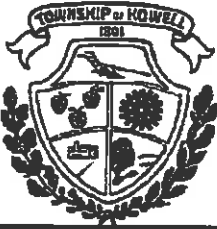


TENANT FITUP & OCC



TOWNSHIP OF HOWELL

DEPARTMENT OF COMMUNITY DEVELOPMENT & LAND USE

4567 Route 9 North
2nd Floor
Howell, NJ 07731

Phone: (732) 938-4500 x2300

Fax: (732) 414-3243

Web: www.twp.howell.nj.us

CERTIFICATE OF CONTINUED OCCUPANCY APPLICATION

DATE RECEIVED: 5/27/26

FEE AMOUNT PAID: \$390 #750185

RECEIVED BY: KB

PROJECT #: P-26-0331

ZONING APP. #: ZA-26-00511

ENGINEERING APP. #: ENG-26-111

NON-UCC PERMIT #: _____

NON-UCC CONTROL #: _____

(Items above to be filled out by the Township)

Date Prepared: 04/28/2026

(Please Print)

Zone: _____

Block(s): 42

Lot(s): 43

Site Address: 729 Farmingdale Road Howell NJ 07731

Suite: _____

Plaza/Mall: _____

Existing Tenant Business Name: The Special Childrens Center

Existing Tenant Use: R-5

Proposed Tenant Business Name: The Special Childrens Center

Proposed Tenant Use: E and B

Description of Proposed Use: Change the use from R-5 to E and B

Name of Property Owner: Chayan R. Bender

The Special Childrens Center

(Please Print)

(Please Sign)

Owner Address: 1400 Prospect St Lakewood NJ 08701

Phone #: 732-367-0099

Email: _____

Hindy@thecenternj.org

Name of Proposed Tenant: The center for education NJ st Approved by

(Please Print)

(Please Sign)

HANDICAPED

Applicant Address: Lakewood NJ

Phone #: _____

Email: chayan@thecenterNJ.org

1. **Type of CCO (choose only one)**

Fee

- | | |
|--|---|
| ☐ New Construction – Initial Tenant | No charge – included in initial building fees |
| ☐ Tenant to Tenant | \$ 390.00 |
| ☐ Change in Ownership | \$ 390.00 |
| ☒ Change in Use | \$ 430.00 |

These fees are all-inclusive for CCO's only. They include the application fee along with a Land Use review, Engineering review, Building Department review and an inspection by each building Sub-Code.

2. **Details about Tenant Space**

Proposed Tenant Business Name: The center for Education

Proposed Tenant Use: NJ State approved school for pre handicapped

Description of Proposed Use: Special needs

Square Footage of tenant space: 1500 s.f. # of Floors: 2

of Employees per shift: 10-12 # of Restrooms: M F 3 Unisex

Property is currently served by: ☐ city water ☐ well water
☐ public sewer ☐ septic system

3. **Additional Submission Requirements**

- a. All applicants must submit a letter to the Township documenting the intended use of the space, the hours of operation, # of employees and any other pertinent information.

Applicant: ☒ Submitted ☐ N/A Township: ☐ Received ☐ Missing ☐ N/A

- b. For well and/or septic systems, Monmouth County Board of Health final approval must be submitted.

Applicant: ☐ Submitted ☒ N/A Township: ☐ Received ☐ Missing ☐ N/A

- c. For Retail Food Handlers, Monmouth County Board of Health final approval must be submitted.

Applicant: ☐ Submitted ☒ N/A Township: ☐ Received ☐ Missing ☐ N/A

- d. For Retail Food Handlers, the tenant must register with the Howell Township Clerk and provide copy of registration with this application.

Applicant: ☐ Submitted ☒ N/A Township: ☐ Received ☐ Missing ☐ N/A

- e. For Wholesale Food Handlers, NJ Department of Health final approval must be submitted.

Applicant: ☐ Submitted ☒ N/A Township: ☐ Received ☐ Missing ☐ N/A

CERTIFICATE OF CONTINUED OCCUPANCY APPROVALS

The following information is to be filled out by the Township – Official Use Only

Project Number: _____ Block(s): _____ Lot(s): _____

Site Address: _____ Suite: _____ Plaza/Mall: _____

Proposed Tenant Business Name: _____

Division of Land Use

The application for a CCO from the Division of Land Use is hereby: ☒ Approved ☐ Denied

Notes or Special Conditions: Special needs school approved per ZBA case

No. BA23-16.

