



#5055 ~ Redevelopment Site

**2455 Highway 9
Howell, NJ 07731**

Land

**Block: 130
Lot: 30, 31.01, 38, 39, 40**

Land Size: 8 Acres

Tax Information

**Land Assessment: \$ 1,090,800.
Improvement Assessment: \$ 621,500.
Total Assessment: \$ 1,712,300.**

**Taxes: \$ 34,361.
Tax Year: 2022
Tax Rate: 1.990/\$100
Equalization Ratio: 89.51%
Updated: 08/22/2023**

**Zoning: HD-1 ~ Highway Development 1 Zone
ARE-2 ~ Agricultural Rural Estate 2 Zone**

Remarks: Eight Acres of Land with Abundant Frontage on Major Highway. 8,000 Sq. Ft. Building Exists On Site. Property is Free of Wetlands. Easy Access to Highway 33 and Interstate 195.

Price: \$ 5,500,000. ~ 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 • www.SSRealty.com



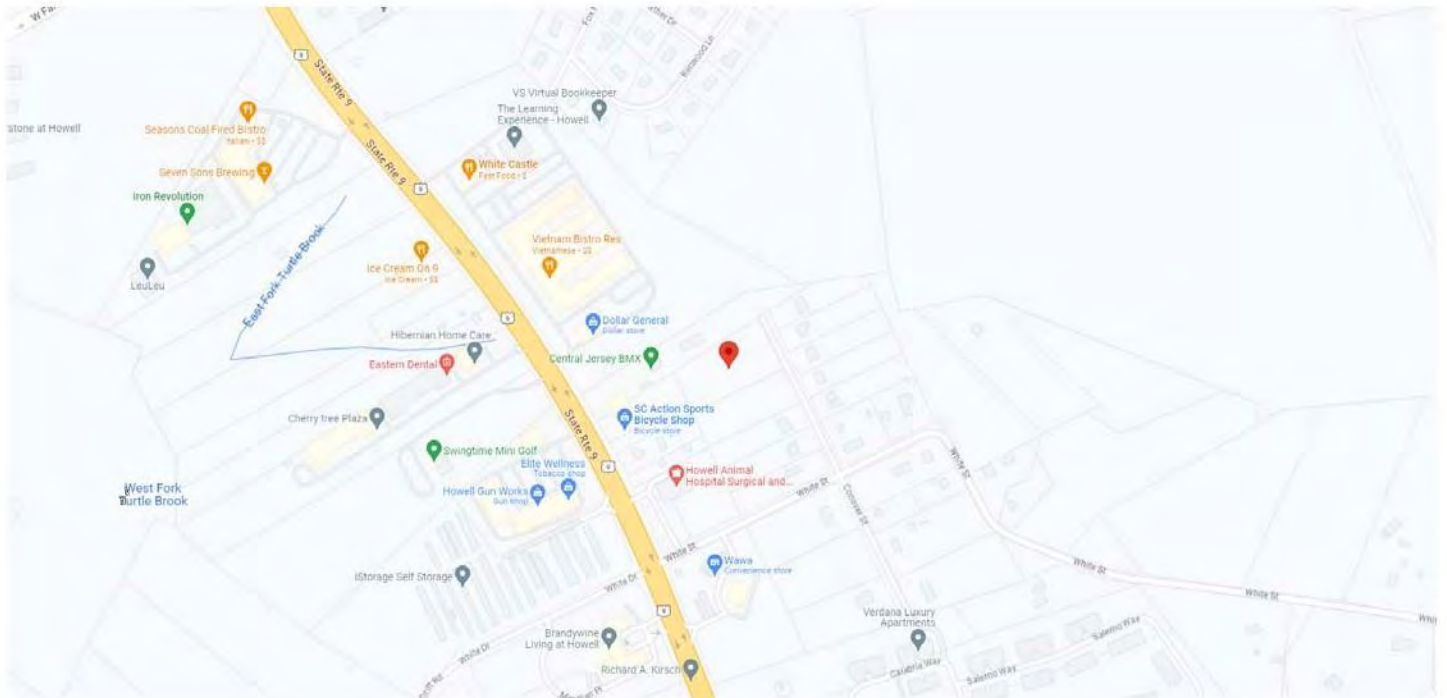
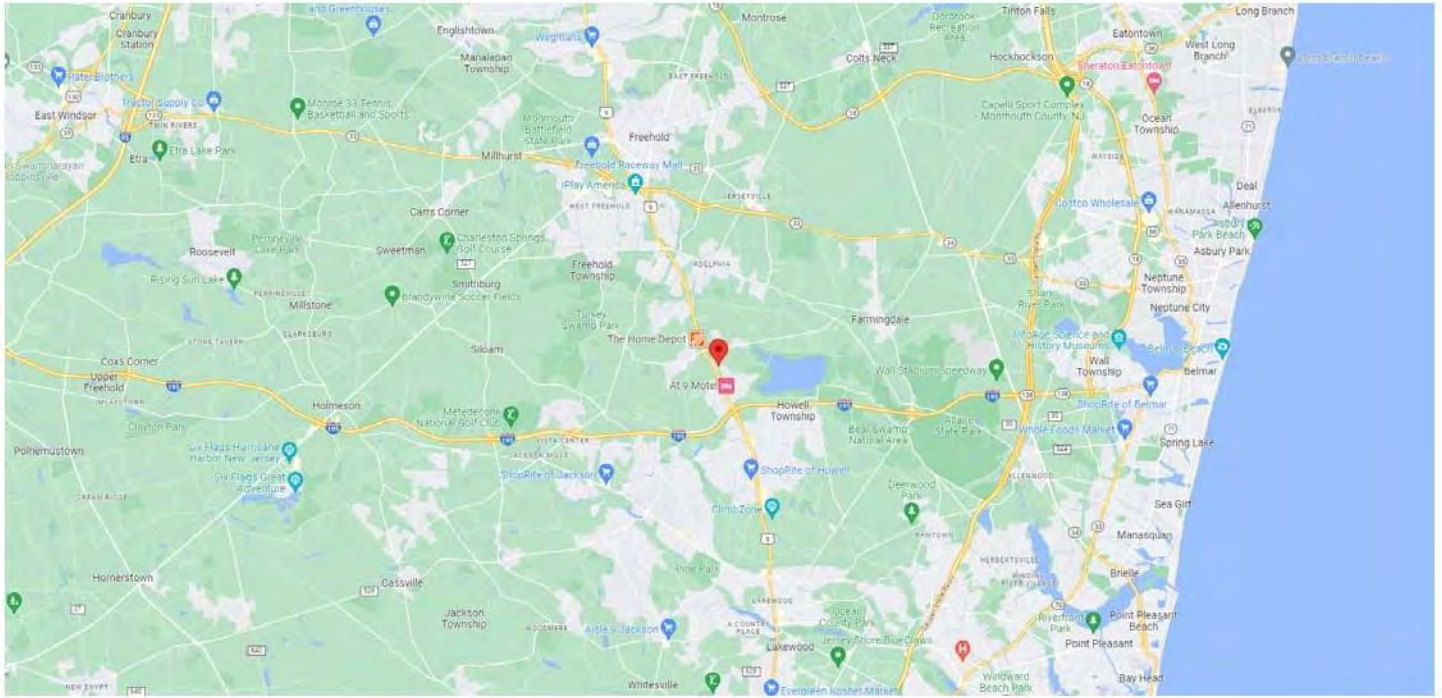




