

Donna Belton

21-388

From: Meggan C Bateman <opra+request-21346-6a4637d0@requests.opramachine.com>
Sent: Friday, March 26, 2021 4:00 PM
To: clerkforms
Subject: OPRA request - 217 Lanes Pond Road background, history, permits

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Howell Township,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

217 Lanes Pond Road permits, history, background, anything related to the current existing structure located there

Thank you for your time-
Meggan Bateman
meggan@mikegruosso.com

BL 34
L 1

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-21346-6a4637d0@requests.opramachine.com

Is clerkforms@twp.howell.nj.us the wrong address for OPRA requests to Howell Township? If so, please contact us using this form:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fchange_request%2fnew%3fbody%3dhowell_township&c=E,1,uY9UPHUAvgHu4NTda7MVYDQijliwdT-CEjR27DhRCmMb_Hy8FBHtXjLorkQj8pz4Ax3EqGKzBI6QYN4Xfy-NHpoJINfQ5vC01eyySPgGU4i0,&typo=1

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fhelp%2fofficers&c=E,1,z1P9BFQhvwW4NGyYgYksaCEOFYvRK-4E17js3Q8h7z9ldyB6OQP8l_3n_luRNsflrp-MgZX7co2jxUqXAcUlt1nAY6gA2UZKO61fL94VvsKo3SiM,&typo=1

View this OPRA request & responses online:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2frequest%2f217_lanes_pond_road_background_h&c=E,1,pvtHI4IKUUzBXJV62hHGzQwKgqjuViyB7-UFWYu7bSihvzOUMunNbHQaEihoa_50HcF9ZEUisxvuevg8RzSjsNymSPotIhTIDi8OFmCnJAOTx-TI&typo=1

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

Donna Belton

From: Caitlin Doren
Sent: Monday, March 29, 2021 9:19 AM
To: Donna Belton
Cc: Matthew Howard
Subject: FW: OPRA 21-388
Attachments: 21-388.pdf; 217 Lanes Pond.pdf

Attached is one land use approval found for OPRA 21-388. Other departments to send their files.

Caitlin Doren
Administrative Assistant

Township of Howell
Community Development
4567 Route 9 North, 2nd Floor
Howell, NJ 07731
Phone: (732) 938-4500 x 2338
cdoren@twp.howell.nj.us
www.twp.howell.nj.us

From: Matthew Howard <mhoward@twp.howell.nj.us>
Sent: Friday, March 26, 2021 4:06 PM
To: Caitlin Doren <cdoren@twp.howell.nj.us>
Subject: FW: OPRA 21-388

Matthew R. Howard, PSM
Director of Community Development

Township of Howell
4567 Route 9 North, 2nd Floor
Howell, NJ 07731
P: 732-938-4500 x2334

From: Donna Belton <dbelton@twp.howell.nj.us>
Sent: Friday, March 26, 2021 4:05 PM
To: Paul Orlando <porlando@twp.howell.nj.us>; Janine Martuscelli <jmartuscelli@twp.howell.nj.us>; Matthew Howard <mhoward@twp.howell.nj.us>; Claire Petruzzella <cPetruzzella@twp.howell.nj.us>; Justin Meyer <jmeyer@twp.howell.nj.us>
Cc: Brian Geoghegan <bgeoghegan@twp.howell.nj.us>; Justin Yost <jyost@twp.howell.nj.us>
Subject: OPRA 21-388

Good Afternoon,

Attached please find OPRA 21-388 for your review. Please forward your findings to me no later than 4/6/2021.

Thank you.

HOWELL TOWNSHIP

LAND USE CERTIFICATE

#19993256

The undersigned hereby applies for a Land Use Certificate for the following, to be issued on the basis of the representations contained herein, all of which applicant swears to be true:

PROPERTY: BLOCK 34 LOT(S) 1 STREET 317 Lakes Pond RD

TELEPHONE # 732-642-2622

NAME Kelly Vigilante
ADDRESS 21 Blacklock RD Howell N.J.

PHONE _____

USES: Principal Residential
Accessory _____
New Construction X Existing Structure _____
Interior Remodeling _____

FOR OFFICE USE ONLY:
ZONE _____
USE PERMITTED: Yes ☐
No ☐

DESCRIPTION OF LOT: Corner lot: Yes ☒ No ☐
Frontage 46 feet Depth 195 feet
On an improved street: Yes ☒ No ☐
Total lot area 7977 square feet

LOCATION OF STRUCTURES: Principal structure
Setback from right of way: 59.67 feet K.V.
(and 41.00 feet if corner lot)
Sideyard clearances: 40.5 feet & 5 feet
Rearyard clearances: 4 feet

Accessory structure:
Setback from right of way: N/A feet
(and _____ feet if corner lot)
Sideyard clearances: _____ feet & _____ feet
Rearyard clearances: _____ feet

DESCRIPTION OF STRUCTURES: Principal
Height 32 feet to highest point 30'
Length 56 feet Width 75 feet
Useable floorspace 3286 square feet
Number of stories 2 Basement: Yes ☐ No ☒
Number of apartments _____ Number of Bedrooms 8

Accessory structure:
Height N/A feet to highest point
Length _____ feet Width _____ feet

PARKING: Number of off-street parking spaces 3
Percentage of lot covered by parking areas, walkways, etc. 4 %

SURFACE COVERAGE: Percentage of lot covered by buildings: 11 %
Percentage of lot covered by other impervious surfaces: 15 %

ATTACH A COPY OF SURVEY OR SKETCH OF PROPOSAL

FOR OFFICE USE: \$100.00 Res Fee
FEE: \$10.00 residential
FEE: \$20.00 non-residential
DATE FEE PAID: _____

Kelly Vigilante 12-23-03
SIGNATURE OF APPLICANT DATE

Based on the above application and the statements which are made part thereof, the proposed usage is found to be in accordance with the Land Use Ordinance of the Township of Howell and is hereby approved.

3/19/04
DATE HOWELL TOWNSHIP/LAND USE OFFICE
COMMENTS/EXPLANATIONS: _____

REFERRALS: ☒ To Building Dept. ☐ To Zoning Bd. ☐ To Engineering
☐ To Planning Bd. ☐ To Bd. of Health ☐ To _____

Donna Belton

From: Janine Martuscelli
Sent: Monday, March 29, 2021 10:20 AM
To: Donna Belton
Cc: Caitlin Doren; Justin Meyer
Subject: OPRA 21-388
Attachments: 217 Lanes Pond Rd.pdf

Donna

I have attached the only information we have for the above.

There are no Open permits for the above OPRA. However, there was a permit for a Single Family Dwelling in 2004. They only did the Footing and Foundation and never built the House.

Permits have expired and are now void. New permits are required to build a new Single Family Dwelling.

Janine Martuscelli
Howell Township
Community Development
732-938-4500 x2330

NOTICE OF CONFIDENTIALITY

This message, including any prior messages and attachments, may contain advisory, consultative and/or deliberative material, confidential information or privileged communications of the Township of Howell. Access to this message by anyone other than the sender and the intended recipient(s) is unauthorized. If you are not the intended recipient of this message, any disclosure, copying, distribution or action taken or not taken in reliance on it, without the expressed written consent of the Township, is prohibited. If you have received this message in error, you should not save, scan, transmit, print, use or disseminate this message or any information contained in this message in any way and you should promptly delete or destroy this message and all copies of it. Please notify the sender by return e-mail if you have received this message in error.

**HOWELL,
TOWNSHIP OF
(LAND USE DEPT.)**

B#34 217 Lanes Pond Rd. L1



LDS HW-LU 10600749

HOWELL TOWNSHIP
LAND USE CERTIFICATE

#19993256

The undersigned hereby applies for a Land Use Certificate for the following, to be issued on the basis of the representations contained herein, all of which applicant swears to be true:

PROPERTY: BLOCK 34 LOT(S) 1 STREET 217 Lakes Pond RD
TELEPHONE # 732-642-2622

NAME Kelly Vigilante
ADDRESS 217 Lakes Pond RD Howell NJ
PHONE _____

USES: Principal Residential
Accessory _____
New Construction X Existing Structure _____
Interior Remodeling _____

FOR OFFICE USE ONLY:
ZONE _____
USE PERMITTED: Yes ☐
No ☐

DESCRIPTION OF LOT: Corner lot: Yes ☒ No ☐
Frontage 246 feet Depth 195 feet
On an improved street: Yes ☒ No ☐
Total lot area 29,271 square feet

LOCATION OF STRUCTURES: Principal structure
Setback from right of way: 59.67 feet K.V.
(and 38.5 feet if corner lot)
Sideyard clearances: 40 feet & 38.5 feet
Rearyard clearances: 40 feet

Accessory structure:
Setback from right of way: N/A feet
(and _____ feet if corner lot)
Sideyard clearances: _____ feet & _____ feet
Rearyard clearances: _____ feet

DESCRIPTION OF STRUCTURES: Principal
Height 12.35 feet to highest point 30'
Length 56 feet Width 75 feet
Useable floorspace 3,286 square feet
Number of stories 2 Basement: Yes ☐ No ☒
Number of apartments _____ Number of Bedrooms 8

Accessory structure:
Height N/A feet to highest point
Length _____ feet Width _____ feet

PARKING: Number of off-street parking spaces 3
Percentage of lot covered by parking areas, walkways, etc. 4 %

SURFACE COVERAGE: Percentage of lot covered by buildings: 11 %
Percentage of lot covered by other impervious surfaces: 15 %

ATTACH A COPY OF SURVEY OR SKETCH OF PROPOSAL

FOR OFFICE USE: \$100.00 Res Res
FEE: \$10.00 residential
FEE: \$20.00 non-residential
DATE FEE PAID: _____

Kelly Vigilante 12-23-03
SIGNATURE OF APPLICANT DATE

Based on the above application and the statements which are made part thereof, the proposed usage is found to be in accordance with the Land Use Ordinance of the Township of Howell and is hereby approved.

3/19/04
DATE HOWELL TOWNSHIP/LAND USE OFFICE
COMMENTS/EXPLANATIONS: _____

REFERRALS: ☒ To Building Dept. ☐ To Zoning Bd. ☐ To Engineering
☐ To Planning Bd. ☐ To Bd. of Health ☐ To _____

TOWNSHIP OF HOWELL ENGINEERING DEPARTMENT

MEMORANDUM

DATE: March 17, 2004
TO: Vito Marinaccio - Land Use Officer ✓
FROM: William H. Nunziato, Jr., P.E. - Township Engineer
RE: **LAND USE DEVELOPER'S PERMIT**
BLOCK: 34 LOT: 1
STREET: LANES MILL ROAD & LAUREL PLACE
PLANNING/ZONING BOARD CASE: 02-27
APPLICANT: KELLY VIGILANTE



In reference to the above-mentioned block and lot, please include the following restrictions to the Land Use Developer's Permit for Lot 1.

PRIOR TO CONSTRUCTION SILT FENCING MUST BE INSTALLED
AROUND THE DISTURBED AREA.