Zoning App #: ZA-26-00511

Land Use Official: Gavin Bates

Date: 5/28/26

Division of Engineering

The application for a CCO from the Division of Engineering is hereby: ☐ Approved ☐ Denied

Property is currently: ☐ Connected to sewer ☐ Exempt (Sewer not Available)

☐ Not connected to sewer but sewer is available – Mandatory Hookup

☐ Located in New Jersey American or Aqua Source Sewer service area

Notes or Special Conditions: _____

_____ Engineering App #: _____

Engineering Official: _____ Date: _____

Division of Uniform Construction Code (Bldg Dept.)

The application for a CCO from the Building Department has two parts:

Part 1 – Building Subcode Review: ☐ Approved ☐ Denied

Notes or Special Conditions: _____

Building Sub-Code Official: _____ Date: _____

Part 2 – Fire Subcode Review: ☐ Approved ☐ Denied

Notes or Special Conditions: _____

Fire Sub-Code Official: _____ Date: _____

Travis Bate

From: SMI Office 2 <office2@sminj.com>
Sent: Thursday, May 28, 2026 11:31 AM
To: Mark Hess; Travis Bate
Cc: Hindy Farkas; Chaya Bender; Shira Lieberman
Subject: RE: 729 Lakewood Farmingdale Road - Howell The Special Children's Center

Warning: Unusual sender <office2@sminj.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Good morning, Travis,

As per your request, please see our Statement of Use below:

*LC Approved
5/28/26*

STATEMENT OF USE

- **Business Name:** The Center for Education
- **Intended Purpose:** NJ State School for individuals with disabilities
- **Number of Employees:** 10–12 employees
- **Number of Students:** 24 students
- **Days/Hours of Operation:** Monday through Friday, 8:45 am to 2:30 pm
- **On-Site Cooking:** No cooking will take place on site.
- **Residency:** No one will be living on site.
- **Logistics & Transportation:** Students will be bussed to the site; no parent drop-offs or pick-ups will take place.
- **Zoning Compliance:** The site will operate strictly in accordance with the Zoning Board Approval Case No. BA23-16.

Please let me know if you need any additional information to finalize the application.

Thanks,

Ruchomah



SMI Contracting LLC

695 Cross Street

Lakewood, NJ 08701

732.534.6354 #102

From: Mark Hess <mark@sminj.com>
Sent: Thursday, May 28, 2026 10:57 AM
To: Travis Bate <tbate@twp.howell.nj.us>; SMI Office 2 <office2@sminj.com>
Cc: Hindy Farkas <hindyf@thecenternj.org>; Chaya Bender <chaya@thecenternj.org>
Subject: Re: 729 Lakewood Farmingdale Road - Howell The Special Children's Center

Hi Ruchna,
Please see below.
I just filled out the open questions with Travis at the Township. He wants a letter stating all the response to the questions below.
Please take care of it right away and send back to him.
Thank you.

Best regards,

Mark Hess
Project Manager
C. 732.814.5763
E. Mark@sminj.com

From: Travis Bate <tbate@twp.howell.nj.us>
Sent: Thursday, May 28, 2026 9:49:12 AM.
To: Mark Hess <mark@sminj.com>
Subject: 729 Lakewood Farmingdale Road - Howell The Special Children's Center

Good Morning Mark,

Following up on our phone conversation moments ago. To complete the CCO application we need you to complete filling out the bottom of the first page, the description of the site on the second page, and provide a statement of use for the site. The statement of use should include the following:

- The name of the business using the building
- The intended purpose of the building
- Number of employees
- Number of students
- Days/Hours of operation
- No cooking will take place on site.
- No one will be living on site.
- Students will be bussed to the site and no parent drop off will take place.
- Statement stating the site will operate in accordance with the Zoning Board Approval Case No BA23-16.

When you arrive please ask the admin at the window for me and I will meet you.