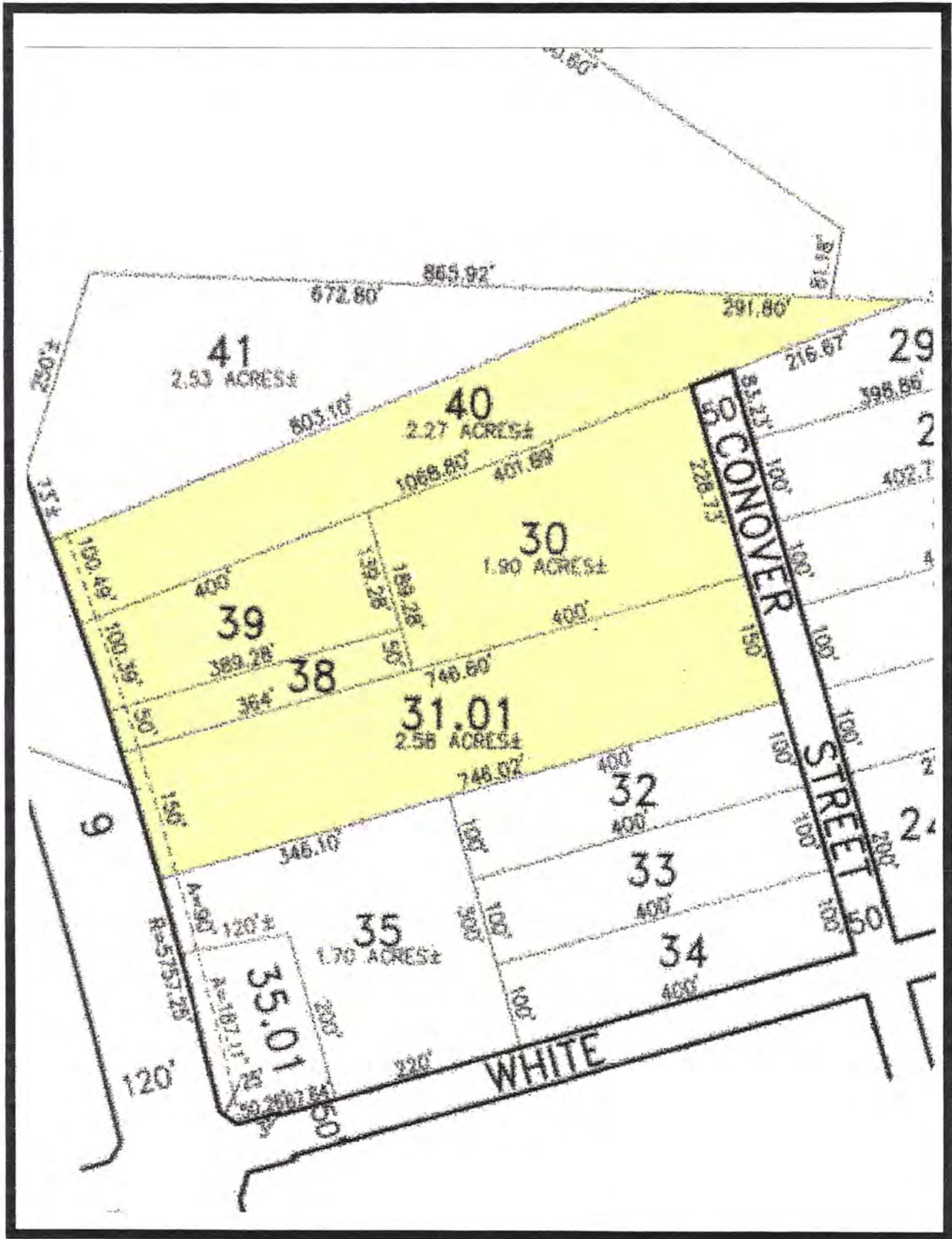
- Road Centerlines
- ▭ Parcels (cadastral non-survey)