**"NO CERTIFICATE OF OCCUPANCY CAN BE ISSUED UNTIL
THE FOLLOWING ITEMS ARE ADDRESSED"**

1. The dwelling on this lot must be served by a paved turn around driveway and it must be constructed as per Driveway Ordinance 14-34.2A (6" stone and 2" F.A.B.C.) see attached plan.
2. The lot must be stabilized and graded as per the approved plan entitled "Plot Plan & Septic Design" for Vigilante/Provost prepared by John Ploskonka, P.E. dated 12/04/03, latest revision date 2/25/04.
3. Any damage done to the roadway curb and other items located on or off the site, the owner is responsible.
4. The lot must have positive drainage and no water ponding may occur.
5. A minimum of (6) six inches of topsoil is required.
6. An As-Built survey will be required that demonstrates elevations showing positive drainage, finish floor elevations and compliance with the original grading plan. Specifically the elevations should include all property corners, building corners and

Page 2

**RE: LAND USE DEVELOPER'S PERMIT
BLOCK: 34 LOT: 1
STREET: LANES MILL ROAD & LAUREL PLACE
PLANNING/ZONING BOARD CASE: 02-27
APPLICANT: KELLY VIGILANTE**

7. The developer must comply with all State Laws, Regulations and Municipal Ordinances.
8. Notify the Engineering Department 48 hours prior to the driveway installation (subgrade conditions).
9. The driveway must be inspected during the time of installation. 48 hours prior notification is required.

SPECIAL NOTES:

1. This lot must be graded so that it does not create or aggravate water stagnation, siltation or drainage problems on the adjacent properties.
2. Any changes or alterations to the above referenced approved plan must be resubmitted to the Land Use Officer for approval.

Thank you for your cooperation in this matter. Please feel free to call should you have any questions.

TS/br

attachment

cc: Thomas Savino - Engineering Coordinator
Chet Phillips – Construction Official
Applicant: Kelly Vigilante
21 Hemlock Road
Howell, New Jersey 07731

TOWNSHIP OF HOWELL ENGINEERING DEPARTMENT

LAND USE DEVELOPERS PERMIT CHECKLIST

*Rec'd. L.U.C.
12/23/03 - BLP
CH# 1946*

PLEASE PRINT THE FOLLOWING INFORMATION:

DATE:

12-12-03

RE:

LAND USE APPLICATION : BLOCK 34 **LOT** 1

OWNER'S NAME: Kelly Vigilante

ADDRESS: 21 Hemlock RD Howell N.J.

PHONE NUMBER: HOME: _____ **WORK:** 732-642-2622

BUILDER'S NAME: Same

ADDRESS: 217 Lance Pond RD Howell

PHONE NUMBER: ~~732-642-2622~~

POSTAL NUMBER ADDRESS: ✓ 217 Lance Pond RD

PLANNING OR ZONING BOARD CASE NO. 02-27

THE FOLLOWING IS A CHECKLIST OF ITEMS THAT ARE REQUIRED TO BE SHOWN ON A PROPOSED PLAN TO CONSTRUCT A HOUSE PRIOR TO THE ACCEPTANCE OF THE APPLICATION AND THE REVIEW AND APPROVAL BY THE TOWNSHIP ENGINEER:

☒ Three (3) sealed copies of Plot Plan prepared by a New Jersey Licensed Engineer.

☒ One (1) sealed copy of Architectural Plan.

☒ A fee of one-hundred (\$100.00) dollars shall accompany each application for individual developers permit for residential dwellings.

A COMPLETE PLOT PLAN IS REQUIRED AS FOLLOWS:

- ☒ Show all existing and proposed grades
- ☒ Driveways details must be shown on plot plan
- ☒ Turning radius at entranceway of driveway to help eliminate tire ruts
- ☒ Driveway must be constructed as follows:
- ☒ Minimum 12' wide driveway (For Dwellings less than 100' from the roadway)

pavement)

Page 2 of 2

- (1) The base shall be constructed with a minimum of 6" of Compact type 2 Class A Soil Aggregate NJDOT Specification Section 8.8.1 latest revision of approved equal
- (2) The top shall be constructed with a minimum of 2" fine aggregate bituminous Concrete NJDOT MIX I-6 NJDOT Specification Section 3.10.2 latest revision or approved equal

☒ Turn around area at garage enough to accommodate a full size vehicle

☒ Minimum width of 30' from the garage door to edge of pavement

☒ Minimum 18' wide driveway (For Dwellings more than 100' from the roadway pavement)

- (1) The base shall be constructed with a minimum of 6" of Compact type 2 Class A Soil Aggregate NJDOT Specification Section 8.8.1 latest revision Or approved equal
- (2) The top shall be constructed with a minimum of 2" fine aggregate bituminous Concrete NJDOT mix I-6. NJDOT Specification Section 3.10.2 latest revision or approved equal
- (3) The balance of driveway shall be designed to accommodate emergency vehicles of a minimum of 28,000 lbs. A minimum of 6" compact type 2 class a soil aggregate NJDOT Specification Section 8.8.1, latest revision or approved equal

☒ Driveway apron detail is required

☒ The entire driveway must show proposed elevations

☒ At the driveway entrance way additional clearing must be shown on the plan to ensure proper sight distances

☒ Septic system location, design and detail, if applicable accompanied by approval from the Monmouth County Board of Health. (Application for septic design approval to be delivered to Public Service Office located within the Municipal Building, along with two (2) sets of plans for septic design approval by the Monmouth County Board of Health)

☒ Proposed well location, if applicable

☒ Street frontage elevations (gutter line and centerline)

☒ Proposed utility service lines (water & sewer) and it's connection point in the street, if applicable (show existing sanitary sewer clean outs and potable water street valves)

☒ Locate all existing wells and septic systems within the surrounding area

☒ Existing and proposed limit of clearing and disturbance

☒ Retaining wall location & detail, if applicable

☒ Wetlands and transition areas, delineation with backup documentation from NJDEPE, if applicable

☒ Floor plain delineation, if applicable

☒ If existing curb is to be removed and replaced, a detail is required (depressed or straight)

- N/A Any existing and/or proposed drainage structures (proposed requires details)
X If a basement is proposed the floor elevations shall be a minimum of 2' above the
Page 3 of 3

seasonal high water table. The Engineer must certify the elevation of seasonal high water table at the basement location

- X Grades are required along all the property lines. The storm water runoff should be diverted around the system. Please show the (4) four proposed corner elevations
X The lot should be graded to a 5 to 1 slope for better lawn mowing
X Drainage swales should be shown on the plan
X The footprint of the house must be the same as the dwelling to be built
A copy of the foundation plan and house elevations prepared by a Licensed Architect are required
X Show finish floor elevation
X Show garage floor elevation
X Show basement floor elevation
N/A Show top of roof elevation
N/A Show the location of existing depressed curbs
Land Use Application information needs to be corrected

DATED: ✓ 12-23-03

BY ✓
Signature

APPI, INC.
(Print Name)

Page 4 of 4

TOWNSHIP OF HOWELL

ADDENDUM TO LAND USE DEVELOPERS PERMIT CHECKLIST

**EMERGENCY 911 PROCEDURES FOR INDIVIDUAL LOTS ON EXISTING
STREETS THAT ARE NOT PART OF A MAJOR SUBDIVISION**

**ANYONE SUBMITTING PLANS FOR INDIVIDUAL HOUSES ON AN
EXISTING STREET, MUST ALSO SUBMIT THE POSTAL NUMBER
ADDRESS. THE APPLICANT IS RESPONSIBLE TO CONTACT THE
APPROPRIATE POST OFFICE AND OBTAIN THE POSTAL NUMBER
ADDRESS. THIS MUST BE SUBMITTED WITH THE LAND USE
APPLICATION. THE APPLICANT MUST NOTIFY THE BUILDING
DEPARTMENT AND THE TAX ASSESSOR'S OFFICE OF THE POSTAL
NUMBER.**

THANK YOU FOR YOUR COOPERATION IN THIS MATTER.



Re: Case No. 02-27
Applicant: Kelly Ann Vigilante
Application for: Variance to Construct a Residential
Dwelling on an Existing Undersized Lot
Block 34, Lot 1
Tax Map Sheet No. 15
Location: Corner to Willow Avenue, Laurel Place
And Lanes Pond Road
Zone: ARE-3 (Agricultural Rural Estate) Zone
EE&L Project No. 99H1726-V05

11/27/2002
Page 2 of 3

Schedule and the lot is not serviced by a public sanitary sewer Sections 14-9.1a and 14-15.3a of the Ordinance govern lot area and setback requirements. In this case Section 14-9.1a permits a 20% reduction of the setback requirements, while Section 14-15.3a permits a minimum lot area of 40,000 s.f. and the front, rear and side yard setbacks of the ARE-1 Zone apply.

B. Variances/Waivers Requested and Items of Discussion

1. The applicant has requested a Variance to construct a residential dwelling on an existing undersized lot. 29,271 s.f. exists; whereas 40,000 s.f. is required.
2. The applicant has requested a height Variance for the proposed residential dwelling. By definition, building height on this dwelling is measured midway between the roof ridge and the eaves. We have measured the height from the submitted architectural plans and have found the proposed height to be 30 ft.; whereas 30 ft. is permitted. A Variance for height is not required.
3. The applicant has requested a Waiver from providing an Environmental Impact Statement. The Environmental Assessment Check-List has been submitted.
4. Has an attempt been made to purchase property from or sell the property to adjacent landowners to make this lot conform to the lot area requirement? The applicant should support this issue with written documentation.
5. The applicant should provide testimony to the Board on whether this property has been farmed and pesticides used. If pesticides have been used the applicant should provide the Board with a letter from the NJDEP of no contamination for this site.

C. Fees/Escrows

Based on our review of the subject application, the following fees are required:

Non-Refundable Application Fee

14-38.4c1 Hardship Variance \$ 220.00

Professional Service Escrow Fee

14-38.7b8b Bulk Variance \$1,000.00

D. Design and Plat Review

1. The minimum setback lines shown on the plan are incorrect and should be revised. The setbacks of the ARE-1 Zone with a 20% reduction are applicable to this application.
2. The ARE-3 Zone Schedule should be removed from the plan. A Schedule for the ARE-1 Zone should be provided with a 20% reduction column next to the setback requirements. In addition, a note should be provided that the lot is within the ARE-3 Zone but is subject to the ARE-1 Zone requirements.

The Monmouth County Board of Health

Robert Peters
President

3435 HIGHWAY 9
P.O. BOX 1255
FREEHOLD, NEW JERSEY 07728-1255
TELEPHONE (732) 431-7456

Lester W. Jargowsky, M.P.H.
Public Health Coordinator
and
Health Officer

MCHD: 12563

July 12, 2000

Kelly Vigilante
C/O Miller, Provost & Colrick
85 South St.
Freehold, NJ 07728

RE: Application for an Individual
Subsurface Sewage Disposal
System in Howell

Dear Ms. Vigilante:

Your "Application for Permit to Locate and Construct an Individual Subsurface Sewage System" at Lanes Pond Rd. Howell 34 1 has been approved with conditions:

ADDRESS	TOWN	BLOCK	LOT
---------	------	-------	-----

1. Dimensions of disposal bed are to be 21' x 50' (25ft x 54ft fill enclosed).
2. Bed is to be excavated to elevation 98.46 (approx. 3ft below existing grade) down to coarse sand and gravel, and replaced to elevation 103.44 with K-4 fill.
3. Engineer must certify the permeability and method of compaction of fill material.

It is important that the septic system be installed according to the provisions of N.J.A.C. 7:9A-1.1 et seq. And standards thereto. Failure to do this will result in the withholding of final approval and could lead to the need for costly alterations and/or legal action.