Thank you,

Travis Bate, PE
Acting Zoning Officer

Township of Howell Community Development
4567 Us 9 North 2nd Floor
Howell NJ 07731
732-938-4500 ext. 2380

ORIGINAL DOCUMENT PRINTED WITH MICROPRINTED BORDER ON FRONT AND SECURE DOCUMENT WATERMARKS ON BACK. HOLD AT ANGLE TO VIEW.

SMI CONTRACTING LLC
1400 PROSPECT ACCT

695 CROSS ST #174, LAKEWOOD, NJ 08701

First Commerce Bank
Lakewood, NJ 08701
55-1408/212

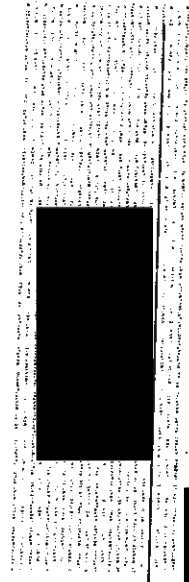
750185

DATE: 4/30/2026

PAY Four Hundred Thirty and 00/100 Dollars

TO THE ORDER OF
Township of Howell

\$ 430.00



SMI Contracting LLC
NAME: Township of Howell

CHECK DATE: 4/30/2026

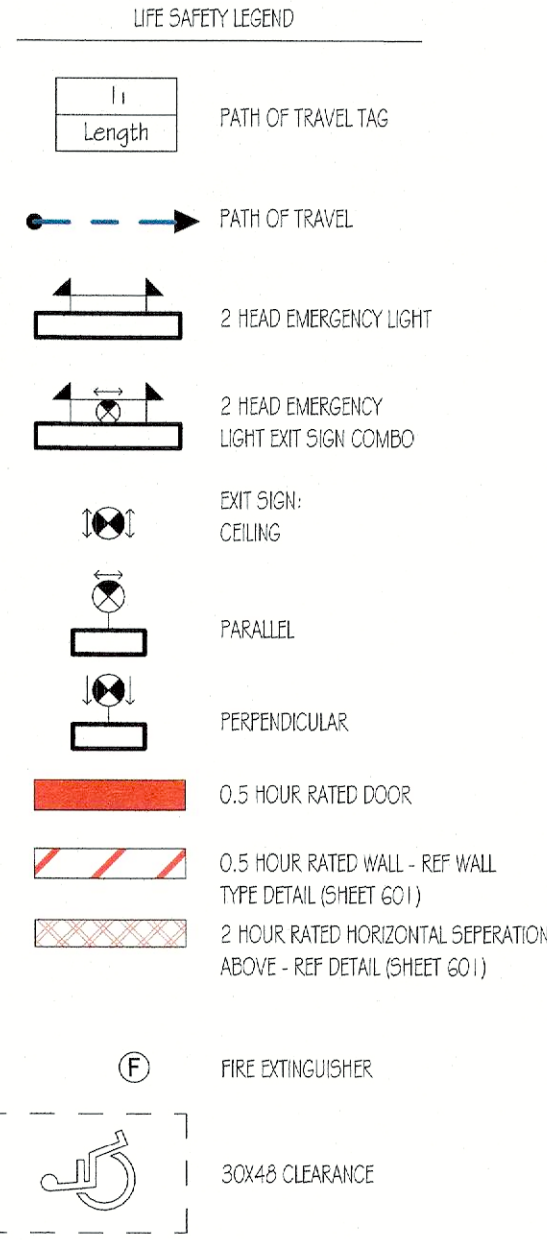
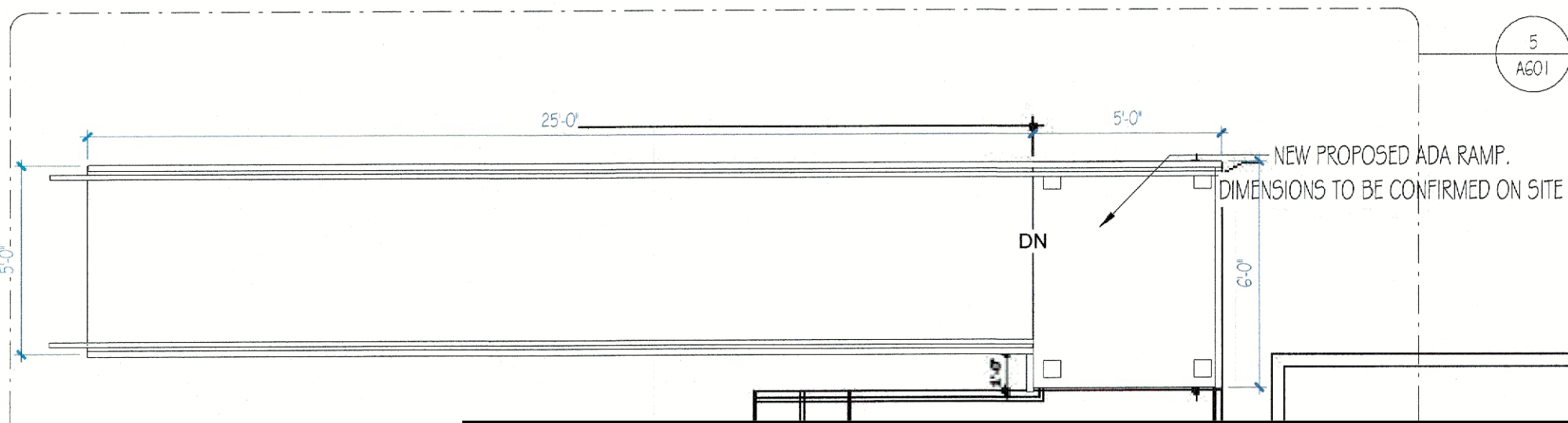
750185