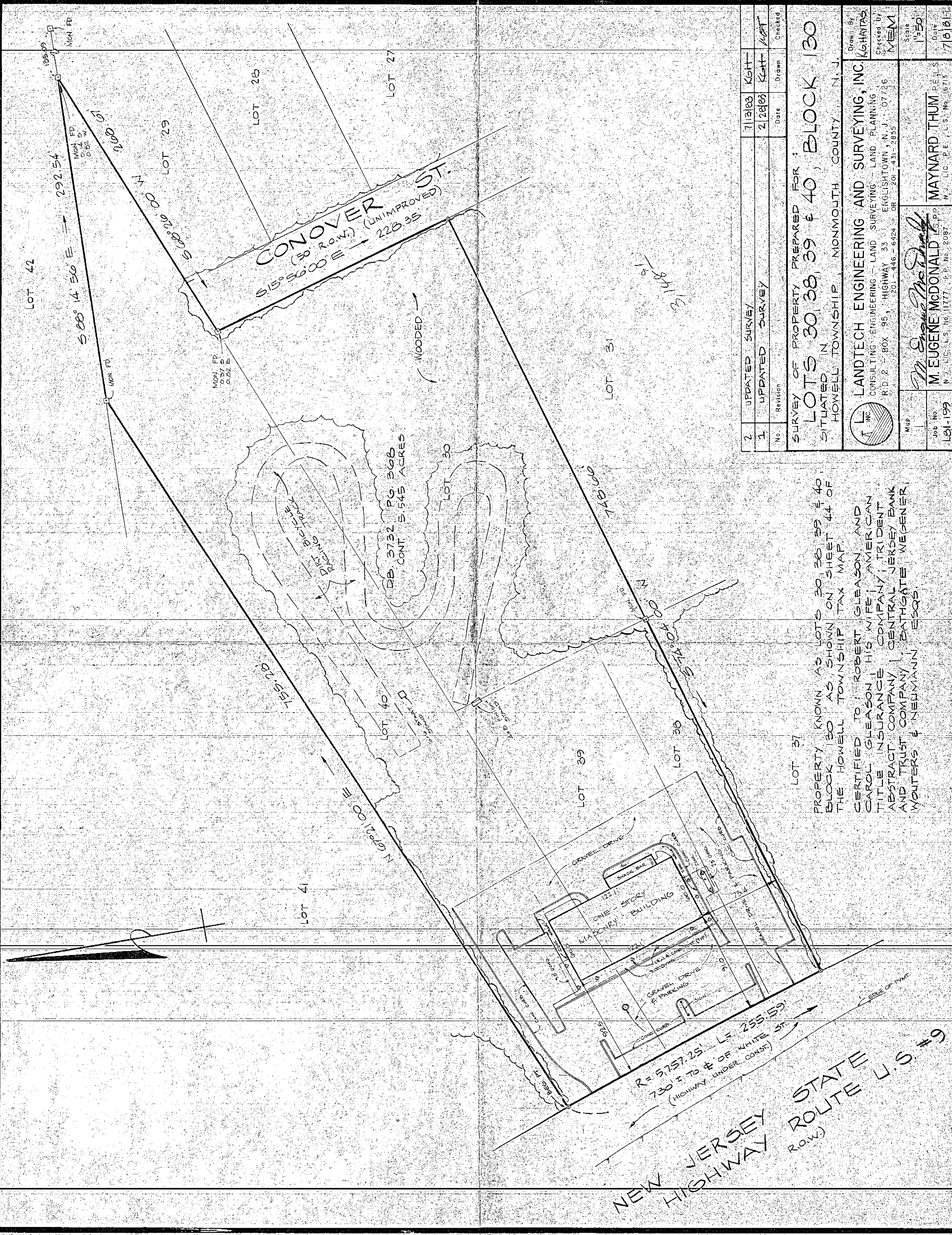


— Road Centerlines



TAX MAP LOCATION



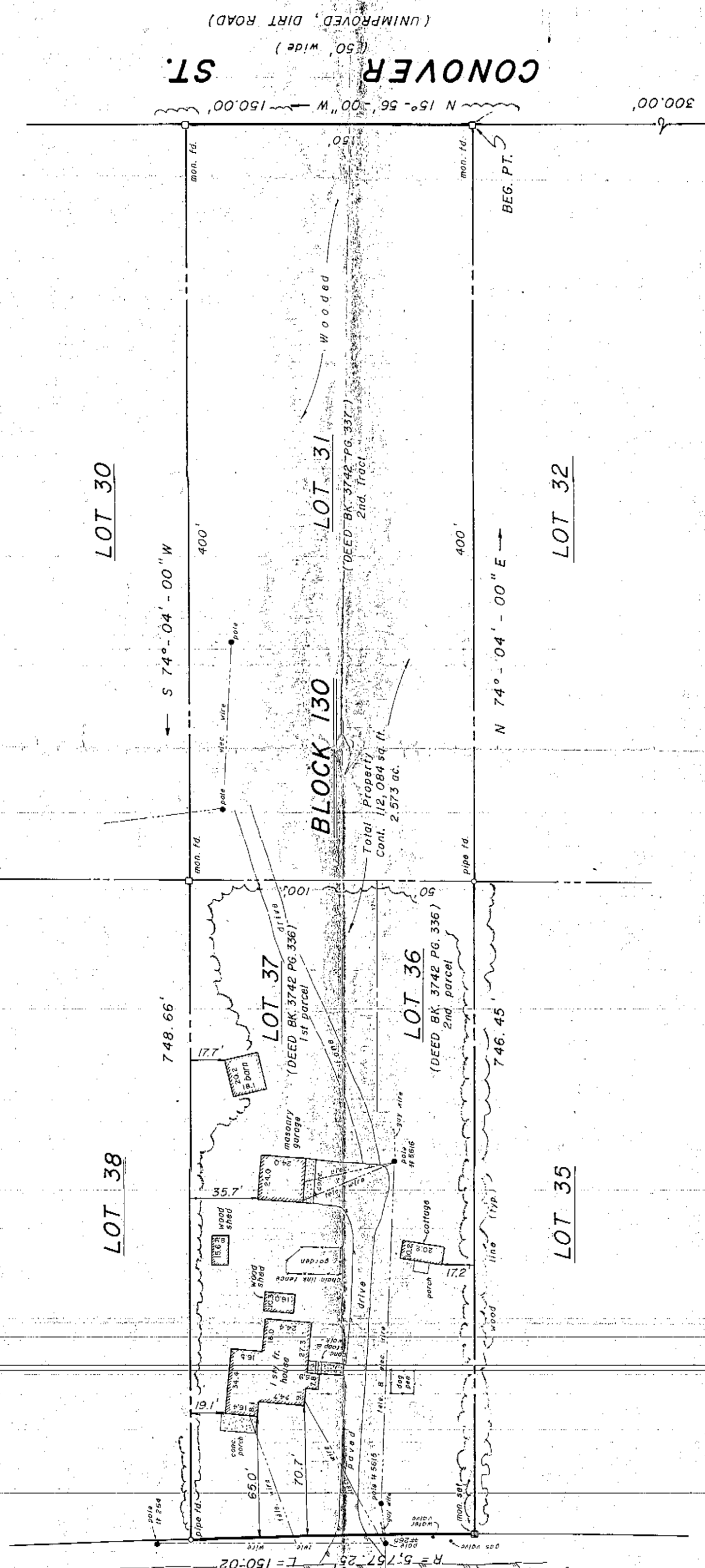


| | | | | | |
|---|----------------|------|---------|---------|-----|
| 2 | UPDATED SURVEY | | 7/11/83 | KGT | |
| 1 | UPDATED SURVEY | | 2/28/83 | KGT | KGT |
| No. | Revision | Date | Drawn | Checked | |
| SURVEY OF PROPERTY PREPARED FOR: LOTS 30, 38, 39 & 40, BLOCK 130 SITUATED IN HOWELL TOWNSHIP, MONMOUTH COUNTY, N. J. | | | | | |
| Drawn By: KGHANTAS Checked By: MEM Scale: 1" = 50' Date: 7/18/83 | | | | | |
| LANDTECH ENGINEERING AND SURVEYING, INC. CONSULTING - ENGINEERING - LAND SURVEYING - LAND PLANNING R.D. 2 - BOX 951 - HIGHWAY 33 - ENGLISH TOWN, N. J. 07126 201-446-6424 OR 201-431-2855 | | | | | |
| Job No. LS-199 Map No. LS-199 Surveyor: M. Eugene McDonald License No. N. J. Lic. P.E. No. 11777, P.P. No. 2097 Date: 7/18/83 License No. 71618 | | | | | |

LOT 37
 PROPERTY KNOWN AS LOTS 30, 38, 39 & 40,
 BLOCK 130 AS SHOWN ON SHEET 44 OF
 THE HOWELL TOWNSHIP TAX MAP.
 CERTIFIED TO: ROBERT GLEASON AND
 CAROL GLEASON, HIS WIFE, AMERICAN
 TITLE INSURANCE COMPANY, TRIDENT
 ABSTRACT COMPANY, CENTRAL JERSEY BANK
 AND TRUST COMPANY, BATHGATE WEISBER,
 WOLTERS & NEUMANN ESQS.

NEW JERSEY STATE
HIGHWAY ROUTE U.S. #9
 R = 5757.25' L = 255.59'
 730' E TO E OF WHITE ST.
 (HIGHWAY UNDER CONST.)
 EDGE OF P.V.M.T.

N.J. STATE HIGHWAY U.S. # 9
(114.50' R.O.W.)



DEED NORTH (Book 3742 Page 336)

WHITE STREET
(50' wide)

CONOVER ST.
(50' wide)
(UNIMPROVED, DIRT ROAD)

PROPERTY SURVEY OF
LOTS 31, 36 & 37, BLOCK 130
SITUATED IN
HOWELL TOWNSHIP, MONMOUTH COUNTY, N.J.

THIS SURVEY IS CERTIFIED TO:
ROBERT R. GLEASON and CAROL E. GLEASON, husband and wife
BATHGATE, WEGENER, WOUTERS & NEUMANN, ESQS.
NEW JERSEY NATIONAL BANK, its successors and/or assigns
TRANSAMERICA TITLE INSURANCE COMPANY

PROFESSIONAL
LAND SURVEYING
AND PLANNING

SUMMIT
LAND SURVEYING

ROBERT J. LUDWIGSON
N.J. LIC. NO. 28831 (LAND SURVEYOR)
N.J. LIC. NO. 2840 (PROFESSIONAL PLANNER)

PETER T. CLEVELAND
N.J. LIC. NO. 29180 (LAND SURVEYOR)
N.J. LIC. NO. 2839 (PROFESSIONAL PLANNER)

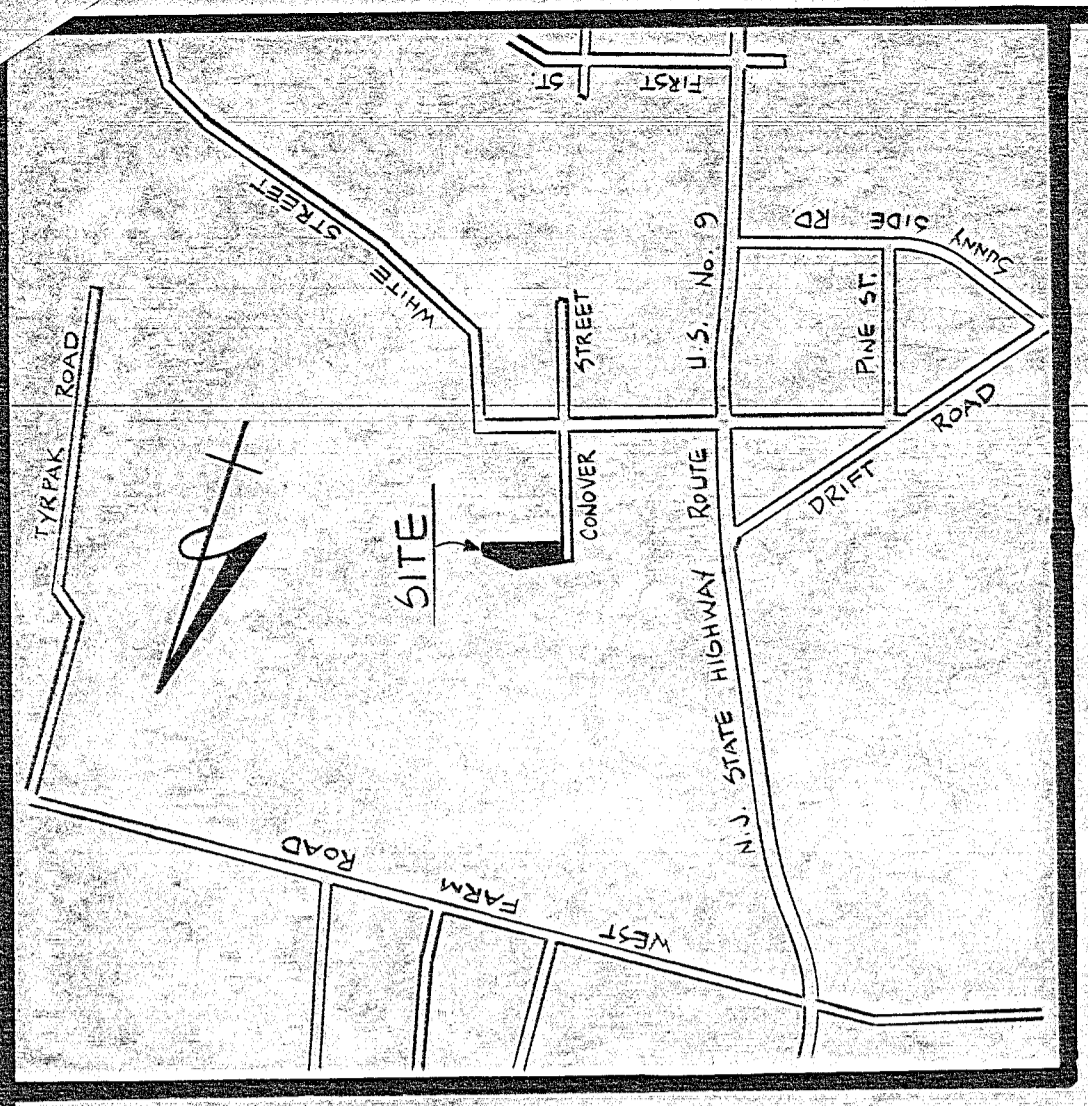
CENTURION PROFESSIONAL PLAZA
ROUTE 9 & W. 2nd. ST. (SUITE 4)
HOWELL, N.J. 07731
(201) 370-0242

DATE: DEC. 22, 1987

SCALE: 1" = 50'

FILE: MON - 496

This certification is made only to persons named parties for purchase of land and is not a warranty of title. It is assumed by the purchaser that the survey was made for the purpose intended and that the survey is correct. The surveyor is not responsible for any error or omission in the survey or for any loss or damage resulting therefrom. The surveyor's liability is limited to the amount of the fee paid for the survey. This certification is made only to persons named parties for purchase of land and is not a warranty of title. It is assumed by the purchaser that the survey was made for the purpose intended and that the survey is correct. The surveyor is not responsible for any error or omission in the survey or for any loss or damage resulting therefrom. The surveyor's liability is limited to the amount of the fee paid for the survey.