The installer of the above referenced system must contact this office for inspection at the following construction stages:

1. After excavation work is completed.
2. After septic tank and disposal field have been installed (no cover).
3. After septic system is covered and landscaping is completed.

This office must be contacted for an inspection 24 hours prior to the installation of the system. If, upon final inspection, the individual subsurface sewage disposal system as been installed according to the specifications given in your application, "Certificate of Compliance" will be issued to you by mail.

Building inspectors are prohibited from issuing a Certificate of Occupancy prior to their receiving a copy of our "Certificate of Compliance".

Sincerely,

Sherrill B. Thatcher
Sherrill B. Thatcher
Registered Env. Health Specialist

SBT:mc

CC: Judy La Porta & Marie Strauch
Atlantic Consulting Engineers

MEMORANDUM

TO: Tom Savino, Engineering Coordinator
FROM: Vito Marinaccio, Director Land Use
DATE: March 2, 2004
REFERENCE: Block 34 Lot 1
217 Lanes Mill Road

A Land Use Certificate has been resubmitted for the construction of a single family dwelling on the above captioned property.

All Zoning requirements have been met and taxes are up to date.

Please review and forward your comments to this office.

VM/mh
Attachment

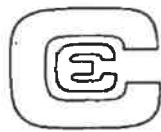
John J. Ploskonka, P.E., P.P.
President

Bhaskar R. Halari, P.E.
V.P./Director of Engineering

Neal Barton, P.L.S., P.P.
Associate/Director of Surveying

Shrinath J. Kotdawala, Ph.D., P.E.
Associate/Manager
of Environmental Engineering

Dana A. Kelly, Esq.
Director of Operations



**CONCEPT
ENGINEERING
CONSULTANTS, P.A.**

227 ROUTE 33
BUILDING #2, UNIT #7
MANALAPAN, NEW JERSEY 07726

Phone: (732) 792-2750

Fax: (732) 792-2740

E.R. 2/24/04

Tom

February 25, 2004

William H. Nunziato, P.E.
Howell Township Engineering Dept.
P.O. Box 580
251 Preventorium Road
Howell, NJ 07731

Reference: Kelly Vigilante *BIA 02-21*
Block 34 Lots 1
Willow Ave, Laurel Place, Lanes Mill Rd
CEC File # 31985

Dear Bill:

In response to your review letter, dated February 8, 2004, we have made the following revisions regarding the above referenced project:

- Silt fence and silt fence detail was added to mark the limit of disturbance
- Freehold Soil letter exempting the applicant is also provided
- Written confirmation from the Monmouth County Board of Health letter confirming that the septic design is still acceptable is enclosed
- The Land Use Application will be revised by the applicant to reflect the closest distance(s) from the house to the property line(s).

I trust the above revisions are satisfactory to your purpose. If you have any questions please call me at extension 211 or Jonathan Ricablanca at extension 219.

Very truly yours,

[Signature]
John J. Ploskonka, P.E.
Consulting Engineer

JJP:jt
Enc.

732 442 4531

The Monmouth County Board of Health

Robert Peters
President

3435 HIGHWAY 9
FREEHOLD, NEW JERSEY 07728-1286

TELEPHONE (732) 431-7456
FAX (732) 408-7578

Lester W. Jargowsky, M.P.H.
Public Health Coordinator
and
Health Officer

February 10, 2004

Kelly Vigilante
c/o Miller, Provost & Colrick
83 South Street,
Freehold, NJ 07728

Re: Lanes Pond Road
Howell
Block 34, Lot 1

Dear Ms. Vigilante:

In response to a discussion with Tim Provost of Miller, Provost & Colrick, the septic system design approved for a four bedroom dwelling by the Monmouth County Health Department on July 12, 2000, will be installed to serve the new residence to be built at the above-identified location. As discussed, adding additional bedrooms will require additional soil logs and the re-submittal of a septic design plan to accommodate the extra septic system use. Due to this concern, it has been determined that the plan will remain as originally drafted and a four bedroom dwelling will be built.

Sincerely,



Joyce Wegryniak, REHS
Monmouth County Health Inspector

/jw

cc: Howell Township Building Department



FREEHOLD SOIL CONSERVATION DISTRICT
(Serving Middlesex and Monmouth Counties)

211 FREEHOLD ROAD
MANALAPAN, NEW JERSEY 07726
Tel: (732) 446-2300
Fax: (732) 446-9140

KELLY ANN VIGILANTE
21 HEMLOCK ROAD
HOWELL NJ 07731

11/13/2002

Ref.#: 0012-2206
Proj.: LANDS POND ROAD & LAUREL PLACE
Twp.: HOWELL
Block: 24
Lots: 1

Dear KELLY ANN VIGILANTE,

This is to inform you that according to the New Jersey Soil Erosion and Sediment Control Act; N.J.S.A. 4:24-39 et. seq., Chapter 251, P.L. 1975 and as amended by C. 264, P.L. 77 and C. 459, P.L. 79, a project is defined as "any disturbance of more than 5,000 square feet of the surface area of land for the accommodation of construction for which the State Uniform Construction Code would require a construction permit, except that the construction of a single-family dwelling unit shall not be deemed a 'project' under the act unless such unit is part of a proposed subdivision, site plan, conditional use, zoning variance, planned development or construction permit application involving two or more such single-family units,--".

In reference to the above site, construction of one single-family dwelling unit does not require certification of a soil erosion and sediment control plan. Should construction of a second dwelling occur, certification of a plan would be required.

If there are any questions, please feel free to call this office.

Sincerely,

Timothy P. Thomas
Timothy P. Thomas
Resource Conservationist

SR

cc: Howell Twp. Planning Board
Howell Twp. Construction Official
Howell Twp. Engineer
FSCD Senior Site Inspector-Jim Willis

TAX COLLECTOR'S OFFICE

TOWNSHIP OF HOWELL, N.J. 07731

SUSAN C. DAVISON, C.T.C.

MR. McGovern Provost + Colwick P.A. DATE 3/2/04
50 Tharpau Drive
Freehold NJ 07728

TAXES FOR THE YEAR First Qtr 2004

BLOCK 1576 TAX \$ 284.74

LOT 1576 INTEREST 1.89

ACCOUNT NO. 891000 PAID \$

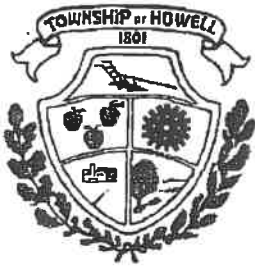
BALANCE DUE

REC'D. PAYMENT 3/2/04

COLLECTOR Susan C Davison

Vigilante

B6



TOWNSHIP of HOWELL

251 Preventorium Road
Post Office Box 580
Howell, New Jersey 07731-0580

(732) 938-4500
FAX (732) 938-7124
Land Use Office
e-mail: www.twp.howell.nj.us

February 18, 2004

Kelly Vigilante
21 Hemlock Road
Howell, NJ 07731

Reference: **Block 34 Lot 1**
217 Lanes Pond Road

Dear Sir or Madam:

Please be advised that the Land Use Application for the above captioned property has been denied, pursuant to the attached Memorandum from the Township Engineering Inspector. Kindly correct all deficiencies noted prior to resubmittal to expedite your application.

Also the 1st quarter taxes are delinquent in the amount of \$290.00. After the taxes are paid please submit the receipt for said payment with your resubmittal.

Very truly yours,

A handwritten signature in black ink, appearing to read "Vito Marinaccio".

Vito Marinaccio
Director Land Use/Code Enforcement
VM/mh

Cc: Tom Savino, Engineering Coordinator

TOWNSHIP OF HOWELL ENGINEERING DEPARTMENT

MEMORANDUM

DATE: February 18, 2004

TO: Vito Marinaccio - Land Use Officer

FROM: William H. Nunziato, Jr., P.E. – Township Engineer 

RE: **LAND USE APPLICATION: BLOCK: 34 LOT: 1**
APPLICANTS NAME: KELLY VIGILANTE
STREET: WILLOW AVE., LAUREL PLACE, LANES MILL ROAD
ZONING BOARD CASE NO.: 02-27
2ND DENIAL RECOMMENDATION

In response to your request, the Engineering Department reviewed the above referenced application and recommends a denial be issued based on the following items.

1. Attached please find my previous memo dated 1/8/04. I circled the items that still remain to be addressed.

Please feel free to call should you have any questions.

TS:ci

attachment

cc: Thomas Savino - Engineering Coordinator

Applicant: Kelly Vigilante
21 Hemlock Road
Howell, NJ 07731

Vigilante BA0227 B34 L1 2nd denial 2 18 04 (BL folder)

TOWNSHIP OF HOWELL ENGINEERING DEPARTMENT

MEMORANDUM

DATE: January 8, 2004

TO: Vito Marinaccio - Land Use Officer

FROM: William H. Nunziato, Jr., P.E. – Township Engineer

RE: LAND USE APPLICATION: BLOCK: 34 LOT: 1
APPLICANTS NAME: KELLY VIGILANTE
STREET: WILLOW AVE., LAUREL PLACE, LANES MILL ROAD
ZONING BOARD CASE NO.: 02-27
DENIAL RECOMMENDATION

In response to your request, the Engineering Department reviewed the above referenced application and recommends a Denial be issued based on the following checked off item(s).

_____ Three (3) sealed copies of Plot Plan prepared by a New Jersey licensed engineer.

A complete plot plan is required as follows:

- _____ Show all existing and proposed grades
- ☒ Driveways details must be shown on plot plan.
- _____ Turning radius at entranceway of driveway to help eliminate tire ruts
- _____ Minimum 12' wide driveway
- _____ Minimum 18' wide driveway (entire length)
- _____ Turn around area at garage enough to accommodate a full size vehicle
- _____ Minimum width of 30' from the garage door to edge of pavement
- _____ The first 100' must be constructed as follows:

- (1) The base shall be constructed with a minimum of 6" of Compact type 2 Class A Soil Aggregate NJDOT Specification Section 8.8.1 latest revision or approved equal
- (2) The top shall be constructed with a minimum of 2" fine aggregate bituminous concrete NJDOT mix I-6. NJDOT Specification Section 3.10.2 latest revision or approved equal
- (3) The balance of the driveway shall be designed to accommodate emergency vehicles of a minimum of 28,000 lbs. A minimum of 6" compact Type 2 Class A Soil Aggregate NJDOT Specification Section 8.8.1, latest revision or approved equal

Continued on next page

☒ Driveway must be constructed as follows:

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NJDOT mix I-6. NJDOT Specification Section 3.10.2 latest revision or approved equal.