Change in Use

430.00

FCB - CENTER FAR

430.00



OCCUPANCY SCHEDULE						
LEVEL	NUMBER	NAME	AREA	OCC CLASSIFICATION	AREA PER OCCUPANT	OCCUPANTS
1	1	CLASSROOM	283 SF	EDUCATIONAL CLASSROOM	20 SF	15
	2	CLASSROOM	280 SF	EDUCATIONAL CLASSROOM	20 SF	14

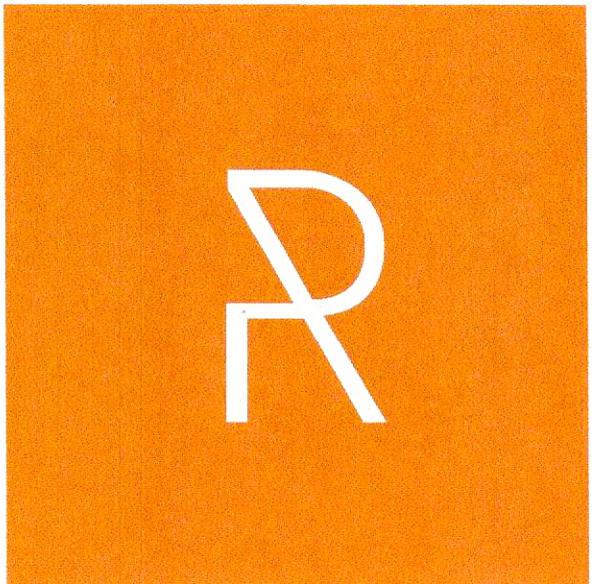
TOTAL 29

2	1	OFFICE	190 SF	BUSINESS AREAS	150 SF	2
	2	OFFICE	181 SF	BUSINESS AREAS	150 SF	2
	3	OFFICE	222 SF	BUSINESS AREAS	150 SF	2

TOTAL 6

PATH OF TRAVEL SCHEDULE					
LEVEL	MARK	LENGTH	INCLUDE EXIT ACCESS STAIR	LENGTH OF STAIR	TOTAL EGRESS LENGTH
1	PATH A	63' 10"	NO		63' 10"
1	PATH B	59' 3"	NO		59' 5"
2	PATH C	42' 9"	YES	25'	65' 9"