KEY MAP
SCALE: 1" = 1,000'

NOTES:

1. PROPERTY KNOWN AS LOT 31 AS SHOWN ON MAP ENTITLED "JOHN WHITE TRACT HOWELL TWP, MON CO. N.J. DATED DEC. 20, 1941 PREPARED BY WALTER K. POTTER C.E. & L.S. No. 533
2. ALSO KNOWN AS LOT 29, BLOCK 130 AS SHOWN ON SHEET No. 44 OF THE HOWELL TOWNSHIP TAX MAP
3. TOTAL TRACT AREA: 0.78 AC.
4. OWNER: VLADIMIR JOVICH
PO BOX 514
HOWELL, N.J. 07731
5. APPLICANT: BARBARA BERG
26 SPRINGHILL DR.
HOWELL, N.J. 07731

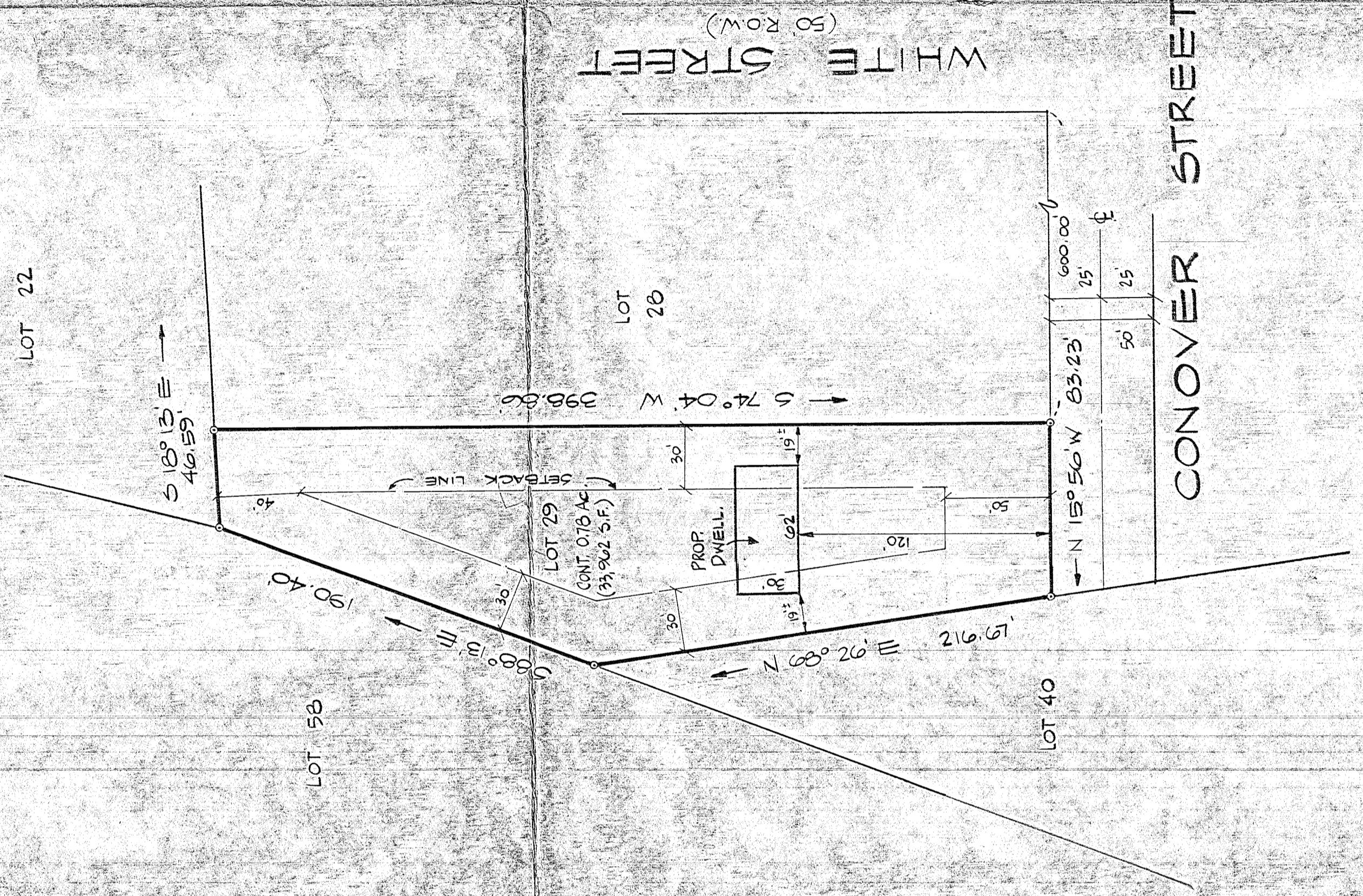
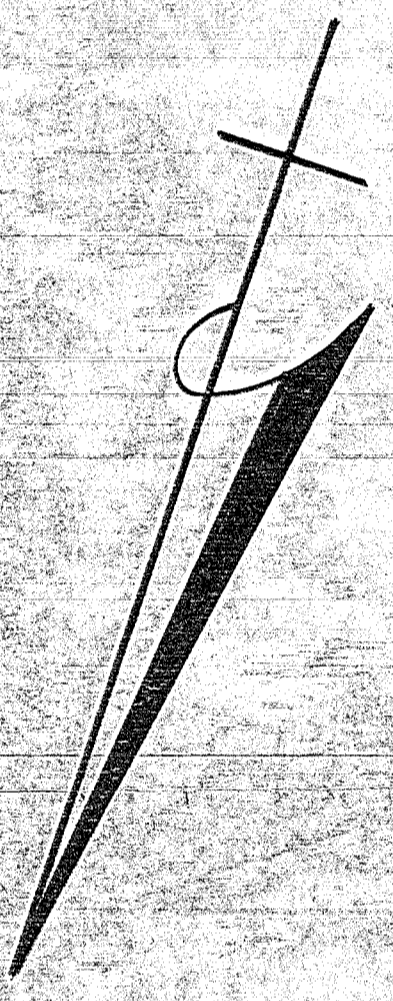
| MIN. LOT AREA | REQUIRED | PROVIDED |
|-------------------|----------|-------------|
| 80,000 S.F. | 175 | 33,962 S.F. |
| MIN. LOT FRONTAGE | 30 | 33.2' |
| MIN. SIDE YARD | 50 | 51' |
| MIN. FRONT YARD | 50 | 50' |
| MIN. REAR YARD | 40 | 40' |

| No. | Revised | Date | Drawn | Checked |
|-----|---------|------|-------|---------|
| | | | | |

VARIANCE PLAN PREPARED FOR:
LOT 29, BLOCK 130
SITUATED IN: HOWELL TOWNSHIP, MONMOUTH COUNTY, N.J.