- ☐ Driveway apron detail is required
- ☐ The entire driveway must show proposed elevations
- ☐ At the driveway entrance way additional clearing must be shown on the plan to ensure proper sight distances
- ☐ Septic system location, design and detail, and Monmouth County Approval, if applicable
- ☐ Proposed well location, if applicable
- ☐ Street frontage elevations (gutter line and centerline)
- ☐ Proposed utility service lines (water & sewer) and it's connection point in the street, if applicable (show existing sanitary sewer clean outs and potable water street valves)
- ☐ Locate all existing wells and septic systems within the surrounding area
- ☒ Existing and proposed limit of clearing and disturbance
- ☐ Retaining wall location & detail, if applicable
- ☐ Wetlands and transition areas, delineation with backup documentation from NJDEPE, if applicable
- ☐ Flood plain delineation, if applicable
- ☐ If existing curb is to be removed and replaced, a detail is required (depressed or straight)
- ☐ Any existing and/or proposed drainage structures (proposed requires details)
- ☐ If a basement is proposed the floor elevations shall be a minimum of 2' above the seasonal high water table. The Engineer must certify the elevation of seasonal high water table
- ☐ Additional grades are required along the _____ Northerly, _____ Easterly, _____ Southerly, _____ Westerly Property Line
- ☐ It appears the storm water flows across the Septic Field. The stormwater run off should be diverted around the system. Please show the (4) four proposed corner elevations
- ☐ The lot should be graded to a 5 to 1 slope for better lawn mowing
- ☐ Drainage swales should be shown on the plan
- ☐ The footprint of the house must be the same as the dwelling to be built.
- ☐ A copy of the foundation plan and house elevations prepared by a Licensed Architect are required

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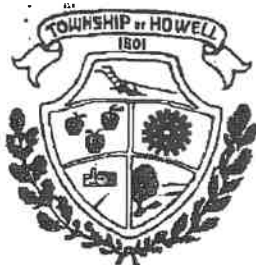
Denial Recommendation

- ☐ Show finish floor elevation
- ☐ Show garage floor elevation
- ☐ Show basement floor elevation
- ☐ Show top of roof elevation
- ☐ Show the location of existing depressed curbs
- ☐ Land Use Application information needs to be corrected.
- ☒ OTHER:

1. The proposed dwelling does not meet the Zoning Board setback approval. All setbacks on this lot must be a minimum of 40' from the property lines.
2. Additional escrow fees will be required. Contact Susan Kalmar at the Zoning Board Office for the amount.
3. As per the Zoning Board Approval 25% of the trees are to remain. Based on the submitted plan, it does not have enough information to make this determination.
4. Written confirmation is required from the Monmouth County Board of Health or the applicant's engineer stating the septic system permit issued on July 20, 2000 is still acceptable for this house design.
5. The Land Use Application will need to be revised to accommodate the Zoning Board requirements since the proposed dwelling will need to be relocated.
6. The above review is a **preliminary review**. After the above items are addressed this Department will complete the review.
7. Since there will not be any sidewalks or concrete curbs in this area, the applicant may eliminate the proposed concrete depressed curb and driveway apron and pave the entire driveway from the existing road to the proposed dwelling.
8. The plan should be revised to indicate all soil sediment and control devices and details necessary to construct this site.

TS:ci

cc: Thomas Savino - Engineering Coordinator
Applicant: Kelly Vigilante
21 Hemlock Road
Howell, NJ 07731



TOWNSHIP of HOWELL

251 Preventorium Road
Post Office Box 580
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Land Use Office
e-mail: www.twp.howell.nj.us

February 18, 2004

Kelly Vigilante
21 Hemlock Road
Howell, NJ 07731

Reference: **Block 34 Lot 1**
217 Lanes Pond Road

Dear Sir or Madam:

Please be advised that the Land Use Application for the above captioned property has been denied, pursuant to the attached Memorandum from the Township Engineering Inspector. Kindly correct all deficiencies noted prior to resubmittal to expedite your application.

Also the 1st quarter taxes are delinquent in the amount of \$290.00. After the taxes are paid please submit the receipt for said payment with your resubmittal.

Very truly yours,

Vito Marinaccio
Director Land Use/Code Enforcement
VM/mh

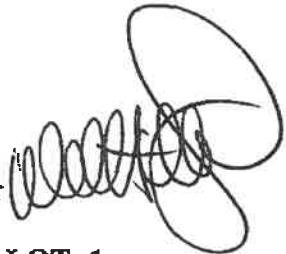
Cc: Tom Savino, Engineering Coordinator

TOWNSHIP OF HOWELL ENGINEERING DEPARTMENT

MEMORANDUM

DATE: February 18, 2004

TO: Vito Marinaccio - Land Use Officer

FROM: William H. Nunziato, Jr., P.E. - Township Engineer 

RE: **LAND USE APPLICATION: BLOCK: 34 LOT: 1**
APPLICANTS NAME: KELLY VIGILANTE
STREET: WILLOW AVE., LAUREL PLACE, LANES MILL ROAD
ZONING BOARD CASE NO.: 02-27
2ND DENIAL RECOMMENDATION

In response to your request, the Engineering Department reviewed the above referenced application and recommends a denial be issued based on the following items.

1. Attached please find my previous memo dated 1/8/04. I circled the items that still remain to be addressed.

Please feel free to call should you have any questions.

TS:ci

attachment

cc: Thomas Savino - Engineering Coordinator

Applicant: Kelly Vigilante
21 Hemlock Road
Howell, NJ 07731

Vigilante BA0227 B34 L1 2nd denial 2 18 04 (BL folder)

TOWNSHIP OF HOWELL ENGINEERING DEPARTMENT

MEMORANDUM

DATE: January 8, 2004

TO: Vito Marinaccio - Land Use Officer

FROM: William H. Nunziato, Jr., P.E. – Township Engineer

RE: **LAND USE APPLICATION: BLOCK: 34 LOT: 1**
APPLICANTS NAME: KELLY VIGILANTE
STREET: WILLOW AVE., LAUREL PLACE, LANES MILL ROAD
ZONING BOARD CASE NO.: 02-27
DENIAL RECOMMENDATION

In response to your request, the Engineering Department reviewed the above referenced application and recommends a Denial be issued based on the following checked off item(s).

_____ Three (3) sealed copies of Plot Plan prepared by a New Jersey licensed engineer.

A complete plot plan is required as follows:

- _____ Show all existing and proposed grades
- ☒ Driveways details must be shown on plot plan.
- _____ Turning radius at entranceway of driveway to help eliminate tire ruts
- _____ Minimum 12' wide driveway
- _____ Minimum 18' wide driveway (entire length)
- _____ Turn around area at garage enough to accommodate a full size vehicle
- _____ Minimum width of 30' from the garage door to edge of pavement
- _____ The first 100' must be constructed as follows:
 - (1) The base shall be constructed with a minimum of 6" of Compact type 2 Class A Soil Aggregate NJDOT Specification Section 8.8.1 latest revision or approved equal
 - (2) The top shall be constructed with a minimum of 2" fine aggregate bituminous concrete NJDOT mix I-6. NJDOT Specification Section 3.10.2 latest revision or approved equal
 - (3) The balance of the driveway shall be designed to accommodate emergency vehicles of a minimum of 28,000 lbs. A minimum of 6" compact Type 2 Class A Soil Aggregate NJDOT Specification Section 8.8.1, latest revision or approved equal

Continued on next page

Denial Recommendation

☒ Driveway must be constructed as follows:

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- (2) The top shall be constructed with a minimum of 2" fine aggregate bituminous concrete
NJDOT mix I-6. NJDOT Specification Section 3.10.2 latest revision or approved equal.

- ☐ Driveway apron detail is required
 - ☐ The entire driveway must show proposed elevations
 - ☐ At the driveway entrance way additional clearing must be shown on the plan to ensure proper sight distances
 - ☐ Septic system location, design and detail, and Monmouth County Approval, if applicable
 - ☐ Proposed well location, if applicable
 - ☐ Street frontage elevations (gutter line and centerline)
 - ☐ Proposed utility service lines (water & sewer) and it's connection point in the street, if applicable (show existing sanitary sewer clean outs and potable water street valves)
 - ☐ Locate all existing wells and septic systems within the surrounding area
 - ☒ Existing and proposed limit of clearing and disturbance
 - ☐ Retaining wall location & detail, if applicable
 - ☐ Wetlands and transition areas, delineation with backup documentation from NJDEPE, if applicable
 - ☐ Flood plain delineation, if applicable
 - ☐ If existing curb is to be removed and replaced, a detail is required (depressed or straight)
 - ☐ Any existing and/or proposed drainage structures (proposed requires details)
 - ☐ If a basement is proposed the floor elevations shall be a minimum of 2' above the seasonal high water table. The Engineer must certify the elevation of seasonal high water table
 - ☐ Additional grades are required along the _____ Northerly, _____ Easterly, _____ Southerly, _____ Westerly Property Line
 - ☐ It appears the storm water flows across the Septic Field. The stormwater run off should be diverted around the system. Please show the (4) four proposed corner elevations
 - ☐ The lot should be graded to a 5 to 1 slope for better lawn mowing
 - ☐ Drainage swales should be shown on the plan
 - ☐ The footprint of the house must be the same as the dwelling to be built.
- A copy of the foundation plan and house elevations prepared by a Licensed Architect are required

Continued on next page

Denial Recommendation

- ☐ Show finish floor elevation
- ☐ Show garage floor elevation
- ☐ Show basement floor elevation
- ☐ Show top of roof elevation
- ☐ Show the location of existing depressed curbs
- ☐ Land Use Application information needs to be corrected.
- ☒ OTHER:

1. The proposed dwelling does not meet the Zoning Board setback approval. All setbacks on this lot must be a minimum of 40' from the property lines.
2. Additional escrow fees will be required. Contact Susan Kalmar at the Zoning Board Office for the amount.
3. As per the Zoning Board Approval 25% of the trees are to remain. Based on the submitted plan, it does not have enough information to make this determination.

4. Written confirmation is required from the Monmouth County Board of Health or the applicant's engineer stating the septic system permit issued on July 20, 2000 is still acceptable for this house design.

5. The Land Use Application will need to be revised to accommodate the Zoning Board requirements since the proposed dwelling will need to be relocated.

6. The above review is a **preliminary review**. After the above items are addressed this Department will complete the review.

7. Since there will not be any sidewalks or concrete curbs in this area, the applicant may eliminate the proposed concrete depressed curb and driveway apron and pave the entire driveway from the existing road to the proposed dwelling.

8. The plan should be revised to indicate all soil sediment and control devices and details necessary to construct this site.

TS:ci

cc: Thomas Savino - Engineering Coordinator
Applicant: Kelly Vigilante
21 Hemlock Road
Howell, NJ 07731

MEMORANDUM

TO: Tom Savino, Engineering Coordinator
FROM: Vito Marinaccio, Director Land Use
DATE: February 3, 2004
REFERENCE: Block 34 Lot 1
217 Lanes Pond Road

A Land Use Certificate has been resubmitted for the construction of a single family dwelling on the above captioned property.

All Zoning requirements have been met and taxes are up to date.

Please review and forward your comments to this office.

