

Donna Belton

19-1538

**From:** Resident <opra+request-7625-ec353771@requests.opramachine.com>  
**Sent:** Tuesday, October 15, 2019 3:14 PM  
**To:** clerkforms  
**Subject:** OPRA request - Development Management Services and Howell Planning Board

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:

Please supply all emails and attached documents between Development Management Services and the Howell Planning Board in reference to Monmouth Commerce Center f/k/a Oak Knoll Business Park from 1-1-2015 to the present day.

Yours faithfully,

Resident

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:  
opra+request-7625-ec353771@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,hKz9yv8t4F8X3Hjo8SRy-4vcYCWWTtdPy1sBhNMojN9wcPpdMADD2MgModLm0jos6oF6orimfjleL-KRHuvSPWxb4j3pdrykYXY4Q2pNCOl6W22ASQ,&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fchange_request%2fnew%3fbody%3dhowell_township&c=E,1,hKz9yv8t4F8X3Hjo8SRy-4vcYCWWTtdPy1sBhNMojN9wcPpdMADD2MgModLm0jos6oF6orimfjleL-KRHuvSPWxb4j3pdrykYXY4Q2pNCOl6W22ASQ,&typo=1)

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View this OPRA request & responses online:

[https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2frequest%2fdevelopment\\_management\\_services&c=E,1,NetXNZOLfrLy83W0SnweAdSYky3SyhDBUjd1q-Efkp0UJd0fdrzkOZsNIY1h0VcG7OCM82uxYsNPMNGDzOvSyIU9EytQlOTuTC2LplAwpvdb-dc,&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2frequest%2fdevelopment_management_services&c=E,1,NetXNZOLfrLy83W0SnweAdSYky3SyhDBUjd1q-Efkp0UJd0fdrzkOZsNIY1h0VcG7OCM82uxYsNPMNGDzOvSyIU9EytQlOTuTC2LplAwpvdb-dc,&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**

19-1539

**From:** Resident <opra+request-7626-77918a0e@requests.opramachine.com>  
**Sent:** Tuesday, October 15, 2019 3:16 PM  
**To:** clerkforms  
**Subject:** OPRA request - Development Management Services and Howell Zoning Board

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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:

Please supply all emails and attached documents between Development Management Services and the Howell Zoning Board in reference to Monmouth Commerce Center f/k/a Oak Knoll Business Park from 1-1-2015 to the present day.

Yours faithfully,

Resident

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[https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fhelp%2fofficers&c=E,1,OAjfyBiplmtF5fF6LqZFvvOE84fzyarQt267qnsAYvm6uQk\\_\\_FhtuliNSgh8oPBpLyP0ue2AVhgD7Yk6AG4PylUppyZDrm1YJxbvV9Sfdvqu7ijatOk,&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fhelp%2fofficers&c=E,1,OAjfyBiplmtF5fF6LqZFvvOE84fzyarQt267qnsAYvm6uQk__FhtuliNSgh8oPBpLyP0ue2AVhgD7Yk6AG4PylUppyZDrm1YJxbvV9Sfdvqu7ijatOk,&typo=1)

View this OPRA request & responses online:

[https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2frequest%2fdevelopment\\_management\\_services\\_2&c=E,1,zDh3Z-R6WgTFzORBSKVQYGMnOxQrUD8HI1Ak8aA9JDqJRjwNhuqV9UnzQUfxTb3ikVoj-1aIXfnBCvnNs-DwKnuiUyppsIHq9t6PWeswrNxxCQDMtYg,&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2frequest%2fdevelopment_management_services_2&c=E,1,zDh3Z-R6WgTFzORBSKVQYGMnOxQrUD8HI1Ak8aA9JDqJRjwNhuqV9UnzQUfxTb3ikVoj-1aIXfnBCvnNs-DwKnuiUyppsIHq9t6PWeswrNxxCQDMtYg,&typo=1)

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

**Donna Belton**

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**From:** Zev Spira [REDACTED]  
**Sent:** Tuesday, August 07, 2018 2:33 PM  
**To:** Eileen Rubano; Matthew Howard  
**Cc:** Chavi Cell; Enny Aminian  
**Subject:** RE: Concept Plan Meeting Instructions  
**Attachments:** Temp00081.pdf; 17-7753LS00-24x36 (D) survey 366 Ramtown Greenville rd howell.pdf; copies of checks.pdf; Letter for TRC meeting.pdf; W9 form.pdf

