms in the ARE zones:
- (a) To receive treatment under this section, farmland preservation property must consist of a lot, tract or parcel of land with a minimum contiguous acreage of 15 acres.
- (b) The owner of a lot, tract or parcel of land who intends to place a portion of such property into farmland preservation shall be entitled to subdivide one or more residential lots from the lot, tract or parcel. The remainder shall be placed in farmland preservation. Use of the subdivided lot shall be limited to a detached single-family dwelling with permitted accessory uses.
- (c) The number lots subdivided shall be in accordance with the following table:

Range by Acres	Permitted Lots
15 to 29.99	1
30 to 49.99	2
50 or more	3

- (d) The subdivided residential lot shall meet the following zoning requirements:

- [1] Minimum lot area.
- [a] ARE-6: 2 acres.
- [b] ARE-4: 1.5 acres.
- [c] ARE-3: 1.25 acres.
- [2] Lot frontage: 100 feet.
- [3] Minimum front yard setback: 50 feet.
- [4] Minimum rear yard setback: 40 feet.
- [5] Minimum side yard: 30 feet.
- [6] Maximum height: 30 feet/2 1/2 stories.
- [7] Building coverage: 10%.
- [8] Lot coverage: 15%.
- [9] Accessory buildings: side and rear yards shall equal building height.

- [1] *Editor's Note: Ord. No. O-07-18, adopted 5-15-2007, "grandfathered" the bulk and dimensional requirements of existing lots and lots that were the subject of final subdivision approvals prior to the effective date of Ord. No. O-07-9 as follows: "All lots in existence on the official Zoning Map of the Township of Howell, or which were approved for final subdivision by the Howell Planning Board prior to the effective date of Ordinance 07-09, shall not be deemed nonconforming under the zoning criteria and bulk and dimensional requirements of Ordinance 07-09, but shall instead be subject to the bulk and dimensional requirements of the zoning districts pursuant to the zoning ordinances that were in effect immediately prior to the adoption of said ordinance. The bulk and dimensional requirements established by Ordinance 07-09 shall apply only to lots created after the effective date of said ordinance."*

## § 188-69.1. Agricultural Rural Estate (ARE-2).

[Added 3-20-2007 by Ord. No. O-07-9<sup>[1]</sup>]

- A. Purpose. The purpose of the ARE-2 Zone is to minimize the impacts of development in areas located outside of the centers identified in the Township's Master Plan. The goals include not only the preservation of rural and agricultural uses and preservation of rural character, but in addition to act as a buffer between zones of greater development and the ARE-3, ARE-4 and ARE-6 Zones. (See Schedule III, Bulk and Dimensional Requirements, for the ARE-2 Zone<sup>[2]</sup>).

[2] *Editor's Note: Schedule III is included as an attachment to this chapter.*

- B. Permitted uses.

- (1) Principal uses: same as § 188-69B(1) and including the following:

- (a) Public recreation (passive or active) facilities, including soccer and baseball fields.<sup>[3]</sup>

[3] *Editor's Note: Former Subsection B(1)(b), educational facilities, which immediately followed this subsection, was repealed 1-25-2016 by Ord. No. O-16-01.*

- (b) Multigenerational family accommodations.

[Added 6-12-2018 by Ord. No. O-18-8]

- (2) Accessory uses: same as § 188-69B(2).

- (3) Conditional uses.

[Amended 5-24-2011 by Ord. No. O-11-13; 5-20-2014 by Ord. No. O-14-13]

LAND USE

188 Attachment 3

Township of Howell  
Schedule III Bulk and Dimensional Requirements  
Residential Zones

[Added 3-20-2007 by Ord. No. O-07-9<sup>1</sup>; amended 7-18-2017 by Ord. No. O-17-16; 3-20-2018 by Ord. No. O-18-02]