VM/mh
Attachment

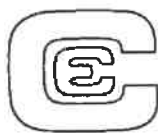
John J. Ploskonka, P.E., P.P.
President

Bhaskar R. Halari, P.E.
V.P./Director of Engineering

Neal Barton, P.L.S., P.P.
Associate/Director of Surveying

Shrinath J. Kotdawala, Ph.D., P.E.
*Associate/Manager
of Environmental Engineering*

Dana A. Kelly, Esq.
Director of Operations



**CONCEPT
ENGINEERING
CONSULTANTS, P.A.**

227 ROUTE 33
BUILDING #2, UNIT #7
MANALAPAN, NEW JERSEY 07726

Phone: (732) 792-2750

Fax: (732) 792-2740

EJB 1/30/04

January 26, 2004

William H. Nunziato, P.E.
Howell Township Engineering Dept.
P.O. Box 580
251 Preventorium Road
Howell, NJ 07731

Reference: Kelly Vigilante
Block 34 Lots 1
Willow Ave, Laurel Place, Lanes Mill Rd
CEC File # 31985

B/A 02-27

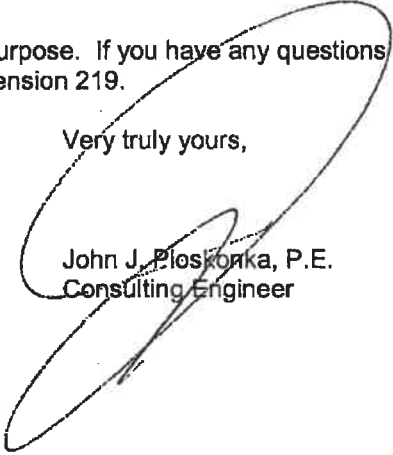
Dear Bill:

In response to your review letter, dated January 8, 2004, we have made the following revisions regarding the above referenced project:

- Driveway details are shown on the plot plan
- Existing and proposed limit of clearing and disturbance are shown
- All setbacks on the lot meet the minimum of 40', except for the rear setback of 32'
- Additional escrow fees will be provided by the applicant to the Zoning Board
- The limit of disturbance, as per the Zoning Board's approval, is shown
- Written confirmation by the Health Department of the permitted septic system will be provided by the applicant
- The Land Use Application does not need to be changed because the house is within all approved setbacks
- The concrete depressed curb and driveway apron have been removed from the plans
- All soil sediment and control devices will be provided by the applicant

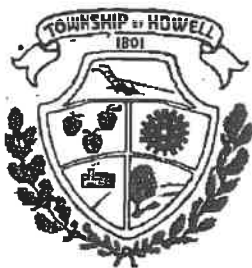
I trust the above revisions are satisfactory to your purpose. If you have any questions please call me at extension 211 or Jonathan Ricablanca at extension 219.

Very truly yours,



John J. Ploskonka, P.E.
Consulting Engineer

JJP:jt
Enc.



TOWNSHIP of HOWELL

251 Preventorium Road
Post Office Box 580
Howell, New Jersey 07731-0580

(732) 938-4500
FAX (732) 938-7124
Land Use Office
e-mail: www.twp.howell.nj.us

January 8, 2004

Kelly Vigilante
21 Hemlock Road
Howell, NJ 07731

Reference: **Block 34 Lot 1**
217 Lanes Pond Road

Dear Sir or Madam:

Please be advised that the Land Use Application for the above captioned property has been denied, pursuant to the attached Memorandum from the Township Engineering Inspector. Kindly correct all deficiencies noted prior to resubmittal to expedite your application.

Very truly yours,

Vito Marinaccio
Director Land Use/Code Enforcement
VM/mh
Cc: Tom Savino, Engineering Coordinator

TOWNSHIP OF HOWELL ENGINEERING DEPARTMENT

MEMORANDUM

DATE: January 8, 2004
TO: Vito Marinaccio - Land Use Officer
FROM: William H. Nunziato, Jr., P.E. - Township Engineer



RE: **LAND USE APPLICATION: BLOCK: 34 LOT: 1**
APPLICANTS NAME: KELLY VIGILANTE
STREET: WILLOW AVE., LAUREL PLACE, LANES MILL ROAD
ZONING BOARD CASE NO.: 02-27
DENIAL RECOMMENDATION

In response to your request, the Engineering Department reviewed the above referenced application and recommends a Denial be issued based on the following checked off item(s).

☐ Three (3) sealed copies of Plot Plan prepared by a New Jersey licensed engineer.

A complete plot plan is required as follows:

- ☐ Show all existing and proposed grades
- ☒ Driveways details must be shown on plot plan.
- ☐ Turning radius at entranceway of driveway to help eliminate tire ruts
- ☐ Minimum 12' wide driveway
- ☐ Minimum 18' wide driveway (entire length)
- ☐ Turn around area at garage enough to accommodate a full size vehicle
- ☐ Minimum width of 30' from the garage door to edge of pavement
- ☐ The first 100' must be constructed as follows:

- (1) The base shall be constructed with a minimum of 6" of Compact type 2 Class A Soil Aggregate NJDOT Specification Section 8.8.1 latest revision or approved equal
- (2) The top shall be constructed with a minimum of 2" fine aggregate bituminous concrete NJDOT mix I-6. NJDOT Specification Section 3.10.2 latest revision or approved equal
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Continued on next page

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- ☐ Driveway apron detail is required
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- ☐ Proposed well location, if applicable
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- ☐ Wetlands and transition areas, delineation with backup documentation from NJDEPE, if applicable
- ☐ Flood plain delineation, if applicable
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- ☐ Any existing and/or proposed drainage structures (proposed requires details)
- ☐ If a basement is proposed the floor elevations shall be a minimum of 2' above the seasonal high water table. The Engineer must certify the elevation of seasonal high water table
- ☐ Additional grades are required along the _____ Northerly, _____ Easterly, _____ Southerly, _____ Westerly Property Line
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A copy of the foundation plan and house elevations prepared by a Licensed Architect are required

Continued on next page

Denial Recommendation

- ☐ Show finish floor elevation
- ☐ Show garage floor elevation
- ☐ Show basement floor elevation
- ☐ Show top of roof elevation
- ☐ Show the location of existing depressed curbs
- ☐ Land Use Application information needs to be corrected.
- ☒ OTHER:

1. The proposed dwelling does not meet the Zoning Board setback approval. All setbacks on this lot must be a minimum of 40' from the property lines.
2. Additional escrow fees will be required. Contact Susan Kalmar at the Zoning Board Office for the amount.
3. As per the Zoning Board Approval 25% of the trees are to remain. Based on the submitted plan, it does not have enough information to make this determination.
4. Written confirmation is required from the Monmouth County Board of Health or the applicant's engineer stating the septic system permit issued on July 20, 2000 is still acceptable for this house design.
5. The Land Use Application will need to be revised to accommodate the Zoning Board requirements since the proposed dwelling will need to be relocated.
6. The above review is a **preliminary review**. After the above items are addressed this Department will complete the review.
7. Since there will not be any sidewalks or concrete curbs in this area, the applicant may eliminate the proposed concrete depressed curb and driveway apron and pave the entire driveway from the existing road to the proposed dwelling.
8. The plan should be revised to indicate all soil sediment and control devices and details necessary to construct this site.

TS:ci

cc: Thomas Savino - Engineering Coordinator
Applicant: Kelly Vigilante
21 Hemlock Road
Howell, NJ 07731

MEMORANDUM

TO: Tom Savino, Engineering Coordinator
FROM: Vito Marinaccio, Director Land Use
DATE: December 23, 2003
REFERENCE: Block 34 Lot 1
217 Lanes Pond Road

A Land Use Certificate has been submitted to construct a single family dwelling on the above captioned property.

All Zoning requirements have been met and taxes are up to date.

Please review and forward your comments to this office.

VM/mh
Attachment

ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF HOWELL

RESOLUTION NO. 03-

CASE NO. 02-27

DATE: APRIL 17, 2003

RESOLUTION OF MEMORIALIZATION GRANTING VARIANCE
ON APPLICATION OF KELLY ANN VIGILANTE
BLOCK 34, LOT 1

Mr. Flickinger offered the following Resolution and moved its adoption, which was seconded by Mr. Nanson

WHEREAS, Kelly Ann Vigilante, hereinafter referred to as the "Applicant", is the owner of property located at the intersection of Lanes Pond Road and Laurel Place, known as Block 34, Lot 1, as shown on the Tax Map of the Township of Howell, which is in the ARE-3 Zone; and

WHEREAS, the Applicant having applied to the Township of Howell Zoning Board of Adjustment for a variance in order to build a single family residential dwelling on an undersized lot, and a waiver from providing a full Environmental Impact Report, said application having been assigned Case No. 02-27; and

WHEREAS, the Applicant having complied with the statutory requirements with reference to service of notice upon property owners of all property within five hundred (500') feet from the premises in question, with publication of said notice being

placed in an official newspaper of the municipality as required by law; and the Zoning Board having established jurisdiction over this application; and

WHEREAS, the Zoning Board of Adjustment conducted a public hearing on the application on March 18, 2003; and

WHEREAS, the Applicant was represented by Vincent E. Halleran, who presented the testimony of the Applicant, and William A. Stevens, P.E., P.P.; and the Zoning Board presented the testimony of Don Smith, Vice-Chairman, Howell Environmental Commission; and

WHEREAS, after hearing the testimony of the witnesses, the Zoning Board of Adjustment, from the evidence presented found, among other things, the following facts and conclusions:

1. The following exhibits were entered into evidence:

A-1 Variance Map prepared by Richard P. Ramirez, P.E. dated 9/25/02.

A-2 Architectural floor plans and elevations prepared by Design Basics, Inc.

A-3 Application Forms.

A-4 Proofs.

A-5 Letter from Applicant sent to nearby neighbors.

A-6 Concept Engineering Wetlands Evaluation Report.

B-1 Letter of Denial from Vito Marinaccio, Director Land Use dated 11/4/02.

B-2 Letter from Ernst, Ernst and Lissenden dated 11/27/02.

B-3 Memo from the Environmental Commission dated 11/8/02.

B-4 Memo from the Fire Bureau dated 11/6/02.

B-5 Memo from the Monmouth County Board of Health dated 11/13/02.

B-6 Memo from the Shade Tree Commission dated 11/20/02.

B-7 Memo from the Department of Parks and Recreation dated 11/4/02.

B-8 Memos from Paul Szymanski, Zoning Board Planner, dated 3/3/03 and 3/12/03.

2. The Applicant is the owner of Block 34, Lot 1, which property is located at the intersection of Lanes Pond Road and Laurel Place, in the Township of Howell, Monmouth County, State of New Jersey, in the ARE-3 Zone.

3. The Applicant is seeking a variance in order to construct a two story single family residential dwelling with an attached garage on the property. The lot has an area of approximately 29, 271 s.f. The Applicant also proposes an on-site septic system and a potable well. A variance has been requested by Applicant to construct the proposed dwelling on an existing undersized lot, whereas 29,271 s.f. exists, and 40,000 s.f. is required.

4. The Applicant is also seeking a Waiver from the requirement of providing a full Environmental Impact Report.

5. The Applicant's witnesses testified that this is the largest lot in this area, and that many other developed lots are from 10,000 to 15,000 s.f. in total area. Efforts had been

made by the Applicant to sell this existing property to adjoining neighbors, but met with negative results. The Applicant also testified that there is no adjacent vacant land available for purchase to make the lot conforming.

6. The Board finds that the granting of the previously mentioned variance and waiver can be done without substantial detriment to the public good. The neighborhood is predominantly residential, and this corner isolated lot is sufficiently sized to provide adequate light, air and open space. The architectural floor plan, elevations and design of the proposed structure fit within the character of the neighborhood, and as such does not impact adjacent properties. The intent of the Zoning Plan and Ordinance would not be substantially impaired as the surrounding area contains smaller corner lots with single-family dwellings.

7. During the hearing the Applicant agreed to certain conditions of approval, which adequately addressed the Board's concerns, that will be listed below.

8. The Board is also satisfied that the requested waiver of an Environmental Impact Report be granted as its application to this property is impractical.

9. The Board further finds that a height variance for the proposed structure is not required, as the height as measured from the submitted architectural plans is 30 ft., and 30 ft. is permitted.