- GENERAL NOTES:
- G.C TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO COMMENCING WORK.
 - DIMENSIONS ON PLANS AND OF PLAN ELEMENTS ARE FOR REFERENCE ONLY. G.C TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.
 - WHERE EXISTING CONDITIONS ARE IN CONFLICT WITH ARCH PLANS, G.C TO NOTIFY ARCH. PRIOR TO PROCEEDING WITH WORK.
 - ALL DIMENSIONS OFF OF EXISTING CONDITIONS ARE TO FACE OF EXISTING FINISH U.O.N. ALL DIMENSIONS OFF OF NEW CONDITIONS ARE TO FACE OF STUD U.O.N.
 - ALL NEW DOORS SHOULD BE 3' WIDE AND 6' 8" TALL.
 - THE CEILING HEIGHT SHALL NOT BE REDUCED TO LESS THAN SEVEN FEET.
 - ENSURE COMPLETE FIRE BLOCKING BETWEEN SECOND FLOOR AND ATTIC.



RISE | NJ
architecture

ARCHITECT:

NYC OFFICE: 241 30TH STREET, SUITE 440, BROOKLYN, NEW YORK 11232
JEFF AGERMAN, RA
JEFF@RISEARCHITECTURE.COM
516-249-3745

NJ OFFICE: 36 AIRPORT RD SUITE 402, AKEWOOD, NJ 08701
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-674-8717

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
1	4/15/24	ISSUE FOR PERMIT

CLIENT:

HINDI FARKAS

PROJECT NAME / LOCATION:

THE CENTER FOR EDUCATION
729 Lakewood Farmingdale Rd,
Howell Township, NJ 07731

DRAWING TITLE:

LIFE SAFETY

EXAMINER'S SIGNATURE:

LU Approved
5/28/26
TJB

PROFESSIONAL SEAL:

SHIMON E. GREENEBAUM, RA
NJ LIC. NO.
21511

SCALE: 1/4" = 1'-0"

DATE:

PROJECT NO.

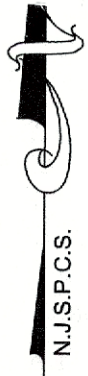
DRAWING NO.

G004

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

1 LEVEL 1 LIFE SAFETY
1/4" = 1'-0"

2 LEVEL 2 LIFE SAFETY
1/4" = 1'-0"



LEGEND

- GAS VALVE
- WATER VALVE
- WATER METER
- UTILITY MANHOLE
- DRAINAGE MANHOLE
- ELECTRICAL MANHOLE
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- TRAFFIC SIGN
- STREET SIGN
- LIGHT POST
- UTILITY POLE
- FIRE HYDRANT
- DRAINAGE INLET (TYPE "A")
- DRAINAGE INLET (TYPE "B")
- DRAINAGE INLET (TYPE "E")
- DRAINAGE LINE
- ELECTRIC LINE
- GAS LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- WATER LINE
- OVERHEAD WIRES
- MONITORING WELL
- IRON PIPE FOUND
- CAPPED REBAR FOUND
- CONCRETE MONUMENT FOUND
- SURVEY
- FILE MAP
- GAS METER
- DEPRESSED CURB
- FLUSH CURB

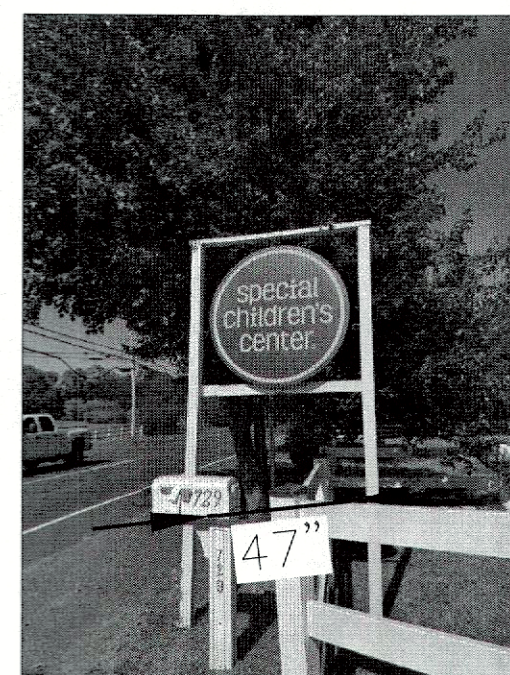
Lot Coverage Calculations:

- Total Lot Area = 1,107,633.81 S.F.
- Ex. Masonry Classroom Building = 1,502.30 S.F.
 - Ex. Porch = 313.25 S.F.
 - Ex. Deck = 337.50 S.F.
 - Ex. Bilco Door = 34.50 S.F.
 - Ex. Masonry Storage Building #1 = 1,353.20 S.F.
 - Ex. Masonry Storage Building #2 = 519.00 S.F.
 - Ex. 1 Story Masonry Barn Building = 3,387.25 S.F.
 - Ex. Frame Barn Building = 29,204.25 S.F.
 - Ex. Building Overhangs = 2,502.81 S.F.
 - Ex. Gravel Paths = 44,324.96 S.F.
 - Ex. Concrete Pads = 593.00 S.F.
 - Ex. Paver Walks = 196.00 S.F.
 - Ex. Concrete Curb/Walls = 428.36 S.F.
 - Ex. Rock Walls = 231.05 S.F.
 - Ex. Planters = 138.46 S.F.
 - Ex. Chicken Coops = 127.62 S.F.
 - Ex. Raised Garden Beds = 617.40 S.F.
 - Ex. Fire Pits = 55.89 S.F.

Total Existing Building Coverage = 35,966.00 S.F. / 1,107,633.81 S.F. = 3.25%
Total Existing Lot Coverage = 85,866.80 S.F. / 1,107,633.81 S.F. = 7.75%

- Ex. Gravel Area/ Rock Wall Removed = 7,037.11 S.F. (Subtract from Total)
- Prop. ADA Ramp = 200.00 S.F.
- Prop. Concrete ADA Sidewalk = 86.00 S.F.
- Prop. Bituminous Pavement = 8,258.00 S.F.
- Prop. Gravel Refuse Access Area = 1,461.27 S.F.
- Prop. Gravel Driveway & Parking Addition = 5,092.46 S.F.

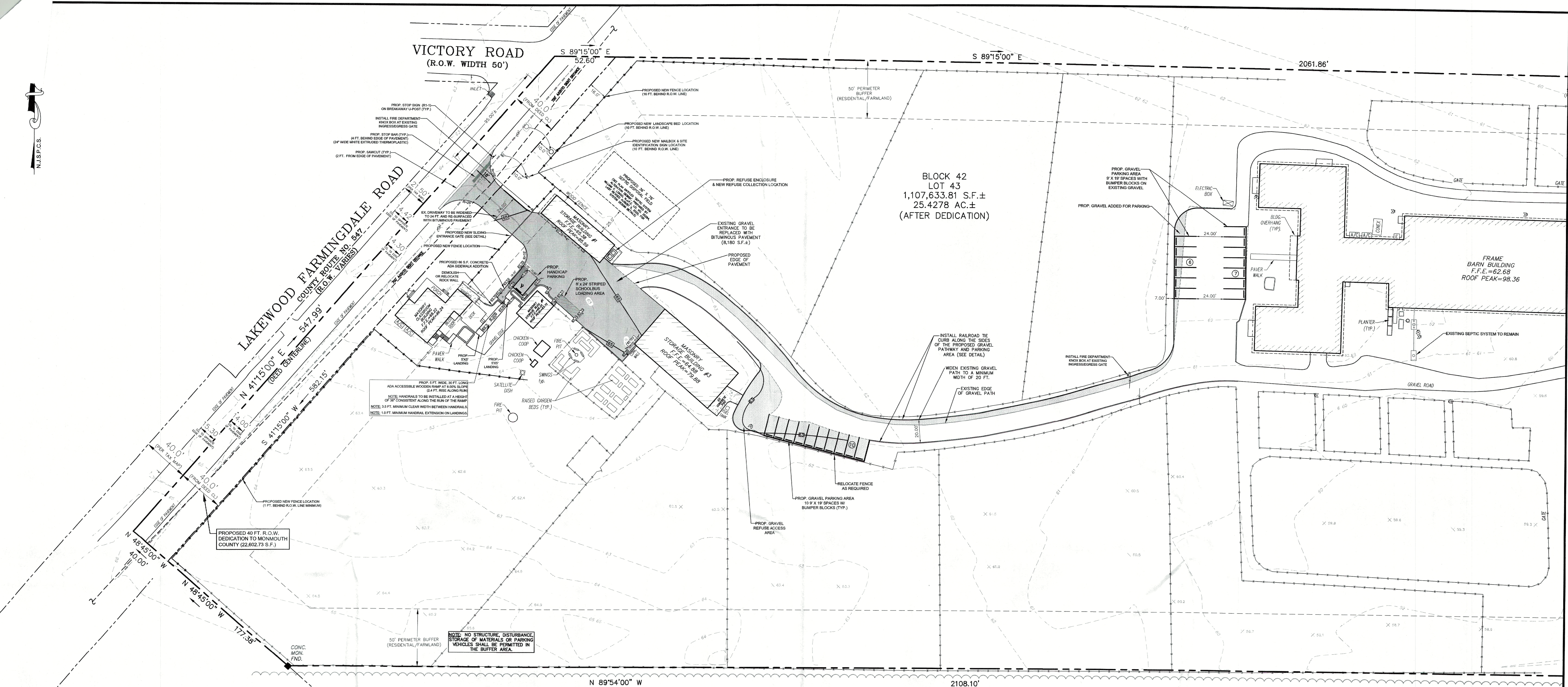
Total Proposed Building Coverage = 35,966.00 S.F. / 1,107,633.81 S.F. = 3.25%
Total Proposed Lot Coverage = 93,927.42 S.F. / 1,107,633.81 S.F. = 8.48%