Hi Eileen,

Please see attached – I will be dropping off hard copies shortly

**Zev Spira**  
*Chief Executive Officer*  
**Development Management Services**  
1179 Route 547  
Howell, NJ 07731

[REDACTED]



**From:** Eileen Rubano [mailto:erubano@twp.howell.nj.us]  
**Sent:** Friday, August 3, 2018 10:25 AM  
**To:** Zev Spira [REDACTED]  
**Subject:** Concept Plan Meeting Instructions

Mr. Spira,

If you want a concept plan meeting with the professionals you need to send me the following:

Cover letter asking for a concept review meeting with details on what you are doing and include the email address for anyone you would like to attend the meeting.

A check in the amount of \$500.00 made payable to Howell Township for the application fee

A second check in the amount of \$500.00 for the escrow fee  
A completed W9 form (attached) to set up the escrow account  
A few copies of the concept plans

Once I receive the above, I set up an escrow account and send out the meeting request to the professionals, yourself and your professionals. The meetings usually take place on Monday mornings, here in the Township.

If you need any additional information, please feel free to call or email me.

Thank you.

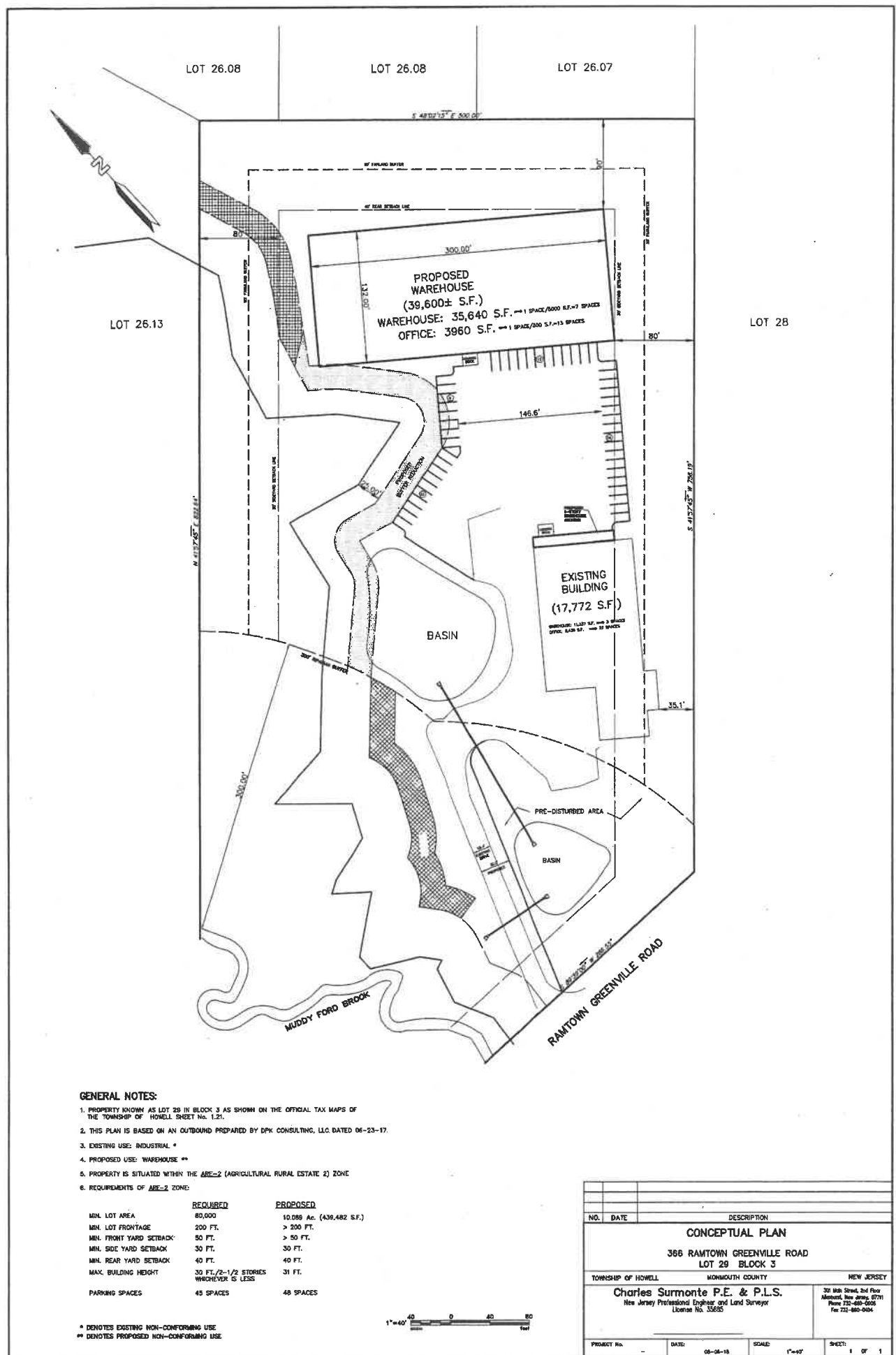
**Eileen Rubano**  
**Administrative Officer**  
**Planning and Zoning Boards**