A variance for the proposed porch is also not required as

the porch setback falls within the 20% reduction of the setback requirements of the zone, as provided by Section 14-9.1a, as this lot existed prior to the adoption of the ARE-3 Zone Schedule II Bulk and Dimensional Requirements, and the front yard setback requirements of the ARE-1 Zone apply pursuant to Section 14-15.3a.

NOW, THEREFORE, BE IT RESOLVED by the Howell Township Zoning Board of Adjustment, based upon the foregoing findings of fact and conclusions of law, that approval of the application of Kelly Ann Vigilante, for a variance in order to build a two story single family residential dwelling on an undersized lot, and a waiver from providing a full Environmental Impact Report, on Block 34, Lot 1, known as Case No. 02-27, be and hereby is granted subject to the following conditions:

- A. Publication by the Applicant of a Notice of this decision in one of the official newspapers of the municipality and the return of proof of said publication to the Administrative Officer of the Howell Township Zoning Board of Adjustment.
- B. Payment of any taxes and assessments due and owing to the Township.
- C. Subject to payment of all outstanding application and escrow fees.
- D. The Applicants agree to comply with the requirements

of the Board Engineer as set forth in his review letter of November 27, 2002 as follows; D-1, 2, 3, 4, and 5.

- E. Applicant agrees to provide a site triangle easement, at the intersection of Laurel Place and Lanes Pond Road, and comply with the requirements of Land Use Ordinance 14-8.11 (site triangle easements).
- F. Applicant agrees to obtain soil erosion permit.
- G. Applicant agrees to grade property so as not to increase runoff onto adjacent properties.
- H. This approval is subject to NJDEP Letter of Interpretation, or Letter of No Interest, for any existing wetlands onsite. Applicant agrees to relocate the proposed dwelling footprint if required by either NJDEP or the Board Engineer should wetlands be discovered.
- I. Applicant agrees to comply with the Howell Township Tree Removal Ordinance, and further agrees that 25% of the existing trees onsite will remain, subject to review by the Board Engineer.
- J. Subject to approval of the Monmouth County Board of Health (well and septic).
- K. This approval subject to any other approvals or permits deemed necessary by outside agencies.
- L. The Applicant shall cause this Resolution to be recorded with the Monmouth County Clerk in the Book

of Deeds within thirty (30) days and file a copy of recorded Resolution with the Administrative Officer of the Board within forty-five (45) days.

BE IT FURTHER RESOLVED that a waiver of an Environmental Impact Statement is granted.

BE IT FURTHER RESOLVED that the protections afforded by this approval shall expire by limitation in one year from the date of this Resolution, on April 1, 2004, unless substantial construction has commenced pursuant to Land Use Ordinance 14-35.9.

BE IT FURTHER RESOLVED that this Resolution memorializes an action taken by the Zoning Board of Adjustment at its meeting of March 18, 2003.

BE IT FURTHER RESOLVED that the Chairman and Secretary are hereby authorized to sign any and all documents necessary to effectuate the purpose of this Resolution, provided there is compliance by the Applicant with the above conditions.

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Secretary of the Zoning Board to be a true copy, be forwarded to the Township Construction Official, Township Engineer, Township Clerk, Zoning Board Engineer, Township Manager, Township Assessor, Township Water and Sewer Department, Township Attorney and Applicants within ten (10) days of the date herein.

BE IT FURTHER RESOLVED that nothing herein shall excuse

compliance by the Applicant with any and all other requirements of this Township or any other governmental subdivision as set forth in any laws or regulations.

YES: Messers. Anfuso, Farrugia, Flickinger, Nanson and Van Noy

NO:

ABSENT:

ABSTAINED:

DISQUALIFIED:

DATED: April 1, 2003

I hereby certify that the within is a true copy of a memorialization Resolution adopted by the Zoning Board of Adjustment of the Township of Howell at its meeting of April 1, 2003.

 4/1/03
AUGUSTINE ANFUSO
Secretary of Zoning Board of
Adjustment of the Township of Howell

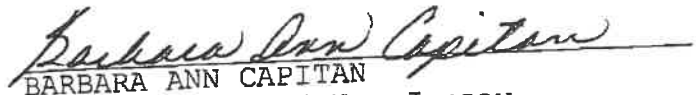
STATE OF NEW JERSEY:

SS:

COUNTY OF MONMOUTH :

I hereby certify that on April 1, 2003, AUGUSTINE ANFUSO personally came before me and acknowledged under oath, to my satisfaction, that this person:

- (a) is the Secretary of the Howell Township Zoning Board of Adjustment; and
- (b) signed the Resolution as his act and deed.



BARBARA ANN CAPITAN
Notary Public of New Jersey
My Commission Expires

BARBARA ANN CAPITAN
Notary Public of New Jersey
My Commission Expires July 8, 2003

IN THE MATTER OF THE APPLICATION

OF

KELLY ANN VIGILANTE,
Case No. 02-27

TO

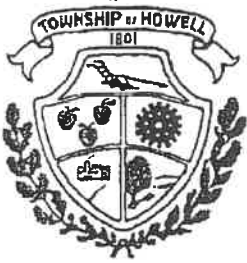
THE ZONING BOARD OF ADJUSTMENT OF
THE TOWNSHIP OF HOWELL

NOTICE

PLEASE TAKE NOTICE that the Zoning Board of Adjustment of the Township of Howell did, on the 1st day of April, 2003 adopt a Memorialization Resolution granting a variance to permit construction of a two story single family residential dwelling on an undersized lot, for premises known and designated on the Tax Map of the Township of Howell as Block 34, Lot 1, located at the intersection of Lanes Pond Road and Laurel Place, in the ARE-3 Zone, as a result of a hearing held on March 18, 2003, and action taken on March 18, 2003 and that this decision is on file in the office of the Zoning Board Administrator of the Township of Howell.

DATED: April 1, 2003

THE ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF HOWELL



TOWNSHIP of HOWELL

251 Preventorium Road
Post Office Box 580
Howell, New Jersey 07731-0580

(732) 938-4500
FAX (732) 938-7124
Land Use Office
e-mail: www.twp.howell.nj.us

LAND USE OFFICE DENIAL OF PERMIT BLOCK: 34 LOT: 1

Work Site Location: Lanes Pont Road & Laurel Place
Howell, NJ 07731

Owner In Fee: Kelly Ann Vigilante

Address: 21 Hemlock Road
Howell, NJ 0773128

Telephone:

Applicant: Same as Above

Address: Same as Above

On November 1, 2002 we received an application for a Land Use Certificate for the project/work located at the above address.

This project/work involves the following:

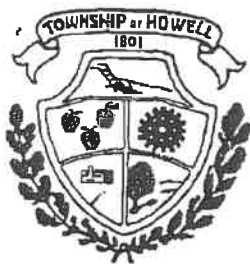
Applicant wants to construct single family dwelling on undersized lot.

The application was denied for the following:

1. Variances required pursuant to sections 14-15.1 and 15-15.3a of the Land Use Ordinance of Howell Township.
2. Any other variance the Board may deem necessary.

Vito Marinaccio
Vito Marinaccio - Director Land Use

Nov. 4, 2002
Date



TOWNSHIP of HOWELL

251 Preventorium Road
Post Office Box 580
Howell, New Jersey 07731-0580

(732) 938-4500
FAX (732) 938-7124
Land Use Office
e-mail: www.twp.howell.nj.us

September 24, 2002

Lisa Byrnes
Property Development Services
324 Commons Way
Toms River, NJ 08755

Reference: **Block 34 Lot(s) 1**

Dear Sir/Madam,

Please find attached certified list of property owners within 500 feet of the above referenced Block and Lot(s) as requested.

We are in receipt of your check in the amount of \$10.00 which covers the fee for this list. A receipt of payment is attached.

Sincerely,


Vito Marinaccio
Director Land Use

VM/mh
Attachment

cc: Barbara Capitan, - Planning/Zoning Boards

**500' Certified Adjoiners List
Block 34 Lot(s) 1
September 24, 2002**

<u>BLOCK</u>	<u>LOT</u>	<u>PROPERTY OWNER</u>
29	7	Connie Moscato 29 Willow Avenue Howell, NJ 07731
29	9	M. Dos-Santos & S. Michshaw 23 Willow Avenue Howell, NJ 07731
29	10	Scott J. & Barbara A. Ryan 19 Willow Avenue Howell, NJ 07731
29	10.01	Patricia Sweeny 30 Laurel Place Howell, NJ 07731
29	11	Patrick J. & Lorraine Sheehan 26 Laurel Place Howell, NJ 07731
29	12	John R. & Sharon L. Pressey 9 Willow Avenue Howell, NJ 07731
29	13	Albert & Selma Cheringal 300 Locust Avenue Howell, NJ 07731
29	31	George & Helen Beshlian 34 17 th Avenue Elmwood Park, NJ 07407
29	32	Sophia & Michael P. Nekrason 337 Lanes Mill Road Howell, NJ 07731
29	32.01	Mark Properties LLC 1400 River Avenue Lakewood, NJ 08701

29	32.02	Sophia & Michael P. Nekrason 337 Lanes Mill Road Howell, NJ 07731
29	32.03	Sophia & Michael P. Nekrason 337 Lanes Mill Road Howell, NJ 07731
29	33	Nicholas & Helen Angiulo 12 Lakeview Drive Howell, NJ 07731
29	34	Nicholas & Helen Angiulo 12 Lakeview Drive Howell, NJ 07731
29	35	Nicholas & Helen Angiulo 12 Lakeview Drive Howell, NJ 07731
29	36	George & Helen Beshlian 34 17 th Avenue Elmwood Park, NJ 07407
29	37	George & Helen Beshlian 34 17 th Avenue Elmwood Park, NJ 07407
29	38	George & Helen Beshlian 34 17 th Avenue Elmwood Park, NJ 07407
29	39	George & Helen Beshlian 34 17 th Avenue Elmwood Park, NJ 07407
29	40	George & Helen Beshlian 34 17 th Avenue Elmwood Park, NJ 07407
29	41	George & Helen Beshlian 34 17 th Avenue Elmwood Park, NJ 07407
29	60	Not Listed

29	61	Dominic A. Castonova, Jr. 31 Laurel Place Howell, NJ 07731
29	62	Francis R. Knight 27 Laurel Place Howell, NJ 07731
29	63	Frank & Angelina Russo 60 Milden Avenue Staten Island, NY 10301
29	64	Beatrice Bilello 37 Poppy Court Bricktown, NJ 08723
29	65	Scott A. & Deborah A. Pfaff 15 Laurel Place Howell, NJ 07731
29	66	Charles E. & Judith K. Brown 9 Laurel Place Howell, NJ 07731
29	67	Lake Louise Com Club Inc. c/o Ackerman 248 Lanes Pond Road Howell, NJ 07731
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34	4	John & Frances Faiano 10 Willow Avenue Howell, NJ 07731

34	5	John & Frances Faiano 10 Willow Avenue Howell, NJ 07731
34	6	Andrea Globis 14 Willow Avenue Howell, NJ 07731
34	7	Timothy J. Donovan & Elizabeth Janosko 229 Lanes Pond Road Howell, NJ 07731
34	8	Andrea Globis 14 Willow Avenue Howell, NJ 07731
34	9	Joanne Santiago 235 Lanes Pond Road Howell, NJ 07731
34	10	Tiberia & Olimpia Jubasz 22 Willow Avenue Howell, NJ 07731
34	11	Not Listed
34	12	Tiberia & Olimpia Jubasz 22 Willow Avenue Howell, NJ 07731
34	13	Louis R. & Kathleen Caponera 241 Lanes Pond Road Howell, NJ 07731
37	16	James & Marilyn Cadigan 238 Lanes Pond Road Howell, NJ 07731
37	17	Edward & Wanda Soehngen 234 Lanes Pond Road Howell, NJ 07731