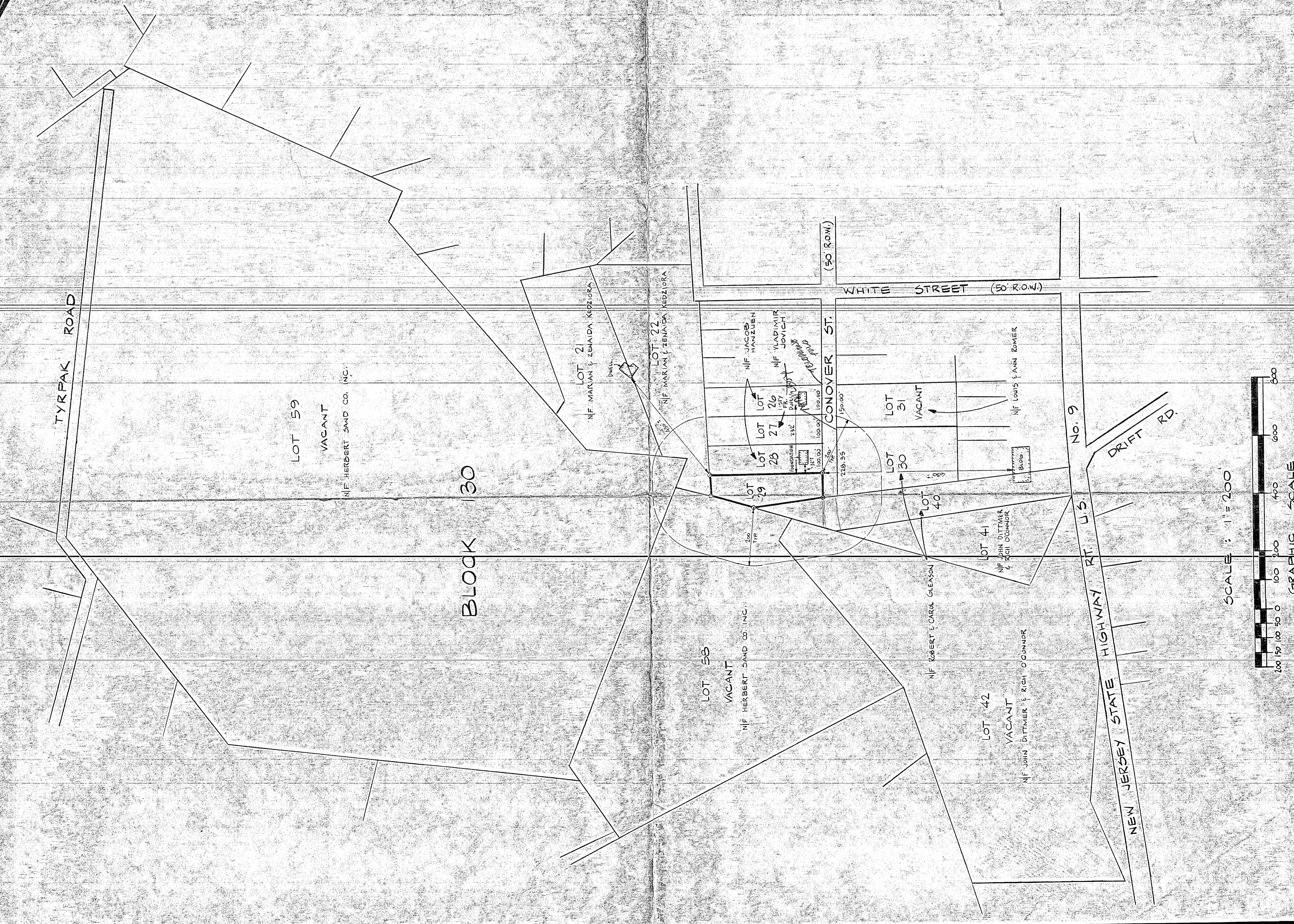
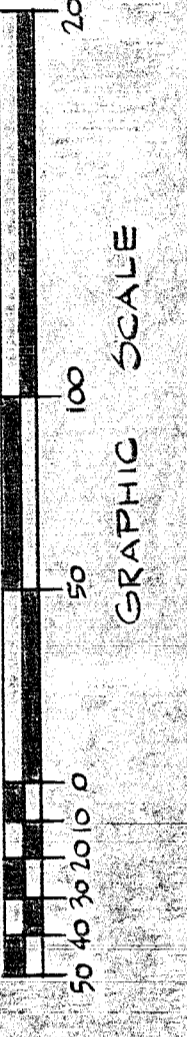
Order By: KAJANTAS
LANDTECH ENGINEERING AND SURVEYING, INC.
 CONSULTING ENGINEERING - LAND SURVEYING - LAND PLANNING
 R.D. 2 - BOX 95, HIGHWAY 33, EAGLEHOLLOW, N.J. 07726
 C.O.L. 448 - 6482 OR 201-431-2855

Map: L
 State: NJ
 Job No. 83-506
 M. EUGENE McDONALD, L.S.P.P.
 N.J. L.C. No. 11777, P.P. No. 2987
 MAYNARD THUM, P.E.L.S.
 N.J. L.C. No. 16713, P.E. No. 412683

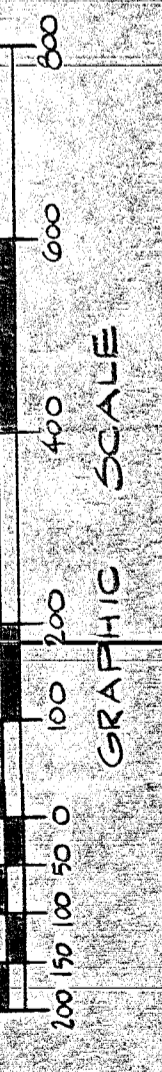


DETAIL

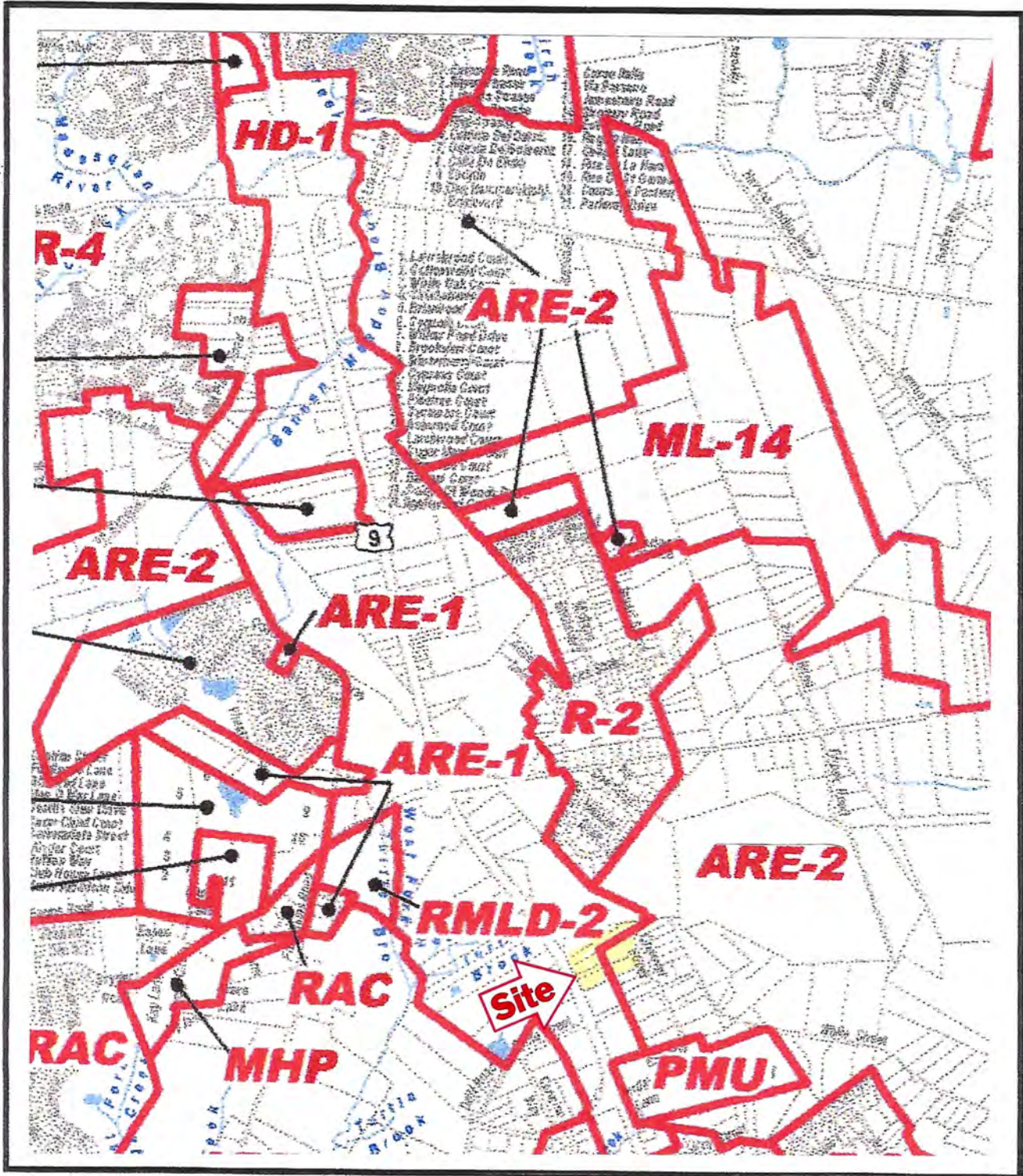
SCALE: 1" = 50'