Township of Howell  
4567 Route 9 North, 2<sup>nd</sup> Floor  
Howell, NJ 07731  
P: 732-938-4500 x 2342

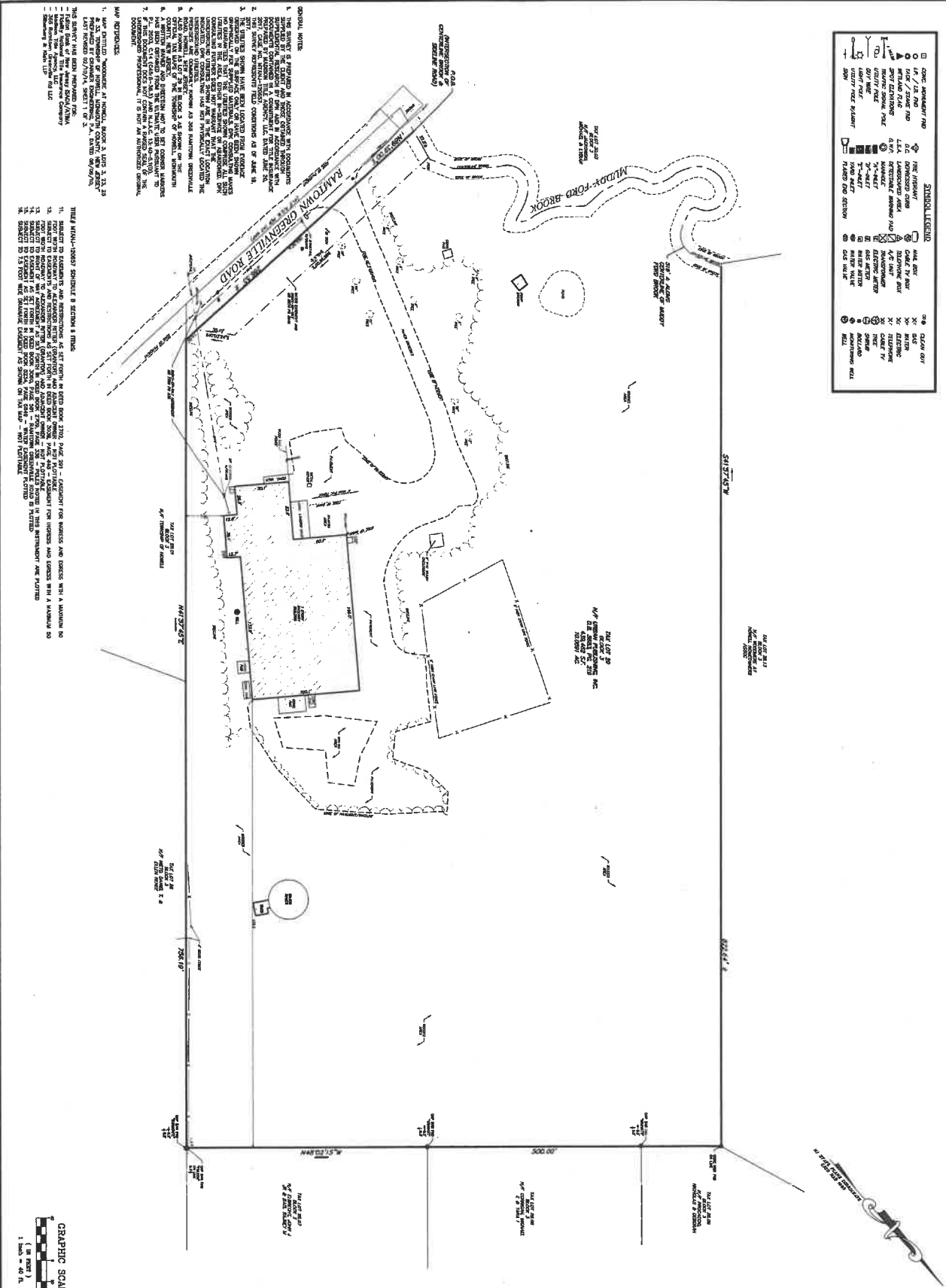
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| SYMBOL LEGEND       |                      |
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|------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FOR REVIEW</b><br><b>SURVEY OF PROPERTY</b><br>TAX LOT 29<br>BLOCK 3<br>366 RAMTOWN GREENVILLE ROAD<br>TOWNSHIP OF HOWELL<br>MONMOUTH COUNTY NEW JERSEY |  | DRAWN BY: B.T.F.<br>CHK'D BY: J.A.S.<br>DATE: 08/23/2017<br>SCALE: 1" = 40'<br>PROJECT NUMBER: 17-7753.00<br>SHEET: 1<br>REV: 0 | <b>DPK CONSULTING</b><br>Jonathan A. Stuhl<br>Professional Land Surveyor<br>N.J. Lic. 240594331400<br>JSTUHL@DPKCONSULTING.NET<br>James J. Helsler<br>Professional Land Surveyor<br>N.J. Lic. 240594331400<br>JHLSER@DPKCONSULTING.NET |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