37	18	Dennis Roe 222 Lanes Pond Road Howell, NJ 07731
37	19	Unknown
37	20	Lidia Serge & Elena Krueger 321 Locust Avenue Howell, NJ 07731
		Maxim Sewerage Corporation PO Box 559 Union, NJ 07083
		New Jersey-American Water Company 500 Grove Street Haddon Heights, NJ 08035
		Parkway Water Co. P.O. Box 145 Marlboro, NJ 07746
		Monmouth County Planning Board Main Street Hall of Records Annex Freehold, NJ 07728

TOWNSHIP OF HOWELL

RECEIPT NO. 8704

DATE 9/25/02

RECEIVED FROM Property Owners ASSOCIATION APPLICANT

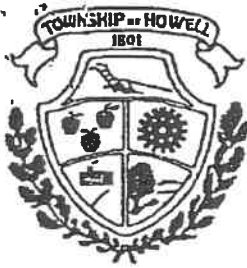
CASH CHECK ☒ FEE \$10 ESCROW

CASE NO. BLOCK 34 LOT 1

DESCRIPTION Certified List of Property Owners

RECEIVED BY mt

White - Customer Yellow - Finance Pink - Case file Goldenrod - Duplicate



TOWNSHIP of HOWELL

251 Preventorium Road
Post Office Box 580
Howell, New Jersey 07731-0580

(732) 938-4500
FAX (732) 938-9645

Date: 9/16/02

Vito Marinaccio
Land Use Officer
Township of Howell

RE: Block: 34
Lot: 1

Dear Mr. Marinaccio:

I hereby request a list of property owners within 200/500 ft. of the above referenced block and lot. Please attach a radius map. I have enclosed my check in the amount of \$10.00 which is the fee for this certification.

Thank you.

Very truly yours,

Lisa Byrness

Name (Please print)

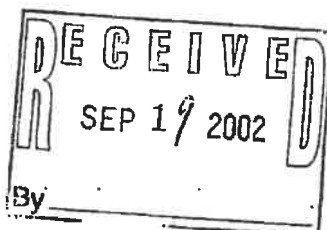
Property Development Services

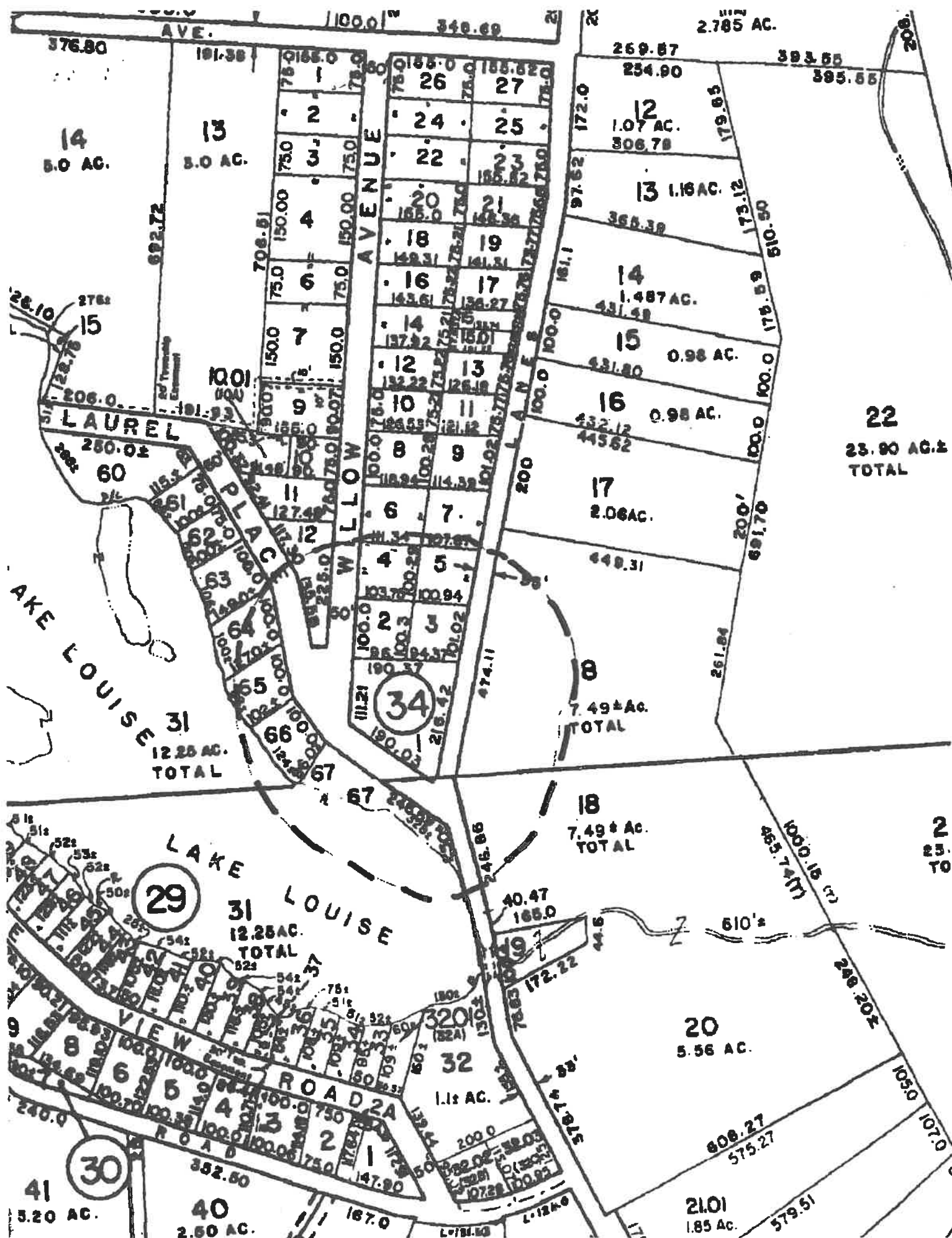
324 Commons Way, Toms River, NJ 08755

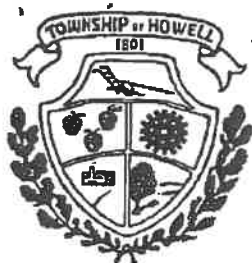
Address

732-244-6500

Telephone







TOWNSHIP of HOWELL

251 Preventorium Road
Post Office Box 580
Howell, New Jersey 07731-0580

(732) 938-4500
FAX (732) 938-7124
Land Use Office
e-mail: www.twp.howell.nj.us

April 24, 2002

Timothy Provost, Esq.
McGovern, Provost & Colrick, P.A.
Poets Square
50 Thoreau Drive
Freehold, NJ 07728

Reference: **Request for Certified List of Adjainers
Block 34 Lot(s) 1**

Dear Sir/Madam,

Please find attached certified lists of property owners within 500 feet of the above referenced Block and Lot(s) as requested.

We are in receipt of your check in the amount of \$10.00 which covers the fee for said list. A receipt of payment is attached.

Sincerely,

Vito Marinaccio
Director Land Use

VM/mh
Attachment

cc: Barbara Capitan - Planning/Zoning Boards

500' Certified Adjainers List
Block 34 Lot(s) 1
April 24, 2002

<u>BLOCK</u>	<u>LOT</u>	<u>PROPERTY OWNER</u>
29	7	Connie Moscato 29 Willow Avenue Howell, NJ 07731
29	9	M. Dos-Santos & S. Michshaw 23 Willow Avenue Howell, NJ 07731
29	10	Scott J. & Barbara A. Ryan 19 Willow Avenue Howell, NJ 07731
29	10.01	Patricia Sweeny 30 Laurel Place Howell, NJ 07731
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29	12	John R. & Sharon L. Pressey 9 Willow Avenue Howell, NJ 07731
29	13	Albert & Selma Cheringal. 300 Locust Avenue Howell, NJ 07731
29	31	George & Helen Beshlian 34 17 th Avenue Elmwood Park, NJ 07407
29	32	Sophia & Michael P. Nekrason 337 Lanes Mill Road Howell, NJ 07731
29	32.01	Mark Properties LLC 1400 River Avenue Lakewood, NJ 08701

32.0 2
32.03

29	33	Nicholas & Helen Angiulo 12 Lakeview Drive Howell, NJ 07731
29	34	<i>Carried 2. 33</i> Nicholas & Helen Angiulo 12 Lakeview Drive Howell, NJ 07731
29	35	Nicholas & Helen Angiulo 12 Lakeview Drive Howell, NJ 07731
29	36	George & Helen Beshlian 34 17 th Avenue Elmwood Park, NJ 07407
29	37	George & Helen Beshlian 34 17 th Avenue Elmwood Park, NJ 07407
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29	64	Beatrice Bilello 37 Poppy Court Bricktown, NJ 08723
29	65	Scott A. & Deborah A. Pfaff 15 Laurel Place Howell, NJ 07731
29	66	Charles E. & Judith K. Brown 9 Laurel Place Howell, NJ 07731
29	67	Lake Louise Com Club Inc. c/o Ackerman 248 Lanes Pond Road Howell, NJ 07731
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34	4	John & Frances Faiano 10 Willow Avenue Howell, NJ 07731
34	5	John & Frances Faiano 10 Willow Avenue Howell, NJ 07731
34	6	Andrea Globis 14 Willow Avenue Howell, NJ 07731

Carried 2

34	7	Timothy J. ⁰ Dhovan & Elizabeth Janosko 229 Lanes Pond Road Howell, NJ 07731
34	8	Andrea Globis 14 Willow Avenue Howell, NJ 07731
34	9	Joanne Santiago 235 Lanes Pond Road Howell, NJ 07731
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34	13	Louis R. & Kathleen Caponera 241 Lanes Pond Road Howell, NJ 07731
37	16	James ^{F.} & Marilyn ^{J.} Cadigan 238 Lanes Pond Road Howell, NJ 07731
37	17	Edward & Wanda Soehngen 234 Lanes Pond Road Howell, NJ 07731
37	18	Dennis Roe 222 Lanes Pond Road Howell, NJ 07731
37	19	Unknown
37	20	Lidia Serge & Elena Krueger 321 Locust Avenue Howell, NJ 07731

*Carried
10*

*Shelagh Brooks
Same*

Maxim Sewerage Corporation
PO Box 559
Union, NJ 07083

New Jersey-American Water Company
500 Grove Street
Haddon Heights, NJ 08035

Monmouth County Planning Board
Main Street
Hall of Records Annex
Freehold, NJ 07728

TOWNSHIP OF HOWELL

RECEIPT NO. 7331

DATE 4/25/02

RECEIVED FROM Lawson, Cj. APPLICANT

CASH CHECK ✓ FEE \$10 ESCROW

CASE NO. BLOCK 34 LOT 1

DESCRIPTION Certified List of Property Owners

RECEIVED BY mt

White - Customer Yellow - Finance Pink - Case file Goldenrod - Duplicate

P. O. Box 580, Howell, NJ 07731
www.howell.nj.us

(732) 838-4500 X2330
Fax (732) 935-7124

Howell Township
Land Use Office

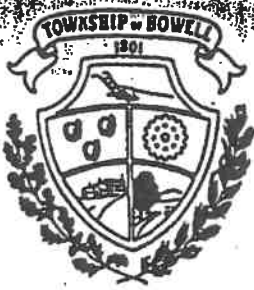
Fax

To: Jim Provost, Esq. F. or M. Myer
Fax: 732-462-6538 Page(s) 7
Phone: Date 4/24/02
Re: B 34 L 1 Cat.