	ARE (in acres)						RRC	ARE C	ARE NRW	Moderate/ Low Income
	6	4	3	2	1					
	Conventional	Cluster, Lot Averaging and Open Lands	Conventional	Cluster, Lot Averaging and Open Lands	Conventional	Cluster, Lot Averaging and Open Lands	Conventional	Lot Averaging and Open Lands		
Minimum										
Lot area <sup>4</sup>	6	2 <sup>2</sup>	4	1.5 <sup>2</sup>	3	1.25 <sup>2</sup>	2	1 <sup>3</sup>		
Lot width	300 feet	200 feet	200 feet	150 feet	200 feet	125 feet	200 feet	100 feet		40,000 feet
Lot depth	400 feet <sup>1</sup>	200 feet <sup>1</sup>	300 feet	150 feet	200 feet	125 feet	200 feet	100 feet		200 feet
Front yard <sup>4</sup>	100 feet	75 feet	100 feet	75 feet	50 feet	50 feet	50 feet	35 feet		50 feet
Side yard (each side) <sup>4</sup>	60 feet	50 feet	40 feet	30 feet	30 feet	25 feet	30 feet	20 feet		30 feet
Rear yard <sup>4</sup>	60 feet	50 feet	50 feet	40 feet	40 feet	35 feet	50 feet	30 feet		40 feet
Open space	---	See Code options	---	See Code options	---	See Code options	---	See Code options		
Maximum										
Lot coverage (all impervious)	5%	15%	10%	15%	12.50%	15%	15%	15%		30%
Building coverage (principal and accessory structures)	3%	12%	7%	12%	10%	12%	12%	12%		15%
Building height <sup>4</sup>	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet		30 feet
Accessory buildings	Side and rear yards shall equal building height; for lots of 10,000 square feet or less, structures of 10 feet or less in height shall not be placed closer than five feet to a side or rear property line.									

NOTES:

- <sup>1</sup> All lots requiring reverse frontage along arterial and collector streets shall have an additional 25 feet of depth to allow for the establishment of the buffers outlined in § 188-63.
- <sup>2</sup> The required lot area under the "lot averaging" option for ARE-3, ARE-4 and ARE-6 is between two acres and three acres for 60% of the lots, and the minimum lot size is as indicated in Schedule III.
- <sup>3</sup> The required lot area under the "lot averaging" option for ARE-2 is between one acre and three acres for 60% of the lots, and the minimum lot size is as indicated in Schedule III.
- <sup>4</sup> For all solar energy generation facilities in the ARE-2, ARE-3, ARE-4 and ARE-6 Zones, the following dimensional requirements are applicable:
  - (a) Lot area shall be a minimum of 65 acres.
  - (b) Front yard setback: minimum 60 feet.
  - (c) Side yard setback: 60 feet
  - (d) Rear yard setback: 60 feet.
  - (e) Height: maximum 15 feet.

<sup>1</sup> Editor's Note: Ord. No. O-07-18, adopted 5-15-2007, "grandfathered" the bulk and dimensional requirements of existing lots and lots that were the subject of final subdivision approvals prior to the effective date of Ord. No. O-07-9 as follows: "All lots in existence on the official Zoning Map of the Township of Howell, or which were approved for final subdivision by the Howell Planning Board prior to the effective date of Ordinance 07-09, shall not be deemed nonconforming under the zoning criteria and bulk and dimensional requirements of Ordinance 07-09, but shall instead be subject to the bulk and dimensional requirements of the zoning districts pursuant to the zoning ordinances that were in effect immediately prior to the adoption of said ordinance. The bulk and dimensional requirements established by Ordinance 07-09 shall apply only to lots created after the effective date of said ordinance."

# Fairfield Rd, Freehold, NJ 07728-7825, Monmouth County

## POPULATION

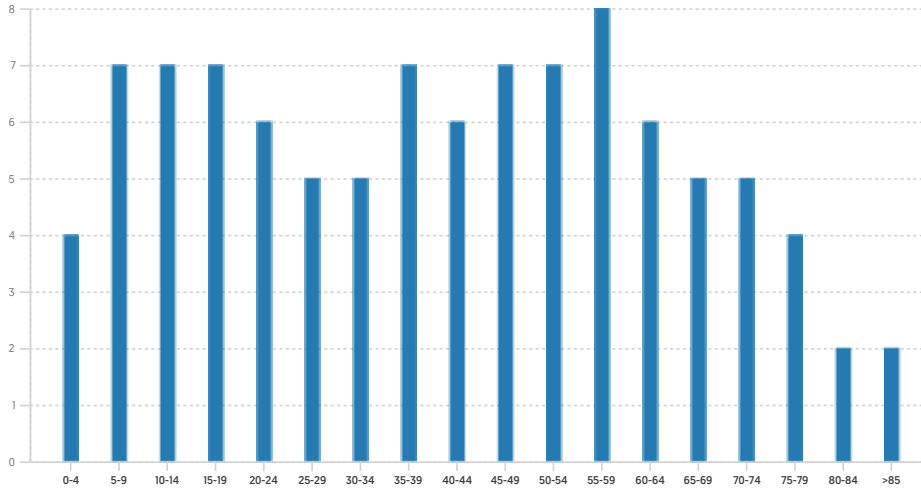
### SUMMARY

Estimated Population	<b>57,245</b>
Population Growth (since 2010)	<b>-10.8%</b>
Population Density (ppl / mile)	<b>1,147</b>
Median Age	<b>41.5</b>