SCALE: 1" = 200'



Zoning Map



- A. Purpose. The purpose of the HC Zone is to provide for highway-oriented development in the Route 9 corridor on lots which would not otherwise conform to the Highway Development Zone standards due to the established pattern of lotting.
- B. Permitted uses.
- (1) Principal uses:
- (a) Offices.
 - (b) Financial institutions.
 - (c) Health-care facilities/medical centers.
[Amended 7-18-2017 by Ord. No. O-17-20]
 - (d) Entertainment uses.
 - (e) Retail sales.
 - (f) Retail services.
 - (g) Adult day-care facilities.
[Added 4-9-2013 by Ord. No. O-13-07]
 - (h) Health club facilities/fitness centers.
[Added 7-18-2017 by Ord. No. O-17-20]
 - (i) Indoor recreation.
[Added 7-18-2017 by Ord. No. O-17-20]
 - (j) Microbrewery.
[Added 7-18-2017 by Ord. No. O-17-20]
 - (k) Schools, commercial.
[Added 7-18-2017 by Ord. No. O-17-20]
 - (l) Restaurants, with and without drive-through.
[Added 8-17-2021 by Ord. No. O-21-22]
- (2) Accessory uses: accessory uses customarily incidental and ancillary to a permitted use.
- (3) Conditional uses.
- (a) Houses of worship.
 - (b) Auto service.
 - (c) Car washes.
 - (d) Schools, in accordance with § **188-93**.
[Amended 5-20-2014 by Ord. No. O-14-13]
 - (e) Telecommunications facilities.
[Added 4-22-2002 by Ord. No. O-02-8]
- C. Prohibited uses.
[Added 5-15-2007 by Ord. No. O-07-19]
- (1) Sexually oriented business as defined in § **188-4**.
 - (2) Tattoo, body piercing or branding establishments.

§ 188-77. Highway Development 1 (HD-1).

- A. Purpose. The purpose of the HD-1 Zone is to provide for highway-oriented development in the Route 9 corridor on larger lots than permitted in the HC Zone.
- B. Permitted uses.
- (1) Principal uses:
- (a) Offices.
 - (b) Financial institutions.
 - (c) Health-care facilities/medical centers.
[Amended 7-18-2017 by Ord. No. O-17-18]
 - (d) Hospitals.
 - (e) Restaurants without drive-through or take-out.
 - (f) Restaurants with drive-through or take-out.
 - (g) Entertainment uses.

- (h) Retail sales.
 - (i) Retail services.
 - (j) Home improvement centers.
 - (k) Tattoo and body piercing.
[Added 5-10-2011 by Ord. No. O-11-10]
 - (l) Adult day-care facilities.
[Added 4-9-2013 by Ord. No. O-13-07]
 - (m) Health club facilities/fitness centers.
[Added 7-18-2017 by Ord. No. O-17-18]
 - (n) Indoor recreation.
[Added 7-18-2017 by Ord. No. O-17-18]
 - (o) Microbrewery.
[Added 7-18-2017 by Ord. No. O-17-18]
 - (p) Schools, commercial.
[Added 7-18-2017 by Ord. No. O-17-18]
 - (q) Craft distillery.
[Added 2-23-2021 by Ord. No. O-21-6]
 - (r) Assisted-living facilities.
[Added 2-23-2021 by Ord. No. O-21-6]
- (2) Accessory uses: accessory uses customarily incidental and ancillary to a permitted use.
- (3) Conditional uses:
- (a) Houses of worship.
 - (b) (Reserved)^[1]
[1] *Editor's Note: Former Subsection B(3)(b), schools, amended 5-20-2014 by Ord. No. O-14-13, was repealed 7-20-2015 by Ord. No. O-15-24.*
 - (c) Auto sales.
 - (d) Auto services.
 - (e) Auto auctions.
 - (f) Car washes.
 - (g) Telecommunications facilities.^[2]
[Added 4-22-2002 by Ord. No. O-02-8]
[2] *Editor's Note: Former Subsection B(3)(h), Hotel and/or conference center, added 8-15-2006 by Ord. No. O-06-23, which immediately followed this subsection, was repealed 5-19-2009 by Ord. No. O-09-20.*
 - (h) Commercial breeders, dog kennels, shelters, pounds, dog training facilities and pet shops.
[Added 12-15-2009 by Ord. No. O-09-59]
 - (i) Gasoline station convenience center.^[3]
[Added 12-13-2011 by Ord. No. O-11-47]
[3] *Editor's Note: Former Subsection B(3)(i), Billboards, added 9-21-2010 by Ord. No. O-10-20, was removed pursuant to Ord. No. O-11-40, adopted 11-1-2011.*
 - (j) Automobile repair services/auto body.
[Added 7-18-2017 by Ord. No. O-17-18]
- C. Prohibited uses.
[Added 5-15-2007 by Ord. No. O-07-19]
- (1) Sexually oriented business as defined in § 188-4.^[4]
[4] *Editor's Note: Former Subsection C(2), which listed tattoo, body piercing or branding establishments as a prohibited use, and which immediately followed this Subsection C(1), was repealed 6-28-2011 by Ord. No. O-11-19. See now Subsection B(1), Permitted principal uses.*

§ 188-78. Highway Development 2 (HD-2).

- A. Purpose. The purpose of the HD-2 Zone is to provide for the appropriate nonretail development of the Route 33 corridor.
- B. Permitted uses.
 - (1) Principal uses:
 - (a) Offices.

HOWELL CODE

**Township of Howell
Schedule II Bulk and Dimensional Requirements
Nonresidential Zones**

[Amended 7-25-2006 by Ord. No. O-06-30; 7-14-2009 by Ord. No. O-09-35; 5-24-2011 by Ord. No. O-11-13; 12-13-2022 by Ord. No. O-22-73]

| | MHP | LC/OS | NC | HC | HD-1 | HD-2 | HD-3 | HD-4 | SED | SED-1 | SED-2 | |
|---------------------------------|---------------------------------------|-------|--|-----------|---|---|-----------|-----------|------------|---|---|---|
| Minimum lot area | See specific section for requirements | | 15,000 sf | 40,000 sf | 80,000 sf | 80,000 sf | 40,000 sf | 40,000 sf | 120,000 sf | 120,000 sf | 120,000 sf | |
| Minimum lot frontage | | | 100 ft | 150 ft | 200 ft | 200 ft | 150 ft | 150 ft | 200 ft | 200 ft | 200 ft | |
| Minimum side yard | | | 15 ft | 25 ft | 25 ft or height of principal building, whichever is greater | 25 ft | 25 ft | 25 ft | 25 ft | 50 ft or height of building, whichever is greater | 50 ft or height of building, whichever is greater | 50 ft or height of building, whichever is greater |
| Minimum front yard setback | | | 35 ft | 60 ft | 60 ft | 60 ft | 60 ft | 60 ft | 60 ft | 60 ft | 60 ft | 60 ft |
| Minimum rear yard | | | 35 ft | 25 ft | 25 ft or height of principal building, whichever is greater | 25 ft or height of principal building, whichever is greater | 25 ft | 25 ft | 25 ft | 50 ft | 50 ft | 50 ft |
| Maximum impervious coverage | | | 70% | 70% | 70% | 70% | 70% | 70% | 70% | 70% | 70% | 70% |
| Maximum height | | | 35 ft | 45 ft | 45 ft | 45 ft | 45 ft | 45 ft | 45 ft | 45 ft* | 45 ft* | 45 ft* |
| Location of accessory buildings | | | In side or rear yards only, accessory buildings shall be set back at least twice their height. | | | | | | | | | |

NOTES:

* Maximum height for solar farms in the SED Zone shall be 15 feet.

(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^[1]]

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^[2]).

[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.^[3]

[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]

(a) Houses of worship.

(b) (Reserved)

(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-2 Zone only. See § **188-98.3** for conditional requirements.

C. Design standards for solar energy generation facilities.

[Added 5-24-2011 by Ord. No. O-11-13^[4]]

(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, letter of credit or cash 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 fail 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-2 Zone are required to utilize one of the following three development options discussed below: (1) open lands subdivisions; (2) lot averaging subdivisions; and (3) conventional subdivisions, which 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 Planning 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) Open lands subdivisions. This option is intended to promote the retention of 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 open lands subdivision, a conforming plan of a conventional subdivision shall be submitted based on minimum lot areas of two acres in the ARE-2 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 conventional

concept plan shall be the maximum number of lots permitted under an open lands subdivision.