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

Attached is Certified List of Property
Owners - Hard copy will follow
by regular mail.



TOWNSHIP of HOWELL

251 Preventorium Road
Post Office Box 580
Howell, New Jersey 07731-0580

(908) 938-4500
FAX (908) 938-4818

*Rec'd L.O.O.
m 4/9/02 -
With ch #1656*

Vito Marinaccio, Land Use Officer
Township of Howell
P.O. Box 580
Howell, NJ 07731

RE: Block
Lot:

*34
1*

Dear Mr. Marinaccio:

Please provide a list of property owners within 200/500 ft. of the above mentioned lot and block.

Enclosed please find my payment of \$10.00 which is the fee for this service.

NAME:

Tim Provost Esq

ADDRESS:

50 Thorburn Drive Fairbairn N.J. 07728

PHONE:

732-462-6262

McGOVERN PROVOST & COLRICK, P.A.
POETS SQUARE
50 THOREAU DRIVE
FREEHOLD, NJ 07728

55-271-264
212
6105752340

1656

DATE 4-9-02

PAY TO THE
ORDER OF

Township of Hamilton

\$10-

TEN AND 00/100

DOLLARS



Security Features
Including
Colorful Ink

MEMO

PK 34 611

MP

00342027694 62105752340 1656



TOWNSHIP of HOWELL

251 Preventorium Road
Post Office Box 580
Howell, New Jersey 07731-0580

(732) 938-4500
FAX (732) 938-7124
Land Use Office

July 19, 2000

Kelly Vigilante
C/o Mc Govern, Provost & Colrich, P.A.
83 South Street
Freehold, NJ 07728

Reference: **Request for Certified List of Adjoiners
Block 34 Lot(s) 1**

Dear Sir/Madam,

Please find attached a certified list of property owners within 500 feet of the above referenced Block and Lot(s) as requested.

We are in receipt of your check in the amount of \$10.00 which covers the fee for this list. A receipt of payment is attached.

Sincerely,

Vito Marinaccio
Director Land Use

VM/mh
Attachment

cc: Barbara Capitan - Planning/Zoning Boards

500' Certified Adjainers List
Block 34, Lot(s) 1
July 19, 2000

<u>BLOCK</u>	<u>LOT</u>	<u>PROPERTY OWNER</u>
29	7	Connie Moscato 29 Willow Avenue Howell. NJ 07731
29	9	M. Dos-Santos & S. Michshaw 23 Willow Avenue Howell, NJ 07731
29	10	Scott J. & Barbara A. Ryan 19 Willow Avenue Howell, NJ 07731
29	10.01	Patricia Sweeny 30 Laurel Place Howell, NJ 07731
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29	12	John R. & Sharon L. Pressey 9 Willow Avenue Howell, NJ 07731
29	13	Albert & Selma Cheringal 300 Locust Avenue Howell, NJ 07731
29	31	George & Helen Beshlian 34 17 th Avenue Elmwood Park, NJ 07407
29	32	<i>+ Michael P.</i> Sophia Nekrason 337 Lanes Mill Road Howell, NJ 07731
29	32.01	Alan Krupnick P.O. Box 109 Lakewood, NJ 07731

*100 feet
200 ft.
32.02*

*Sophia +
Michael P.
Nekrason*

32.03 Sam

*Mark Properties LLC
1400 River Ave
Lakewood*

29	33	Nicholas & Helen Angiulo 12 Lakeview Drive Howell, NJ 07731
29	34	Nicholas & Helen Angiulo 12 Lakeview Drive Howell, NJ 07731
29	35	Nicholas & Helen Angiulo 12 Lakeview Drive Howell, NJ 07731
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34	6	Andrea Globis 14 Willow Avenue Howell, NJ 07731

Kelly Vigilante
21 Benlock Rd
Howell

34 7 Timothy J. & Janosko Donovan
229 Lanes Pond Road
Howell, NJ 07731

Elizabeth

34 8 Andrea Globis
14 Willow Avenue
Howell, NJ 07731

34 9 Joanne Santiago
235 Lanes Pond Road
Howell, NJ 07731

34 10 ~~Joseph R. & Tara A. Lemme~~
22 Willow Avenue
Howell, NJ 07731

Tiberius + Olimpia Jukasz

34 11 Not Listed

34 12 ~~Joseph R. & Tara A. Lemme~~
~~22 Willow Avenue~~
~~Howell, NJ 07731~~

Some

34 13 Louis R. & Kathleen Caponera
241 Lanes Pond Road
Howell, NJ 07731

37 16 *OK* James E. & Marilyn Cadigan
238 Lanes Pond Road
Howell, NJ 07731

James E. Caponera

37 17 Edward & Wanda Soehngen
234 Lanes Pond Road
Howell, NJ 07731

37 18 Dennis Roe
222 Lanes Pond Road
Howell, NJ 07731

37 19 Unknown

37 20 Lidia Serge & Elena Krueger
321 Locust Avenue
Howell, NJ 07731

Maxim Sewerage Corporation
PO Box 559
Union, NJ 07083

New Jersey-American Water Company
500 Grove Street
Haddon Heights, NJ 08035

Adelphia Water Company
572 Wyckoff Road
Freehold, NJ 07728

Monmouth County Planning Board
Main Street
Hall of Records Annex
Freehold, NJ 07728



TOWNSHIP OF HOWELL

251 Preventorium Road
Post Office Box 580
Howell, New Jersey 07731-0580

(908) 938-4500
FAX (908) 938-4818

Date: 7-11-2000

Vito Marinaccio
Land Use Officer
Township of Howell

Re: Block: 34
Lot: 1

Dear Mr. Marinaccio,

I hereby request a list of property owners within 200 500 ft. of the above referenced block and lot. Please attach a radius map. I have enclosed my check in the amount of \$10.00 which is the fee for this certification.

Thank You.

Very truly yours,

KELLY VIGILANTE

Name (Please print)

C/O Gordon Provost

83 South St

Address

Freehold N.J. 07728

Telephone

732-462-6262

Receipt #4806

ILLEGIBLE

HOWELL TOWNSHIP
LAND USE CERTIFICATE

The undersigned hereby applies for a Land Use Certificate for the following, to be issued on the basis of the representations contained herein, all of which applicant swears to be true:

PROPERTY: BLOCK 34 LOT(S) 1 STREET LANCE POND RD +
TELEPHONE # 462-6262 CARROLL PLACE
NAME Timothy P. Kelly ATTY DON APPLICANT KILLY V. KELLY
ADDRESS 83 South St FREEDOM A.T.
PHONE 462-6262
USES Principal Residential
Accessory N/A
New Construction Yes Existing Structure No
Interior Remodeling No

FOR OFFICE USE ONLY:
ZONE _____
USE PERMITTED: Yes ☐
No ☐

DESCRIPTION OF LOT: Corner lot: Yes ☒ No ☐
Frontage 216 feet Depth 190 feet
On an improved street: Yes ☒ No ☐
Total lot area 1672 square feet

LOCATION OF STRUCTURES: Principal structure
Setback from right of way: 50 feet
(and 50 feet if corner lot)
Sideyard clearances: 40 feet & 40 feet
Rearyard clearances: 40 feet
Accessory structure:
Setback from right of way: N/A feet
(and _____ if corner lot)
Sideyard clearances: _____ feet & _____ feet
Rearyard clearances: _____ feet

DESCRIPTION OF STRUCTURES: Principal
Height 34 feet to highest point
Length 55 feet Width 68 feet
Useable floorspace _____ square feet
Number of stories 2 Basement: Yes ☐ No ☒
Number of apartments _____ Number of Bedrooms 4
Accessory structure:
Height N/A feet to highest point
Length _____ feet Width _____ feet

PARKING: Number of off-street parking spaces 6
Percentage of lot covered by parking areas, walkways, etc. 15.2 %

SURFACE COVERAGE: Percentage of lot covered by buildings:
15 %
Percentage of lot covered by other impervious surfaces: 17 %

ATTACH A COPY OF SURVEY OR SKETCH OF PROPOSAL

FOR OFFICE USE:

FEE: ☒ \$10.00 residential
FEE: ☐ \$20.00 non-residential
DATE FEE PAID: _____

SIGNATURE OF APPLICANT

DATE

Based on the above application and the statements which are made part thereof, the proposed usage is found to be in accordance with the Land Use Ordinance of the Township of Howell and is hereby approved.

DATE

HOWELL TOWNSHIP/LAND USE OFFICE

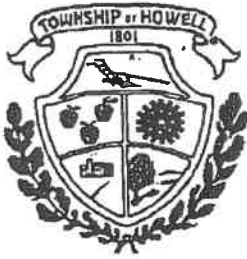
COMMENTS/EXPLANATIONS:

REFERRALS: ☐ To Building Dept.
☐ To Planning Bd.

☐ To Zoning Bd.
☐ To Bd. of Health

☐ To Engineering
☐ To _____

6/23/00 Application denied
See attached



TOWNSHIP of HOWELL

251 Preventorium Road
Post Office Box 580
Howell, New Jersey 07731-0580

(732) 938-4500
FAX (732) 938-7124
LAND USE OFFICE

LAND USE OFFICE DENIAL OF PERMIT

BLOCK: 34 LOT(S): 1

Work Site Location:	Lanes Pond Road & Laurel Place Howell, NJ 07731
Owner In Fee:	Estate of Charles D. Holmes
Address:	310 South Street Morristown, NJ 07960
Telephone:	N/A
Agent:	Timothy Provost, ESQ. 83 South Street Freehold, NJ 07728

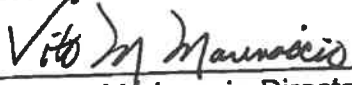
On June 23, 2000 we received an application for a Land Use Certificate for the project/work located at the above address.

This project/work involves the following:

Construction of a single family dwelling.

The application was denied for the following reason(s):

1. Subject property located in the ARE-3 Zone of Howell Township. Three acres minimum lot size required. Subject parcel is 29,269 SF. (.672 acres) Variance required. Section 14-15.1.
2. Proposed height of dwelling unit is 34 feet. Permitted height is 30 feet. Section 14-15.1
3. Any other variance the Board may deem necessary


Vito M. Marinaccio-Director Land Use

June 23, 2000

O R I G I N A L	TO	<i>Vito</i>		DATE	<i>3/5</i>	TIME	AM PM	
	FROM	<i>M</i>	<i>Walter</i>	AREA CODE	NUMBER			
	OF			<i>492-9944</i>				
	M E S S A G E	EXTENSION						
		<i>B 34 1</i>						
				SIGNED				
PHONED ☒		CALL BACK ☒	RETURNED CALL ☐	WANTS TO SEE YOU ☐	WILL CALL AGAIN ☐	URGENT ☐	WAS IN ☐	

MONARCH M5176