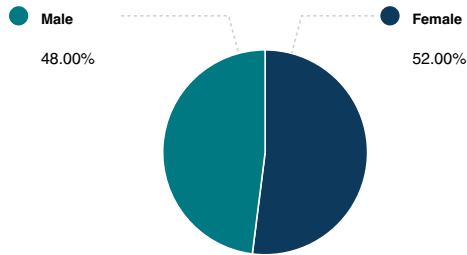
### HOUSEHOLD

Number of Households	<b>20,651</b>
Household Size (ppl)	<b>3</b>
Households w/ Children	<b>12,946</b>

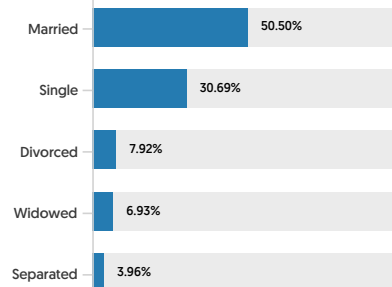
### AGE



### GENDER



### MARITAL STATUS



## HOUSING

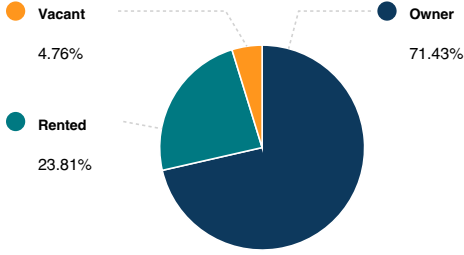
### SUMMARY

Median Home Sale Price	<b>\$408,600</b>
Median Year Built	<b>1981</b>

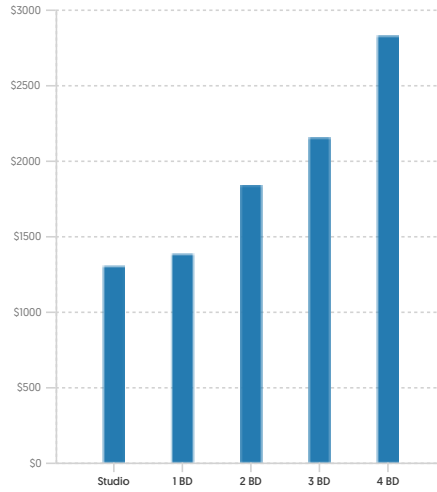
### STABILITY

Annual Residential Turnover	<b>6.82%</b>
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

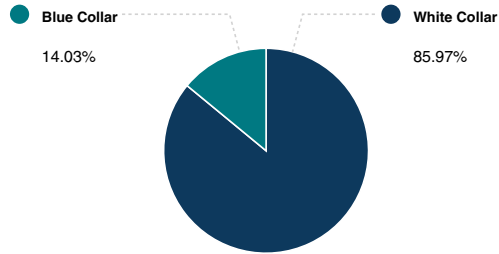


QUALITY OF LIFE

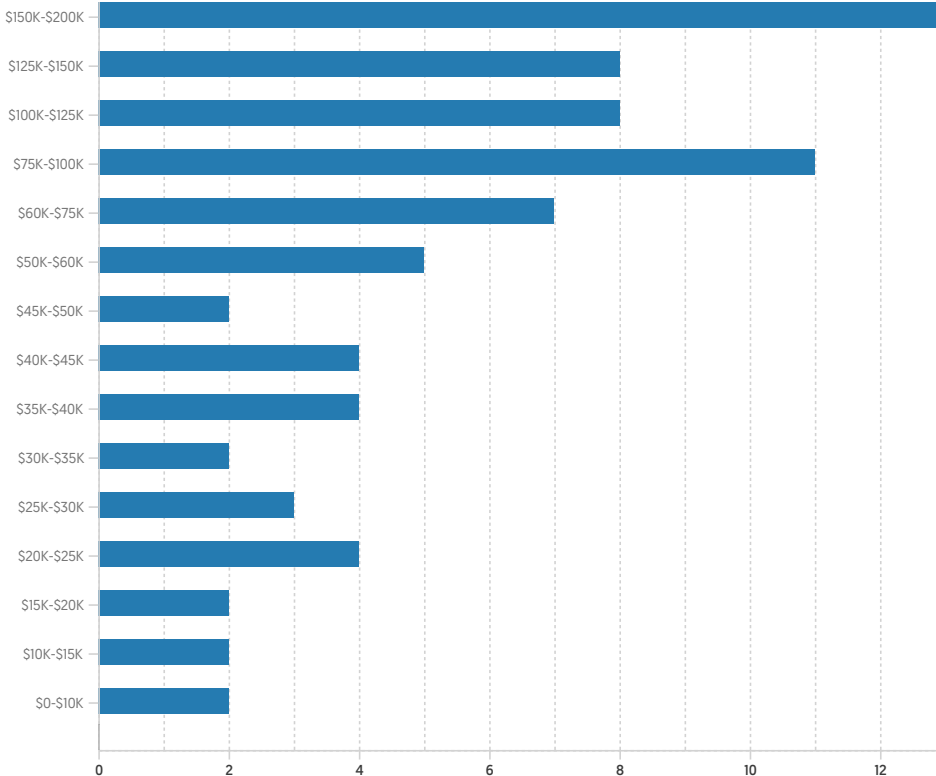
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	153
Mining	
Construction	1,656
Manufacturing	1,494
Transportation and Communications	1,130
Wholesale Trade	987
Retail Trade	3,136
Finance, Insurance and Real Estate	2,383
Services	11,164
Public Administration	1,679
Unclassified	