THIS CHECK IS VOID WITHOUT A COLORED BACKGROUND AND SECURE DOCUMENT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

366 RAMTOWN GREENVILLE LLC  
366 RAMTOWN GREENVILLE  
HOWELL, NJ 07731



PAY  
TO THE  
ORDER OF

DATE 8/7/18

Howell Township  
Five hundred dollars

\$ 500.00

00 XX DOL

MEMO Application fee



THIS CHECK IS VOID WITHOUT A COLORED BACKGROUND AND SECURE DOCUMENT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

126

366 RAMTOWN GREENVILLE LLC  
366 RAMTOWN GREENVILLE  
HOWELL, NJ 07731



DATE 8/7/18

\$ 500.00

Howell Township  
Five hundred dollars

00 XX DOLLARS

1 11

Scrow



DO NOT WRITE, STAMP OR SIGN BELOW - RESERVED FOR FINANCIAL INSTITUTION USE

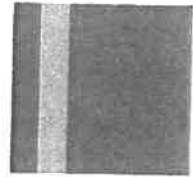
THIS CHECK CONTAINS THE SECURITY FEATURES LISTED BELOW  
AND EXCEED INDUSTRY STANDARDS

1. Microprint - The words "MICROPRINT" and "SECURITY" are printed in a repeating pattern on the back of the check.
2. Watermark - The words "MICROPRINT" and "SECURITY" are printed in a repeating pattern on the back of the check.
3. Warning Band - The words "MICROPRINT" and "SECURITY" are printed in a repeating pattern on the back of the check.
4. Thermochromic Security Document - The words "MICROPRINT" and "SECURITY" are printed in a repeating pattern on the back of the check.
5. Diagonal Dimensional Backer - The words "MICROPRINT" and "SECURITY" are printed in a repeating pattern on the back of the check.
6. Void Pentagraph - The words "MICROPRINT" and "SECURITY" are printed in a repeating pattern on the back of the check.