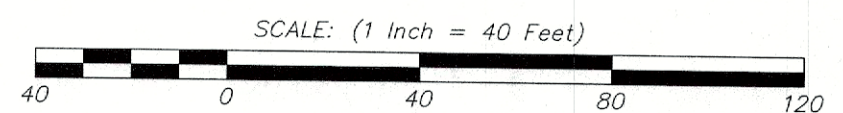
EXISTING SIGN
12± S.F. SIGN AREA

Areas of Disturbance:

- Prop. Asphalt Entrance Installation = 8,885 S.F.±
 - Prop. ADA Ramp/Walkway = 1,200 S.F.±
 - Prop. Gravel Path Widening = 3,070 S.F.±
 - Prop. Barn Parking Area Addition = 5,100 S.F.±
 - Prop. Refuse Area Improvements = 3,180 S.F.±
- Total Proposed Disturbance = 21,435 S.F.± (0.492 Acres)



LU Approved
5/28/26 TJB



NO.	DATE	DESCRIPTION	DRAWN BY
8.	1/22/26	REVISED SLIDING GATE DETAIL.	DJP
7.	1/16/26	REVISED PURSUANT TO MONMOUTH COUNTY PLANNING BOARD & SOIL CONSERVATION DISTRICT REVIEW COMMENTS.	DJP
6.	8/08/25	ADDED SOIL EROSION / SEDIMENT CONTROL PLAN SHEETS.	DJP
5.	7/31/25	ADDED PROPERTY LINE AS SHOWN IN TAX MAP.	DJP
4.	5/13/25	REVISED PLANS FOR RESOLUTION COMPLIANCE.	DJP
3.	1/07/25	REVISED TO INCLUDE THE LATEST SURVEY DATA. ADDED LIGHTING PLAN AND CONSTRUCTION DETAILS SHEET.	DJP
2.	9/12/24	REVISED PURSUANT TO 7/15/24 AVAKIAN REVIEW LETTER & 7/01/24 T&M COMPLETENESS REVIEW #1 LETTER	DD
1.	5/07/24	REVISED PURSUANT TO 11/20/23 T&M LETTER	DD

WH ENGINEERING
CERT. OF AUTH. NO. 246A28117300
257 MONMOUTH ROAD,
BLDG. A, SITE 7
OAKHURST, NJ 07755
PHONE: 732-223-1313
WWW.WHENGINEERING.COM

WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, L.C. No. 40673

SITE PLAN
OF
LOT 43, BLOCK 42
TOWNSHIP OF HOWELL
MONMOUTH COUNTY
NEW JERSEY

IMPROVEMENT PLAN

SCALE: 1" = 40'
DRAWN BY: DD
DATE: 8/01/23
JOB No.: 23148
SHEET No.: 3 of 6