WORKFORCE



HOUSEHOLD INCOME

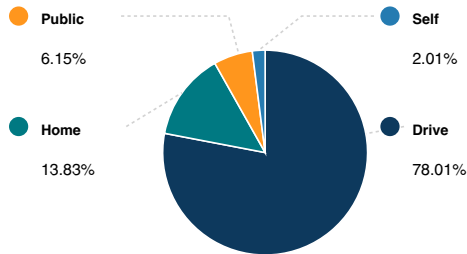


Average Household Income **\$101,043**

Average Per Capita Income **\$48,436**



COMMUTE METHOD



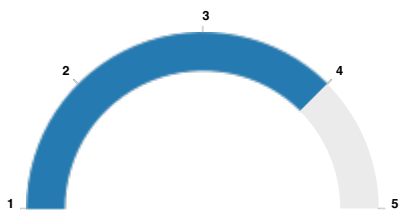
Median Travel Time **33 min**

WEATHER

January High Temp (avg °F)	<b>40</b>
January Low Temp (avg °F)	<b>22.4</b>
July High Temp (avg °F)	<b>85.3</b>
July Low Temp (avg °F)	<b>65.9</b>
Annual Precipitation (inches)	<b>46.87</b>

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	<b>1,067</b>
Some High School	<b>3,686</b>
High School Graduate	<b>8,765</b>
Some College	<b>5,626</b>
Associate Degree	<b>3,645</b>
Bachelor's Degree	<b>14,018</b>
Graduate Degree	<b>7,051</b>

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.  
 (2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Adelphia Elementary School	<b>0.49</b>	<b>K-2nd</b>	<b>345</b>	<b>11</b>	
Memorial Elementary School	<b>0.51</b>	<b>3rd-5th</b>	<b>258</b>	<b>8</b>	<b>2</b>
Ardena Elementary School	<b>0.92</b>	<b>3rd-5th</b>	<b>324</b>	<b>11</b>	<b>3</b>

Community Rating (2)

Adelphia Elementary School	<b>1</b>
Memorial Elementary School	
Ardena Elementary School	

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)  
 (2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.  
 (3) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Javaman LLC	<b>4 Woodbine Ln</b>	<b>(732) 620-1343</b>	<b>0.37</b>	<b>Coffee Shop</b>
Ir Mowla Operations Inc	<b>420 Adelphia Rd</b>	<b>(732) 938-5159</b>	<b>0.61</b>	<b>Eating Places</b>
Our House Tavern, Inc	<b>420 Adelphia Rd</b>	<b>(732) 938-5159</b>	<b>0.61</b>	<b>American Restaurant</b>
Jakes Cree-Mee-Freeze	<b>630 Adelphia Rd</b>	<b>(732) 431-5387</b>	<b>0.62</b>	<b>Ice Cream Stands Or Dairy Bars</b>
E M Cater	<b>3 Tower Ct</b>	<b>(732) 938-2674</b>	<b>0.76</b>	<b>Caterers</b>
6-B George Washington Drive LLC	<b>31 Syracuse Dr</b>	<b>(732) 677-2726</b>	<b>0.79</b>	<b>Eating Places</b>

Espositos Pizza Restaurant      300 Ambiance Blvd      (732) 845-0577      0.84      Pizza Restaurants

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SHOPPING

	Address	Phone #	Distance	Description
Apco Specialties Limited Liability Company	3 Woodbine Ln	(732) 414-2333	0.38	Bathroom Fixtures, Equipment And Supplies
Calgo Garden Center	462 Adelpia Rd	(732) 919-7770	0.47	Retail Nurseries
Autumn's Glass, LLC	331 Fairfield Rd Ste 3b	(848) 992-3172	0.51	Glass
Mike S Nursery	171 Merrick Rd	(732) 938-3216	0.77	Retail Nurseries
Tafco Inc	50 Vanderveer Rd	(732) 780-5553	0.83	Garden Supplies And Tools , Nec

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