- (b) At least 50% of the tract if located in the ARE-2 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. Lots qualifying as open lands shall be permitted a primary residence and other accessory building uses as provided in this section. Development density shall be one unit per acre.
 - (c) At least 20% 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) All lots created under this subdivision option shall be deed restricted against further subdivision for the purpose of creating an additional lot or lots.
 - (e) The design of the development utilizing this option shall foster the following objectives: retention of contiguous farmland areas; retention of contiguous prime forested areas; stream corridor and wetlands preservation; aquifer recharge 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.
 - (f) 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.
 - (g) 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.
 - (h) The applicant is advised to submit a concept plan of the open lands subdivision for review and comment in accordance with this chapter.
- (3) Lot averaging subdivisions. This option is permitted in the ARE-2 District in accordance with the following standards.
- (a) The lot averaging development plan shall not result in a greater dwelling unit yield than if the property in question were developed as a conventional subdivision. 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 two acres in the ARE-2 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 conventional concept plan shall be the maximum number of lots permitted under an open lands 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 one acre and three acres except in the case of a two-lot subdivision, in which case one of the two lots shall be one acre 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 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.^[5]
 [5] *Editor's Note: Schedule III is included as an attachment to this chapter.*
 - (f) All lots created under this subdivision option shall be deed restricted against 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.
- (4) 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:
- (a) To qualify under this section, farmland preservation property must consist of a lot, tract or parcel with a minimum contiguous acreage of 15 acres.
 - (b) The owner of the 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 of 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: 1 acre.
 - [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.
 - [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."*

§ 188-70. Residential 2 (R-2) and Residential 3 (R-3).

A. Purpose. The purpose of the R-2 and R-3 Zoning Districts is to permit infill development at moderate densities within the established centers identified in the Howell Township Master Plan.

B. Permitted uses.

(1) Principal uses.

(a) Single-family residences.

(b) Agriculture and horticulture; however, buildings housing livestock shall be set back at least 75 feet from all property lines.

(c) Community residences for the developmentally disabled and community shelters for victims of domestic violence that contain less than six occupants.

(d) Multigenerational family accommodations.

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

(2) Accessory uses. Accessory uses customarily incidental and ancillary to a permitted use.

(3) Conditional uses.

(a) Houses of worship.^[1]

[1] *Editor's Note: Former Subsection B(3)(b), which allowed schools with state-approved curricula as a conditional use, which immediately followed this subsection, was repealed 5-20-2014 by Ord. No. O-14-13; former Subsection B(3)(c), pertaining to community residences, which immediately followed this former Subsection B(3)(b), was repealed 7-26-2005 by Ord. No. O-05-23.*

C. Inclusion of Block 138, Lots 32 and 32.01 (formerly known as Site 3 in the R-3 Zone); modifications. Block 138, Lots 32 and 32.01 (formerly known as Site 3) shall be zoned R-3 with the following specific modifications:

[Added 11-15-2004 by Ord. No. O-04-63; amended 8-12-2008 by Ord. No. O-08-28]

(1) Minimum lot area (patio/zero lot line): 5,000 square feet.

(2) Minimum lot frontage (patio/zero lot line): 40 feet.

(3) Minimum lot width (patio/zero lot line): 50 feet.

(4) Minimum side yard (patio/zero lot line): zero feet one side; 15 feet second side; 25 feet for on-street side for corner lot.

(5) Minimum setback from street line (patio/zero lot line): 25 feet.

(6) Minimum rear yard (patio/zero lot line): 20 feet.

(7) Maximum building height (patio/zero lot line): 30 feet.

LAND USE

188 Attachment 3

Township of Howell
Schedule III Bulk and Dimensional Requirements
Residential Zones

[Added 3-20-2007 by Ord. No. O-07-9¹; 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 | Cluster, Lot Averaging and Open Lands | Conventional | Lot Averaging and Open Lands | Conventional | | | |
| Minimum | | | | | | | | | | | | | | |
| Lot area ⁴ | 6 | 2 ² | 4 | 1.5 ² | 3 | 1.25 ² | 2 | 1 ³ | 40,000 feet | | | | | |
| Lot width | 300 feet | 200 feet | 200 feet | 150 feet | 200 feet | 125 feet | 200 feet | 100 feet | 200 feet | | | | | |
| Lot depth | 400 feet ¹ | 200 feet ¹ | 300 feet | 150 feet | 200 feet | 125 feet | 200 feet | 100 feet | 200 feet | | | | | |
| Front yard ⁴ | 100 feet | 75 feet | 100 feet | 75 feet | 50 feet | 50 feet | 50 feet | 35 feet | 50 feet | | | | | |
| Side yard (each side) ⁴ | 60 feet | 50 feet | 40 feet | 30 feet | 30 feet | 25 feet | 30 feet | 20 feet | 30 feet | | | | | |
| Rear yard ⁴ | 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 | --- | See Code options | | | | See specific zoning sections for standards. |
| 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 ⁴ | 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:

- 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.
- 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.
- 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.
- For all solar energy generation facilities in the ARE-2, ARE-3, ARE-4 and ARE-6 Zones, the following dimensional requirements are applicable:
 - Lot area shall be a minimum of 65 acres.
 - Front yard setback: minimum 60 feet.
 - Side yard setback: 60 feet
 - Rear yard setback: 60 feet.
 - Height: maximum 15 feet.

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."

2455 US Highway 9, Howell, NJ 07731-3715, Monmouth County

APN: 21-00130-0000-00031-01 CLIP: 3751604097

POPULATION

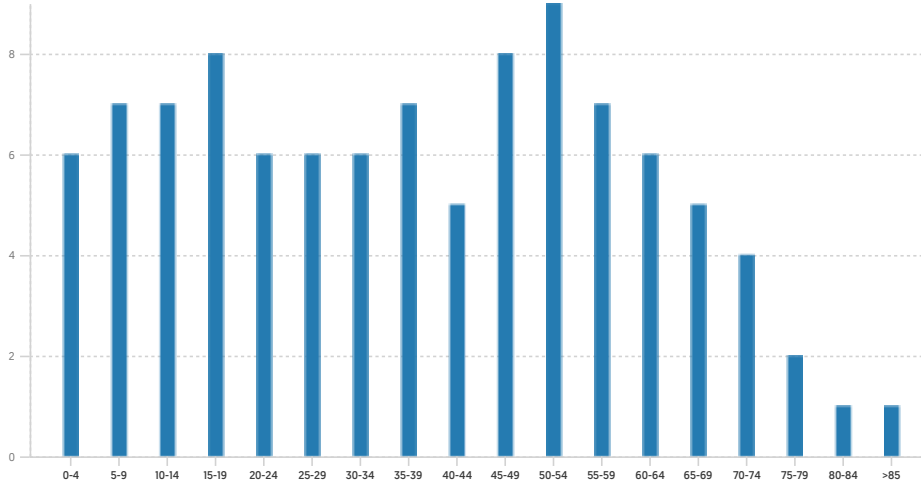
SUMMARY

| | |
|---------------------------------|---------------|
| Estimated Population | 39,457 |
| Population Growth (since 2010) | -11.6% |
| Population Density (ppl / mile) | 1,215 |
| Median Age | 38.6 |

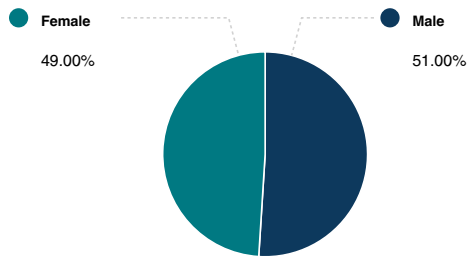
HOUSEHOLD

| | |
|------------------------|---------------|
| Number of Households | 12,958 |
| Household Size (ppl) | 3 |
| Households w/ Children | 9,440 |

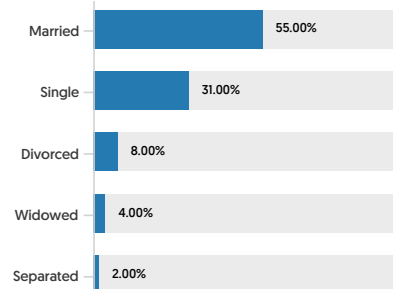
AGE



GENDER



MARITAL STATUS



HOUSING

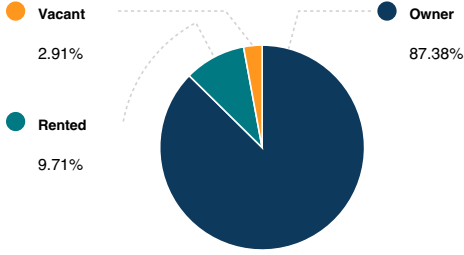
SUMMARY

| | |
|------------------------|------------------|
| Median Home Sale Price | \$362,400 |
| Median Year Built | 1983 |