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366 Ramtown Greenville LLC  
366 Ramtown Greenville Howell, NJ 07731



Dear Eileen,

I would like to request a technical review meeting with all zoning board professionals. As you can see on the survey, there is an existing structure of 17,772 sq. ft. of office and warehouse currently on the property.

1. We would like to modify the space to have additional office space and possibly a small kitchen area for food preparation.
2. We would like to add a 39,600 sq. ft. structure that will have warehouse and of that 10% will be office space.

I believe some of the new warehouse space will be freezer space for cold storage.

I have attached the following:

1. Original survey
2. Proposed concept plan
3. W-9
4. Copy of both checks

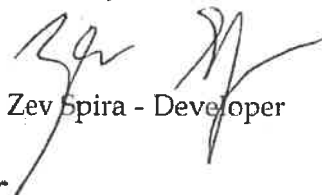
I will come by later to drop off hard copies. The people joining on my end will be:

Zev Spira - [REDACTED]

Chavi Stefansky - [REDACTED]

Enny Aminian - [REDACTED]

Sincerely,

  
Zev Spira - Developer





## Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

Print or type  
See Specific Instructions on page 2.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Name (as shown on your income tax return)                                                                                                                                                                                                                                                                                                                                                                                                                            |                                         |
| Business name/disregarded entity name, if different from above<br><b>3160 Ramtown Greenville LLC</b>                                                                                                                                                                                                                                                                                                                                                                 |                                         |
| Check appropriate box for federal tax classification:<br><input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate<br><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶<br><input type="checkbox"/> Other (see instructions) ▶ |                                         |
| <input type="checkbox"/> Exempt payee                                                                                                                                                                                                                                                                                                                                                                                                                                |                                         |
| Address (number, street, and apt. or suite no.)<br><b>3160 Ramtown Greenville</b>                                                                                                                                                                                                                                                                                                                                                                                    | Requester's name and address (optional) |
| City, state, and ZIP code<br><b>Hawaii HI 07731</b>                                                                                                                                                                                                                                                                                                                                                                                                                  |                                         |
| List account number(s) here (optional)                                                                                                                                                                                                                                                                                                                                                                                                                               |                                         |

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

|                        |  |  |  |   |  |  |   |  |  |
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| Social security number |  |  |  |   |  |  |   |  |  |
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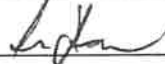
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| Employer identification number                                                      |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |

### Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

|           |                                                                                                                |        |
|-----------|----------------------------------------------------------------------------------------------------------------|--------|
| Sign Here | Signature of U.S. person ▶  | Date ▶ |
|-----------|----------------------------------------------------------------------------------------------------------------|--------|

### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

#### Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued).
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

**Note.** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

**Donna Belton**

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**From:** Zev Spira [REDACTED]  
**Sent:** Friday, August 10, 2018 2:05 PM  
**To:** Eileen Rubano  
**Cc:** Comptroller; scattani@dynamicec.com; Henry Guindi  
**Subject:** TRC meeting with the planning board  
**Attachments:** 2 CHECKS FOR HOWELL TWSP.pdf; 17-7660\_0\_2017-5-19-Boundary & Topographic Survey.pdf; Dynamic-Kennedy Intl Howell-Concept A-Rev0.pdf; TRC LETTER FOR PLANNING BOARD - SIGNED.pdf; W-9 Development Management Services.pdf

Hi Eileen

Please see the attached letter

I have attached a copy of:

Letter  
Original Survey  
Conceptual Plan  
W9  
2 township checks

I will swing by shortly with Hard copies

Please let me know if we can setup a meeting Monday Aug 20

Thanks

**Zev Spira**  
*Chief Executive Officer*  
**Development Management Services**  
1179 Route 547  
Howell, NJ 07731  
[REDACTED]



**From:** Eileen Rubano [mailto:erubano@twp.howell.nj.us]  
**Sent:** Friday, August 3, 2018 10:25 AM  
**To:** Zev Spira [REDACTED]  
**Subject:** Concept Plan Meeting Instructions

Mr. Spira,

If you want a concept plan meeting with the professionals you need to send me the following:

Cover letter asking for a concept review meeting with details on what you are doing and include the email address for anyone you would like to attend the meeting.

A check in the amount of \$500.00 made payable to Howell Township for the application fee

A second check in the amount of \$500.00 for the escrow fee

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Once I receive the above, I set up an escrow account and send out the meeting request to the professionals, yourself and your professionals. The meetings usually take place on Monday mornings, here in the Township.

If you need any additional information, please feel free to call or email me.

Thank you.

**Eileen Rubano**  
**Administrative Officer**  
**Planning and Zoning Boards**

Township of Howell  
4567 Route 9 North, 2<sup>nd</sup> Floor  
Howell, NJ 07731  
P: 732-938-4500 x 2342

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 **ENDORSE HERE**

☐ **CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT**

DATE \_\_\_\_\_

**DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE  
RESERVED FOR FINANCIAL INSTITUTION USE \***



*The security features listed below, as well as those not listed, exceed industry guidelines.*

RS-77

**Security Features:**

- |                                                                    |                                                                                                               |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <b>Hologram</b>                                                    | • Multi-dimensional foil seal fused to check stock. Cannot be photocopied.                                    |
| <b>Heat Sensitive Ink</b>                                          | • Hold red image with fingers or breathe on it. The image will fade and reappear.                             |
| <b>True Watermark</b>                                              | • Hold check to a light source to view. Cannot be photocopied.                                                |
| <b>Visible Fibers</b>                                              | • Visible fibers embedded in the paper.                                                                       |
| <b>Invisible Fibers</b>                                            | • Fibers in paper visible under ultraviolet light.                                                            |
| <b>Toner Adhesion Properties</b>                                   | • Chemistry in paper bonds laser toner to paper fibers with heat. Damage is visible with alteration attempts. |
| <b>Chemically Sensitive Paper and Chemical Wash Detection Area</b> | • Stains or spots may appear if chemical alteration attempts are made.                                        |
| <b>Microprinting</b>                                               | • <b>MP</b> Small type in check border appears as dotted line when copied.                                    |
| <b>High Resolution Warning Band</b>                                | • Text alerts handler to security features.                                                                   |
| <b>Anti Copy Technology</b>                                        | • Document made with technology to prevent most copiers from creating a usable copy.                          |
| <b>Original Document Back Pattern</b>                              | • Discourages cut-and-paste alterations.                                                                      |

 Padlock design is a certification mark of the Check Payment Systems Association  
\* **FEDERAL RESERVE BOARD OF GOVERNORS REG. CC**

# KENNEDY INTERNATIONAL, INC.

Issued to : 21773 - Township Of Howell

44561  
18,257  
Page 1 of 1

| Invoice | Date     | Description         | Qty | Amount | Discount | Net Amount |
|---------|----------|---------------------|-----|--------|----------|------------|
| 34596   | 8/8/2018 | Meting Randolph rd2 | 2   | 500.00 | 0.00     | 500.00     |



## KENNEDY INTERNATIONAL, INC.

1800 WATER WORKS ROAD  
OLD BRIDGE, NJ 08857

1-2/210

44561  
44561  
44561

Account #:

8/9/2018

\*\*\*\*\*500.00\*\*\*\*\*

Five hundred and 00/100 \*\*\*\*\*

DATE

AMOUNT

PAY TO THE ORDER OF

Township Of Howell  
4567 Route 9 North  
2nd Floor  
PO Box 580  
Howell, NJ 07731  
United States