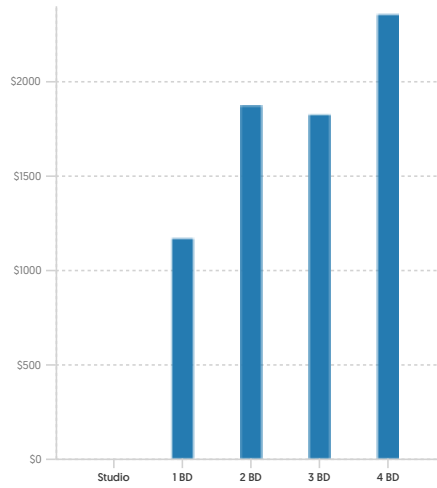
STABILITY

| | |
|-----------------------------|--------------|
| Annual Residential Turnover | 9.46% |
|-----------------------------|--------------|

OCCUPANCY



FAIR MARKET RENTS (COUNTY)

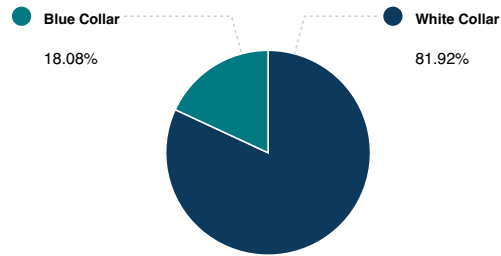


QUALITY OF LIFE

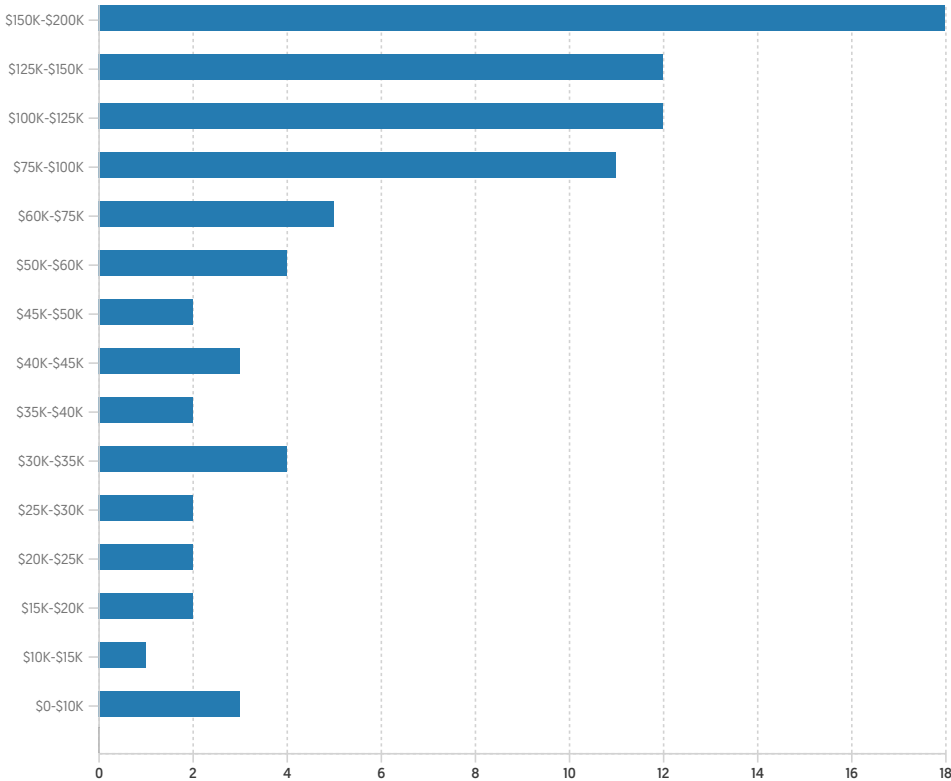
WORKERS BY INDUSTRY

| | |
|------------------------------------|-------|
| Agricultural, Forestry, Fishing | 75 |
| Mining | |
| Construction | 1,610 |
| Manufacturing | 1,515 |
| Transportation and Communications | 1,255 |
| Wholesale Trade | 489 |
| Retail Trade | 2,548 |
| Finance, Insurance and Real Estate | 1,362 |
| Services | 8,430 |
| Public Administration | 1,055 |
| Unclassified | |

WORKFORCE



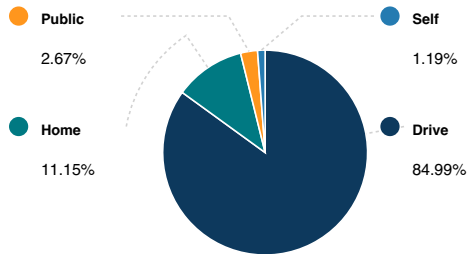
HOUSEHOLD INCOME



Average Household Income **\$122,239**

Average Per Capita Income **\$45,545**

COMMUTE METHOD



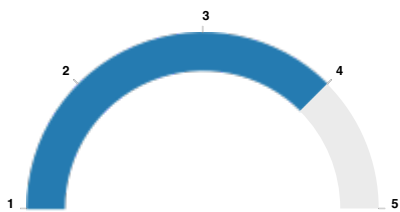
Median Travel Time **35 min**

WEATHER

| | |
|-------------------------------|--------------|
| January High Temp (avg °F) | 40 |
| January Low Temp (avg °F) | 22.4 |
| July High Temp (avg °F) | 85.3 |
| July Low Temp (avg °F) | 65.9 |
| Annual Precipitation (inches) | 46.87 |

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

| | |
|----------------------|--------------|
| Less than 9th grade | 370 |
| Some High School | 1,398 |
| High School Graduate | 7,349 |
| Some College | 4,551 |
| Associate Degree | 2,181 |
| Bachelor's Degree | 9,335 |
| Graduate Degree | 3,638 |

(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)

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

| | Address | Phone # | Distance | Description |
|--------------------------------------|-------------------|----------------|----------|--------------------------------|
| Christie's Italian Seafood And Grill | 2420 US Highway 9 | (732) 780-8310 | 0.1 | Seafood Shack |
| Ice Cream On 9 | 2300 US Highway 9 | (732) 780-2020 | 0.1 | Ice Cream Stands Or Dairy Bars |
| Seasons Coal Fired Pizza | 2200 US Highway 9 | (732) 673-5488 | 0.16 | Pizza Restaurants |
| A & S Pizza | 2233 US Highway 9 | (732) 462-6300 | 0.19 | Pizzeria, Independent |
| China 1 | 2229 US Highway 9 | (732) 683-2088 | 0.2 | Chinese Restaurant |
| Vietnam Bistro | 2221 US Highway 9 | (848) 565-8769 | 0.21 | Chinese Restaurant |
| Boba House | 2221 US Highway 9 | (732) 915-0077 | 0.23 | Chinese Restaurant |
| Dunkin' Donuts | 1994 Route 9 | (732) 431-3249 | 0.3 | Doughnuts |
| White Castle System, Inc. | 2151 US Highway 9 | (732) 462-5186 | 0.3 | Fast-Food Restaurant, Chain |
| World Coffees And Grill LLC | 2001 US Highway 9 | (732) 780-0955 | 0.46 | Delicatessen (Eating Places) |

SHOPPING

| | Address | Phone # | Distance | Description |
|---|-------------------|----------------|----------|---------------------------|
| Dolgencorp, LLC | 2399 US Highway 9 | (732) 410-6569 | 0.08 | Variety Stores |
| Wawa, Inc. | 2485 US Highway 9 | (732) 364-3771 | 0.15 | Convenience Stores, Chain |
| Home Depot U.s.a., Inc. | 1990 Route 9 | (732) 409-9996 | 0.3 | Home Centers |
| Eppy's Tool & Equipment Warehouse, Inc. | 2775 Route 9 N | (732) 942-3700 | 0.66 | Tools |
| Country Market | 1473 US Highway 9 | (732) 863-9363 | 0.93 | Delicatessen Stores |
| Twin Pond Farm Garden Center Inc | 1459 US Highway 9 | (732) 863-0755 | 0.95 | Retail Nurseries |
| Artisan Glass Carving & Design | 193 W 5th St | (732) 905-8336 | 0.95 | Glass, Leaded Or Stained |