AUTHORIZED SIGNATURE

Details on back

 **ENDORSE HERE**



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DATE \_\_\_\_\_

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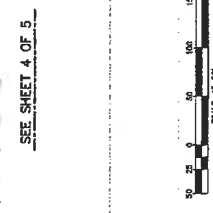
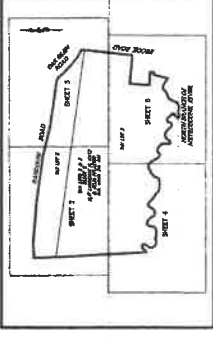
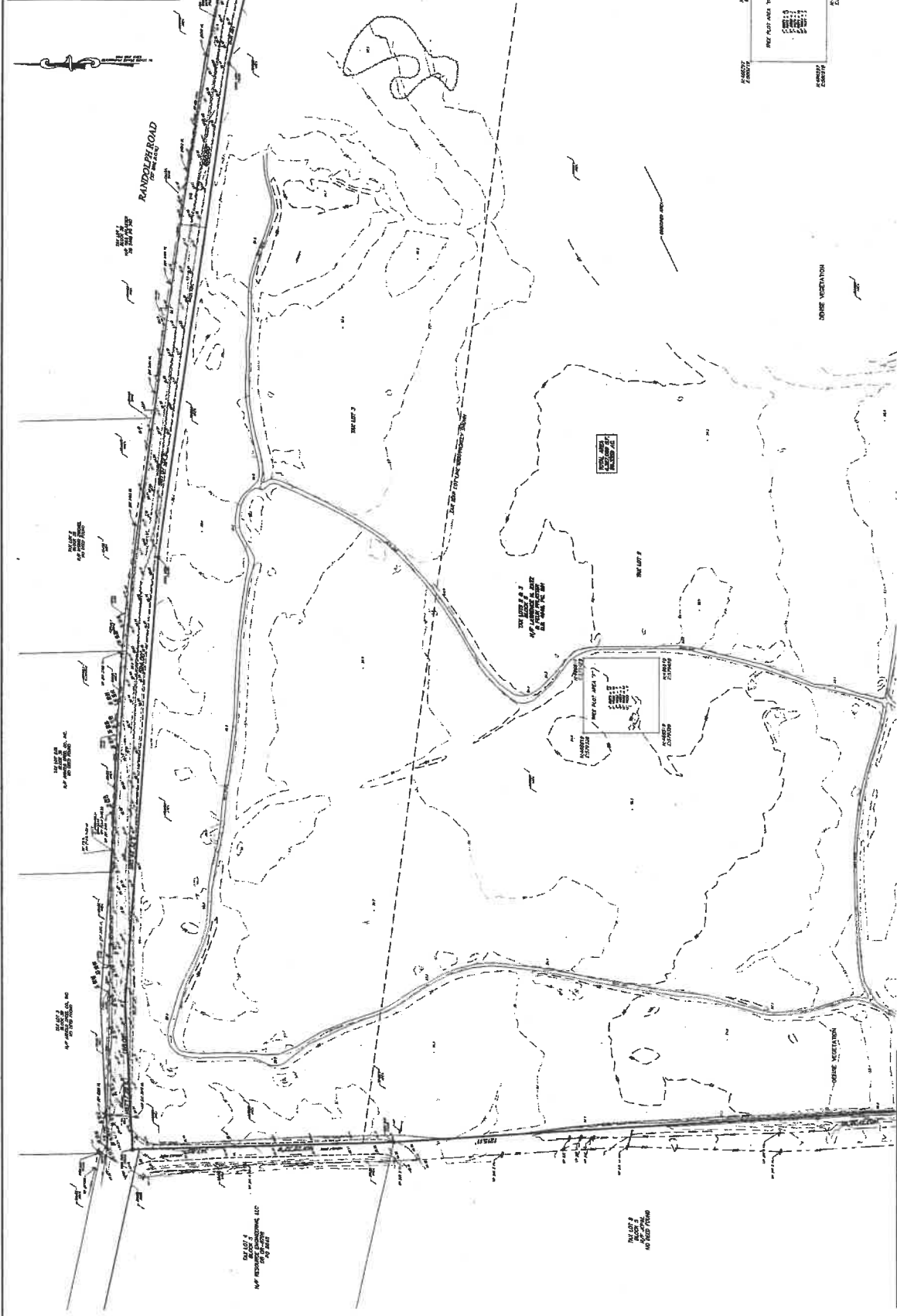
- Discourages cut-and-paste alterations.

® Padlock design is a certification mark of the Check Payment Systems Association

★ **FEDERAL RESERVE BOARD OF GOVERNORS REG. CC**



- SYMBOLS**
- 1" = 100'
  - 1" = 200'
  - 1" = 300'
  - 1" = 400'
  - 1" = 500'
  - 1" = 600'
  - 1" = 700'
  - 1" = 800'
  - 1" = 900'
  - 1" = 1000'
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  - 1" = 9900'
  - 1" = 10000'



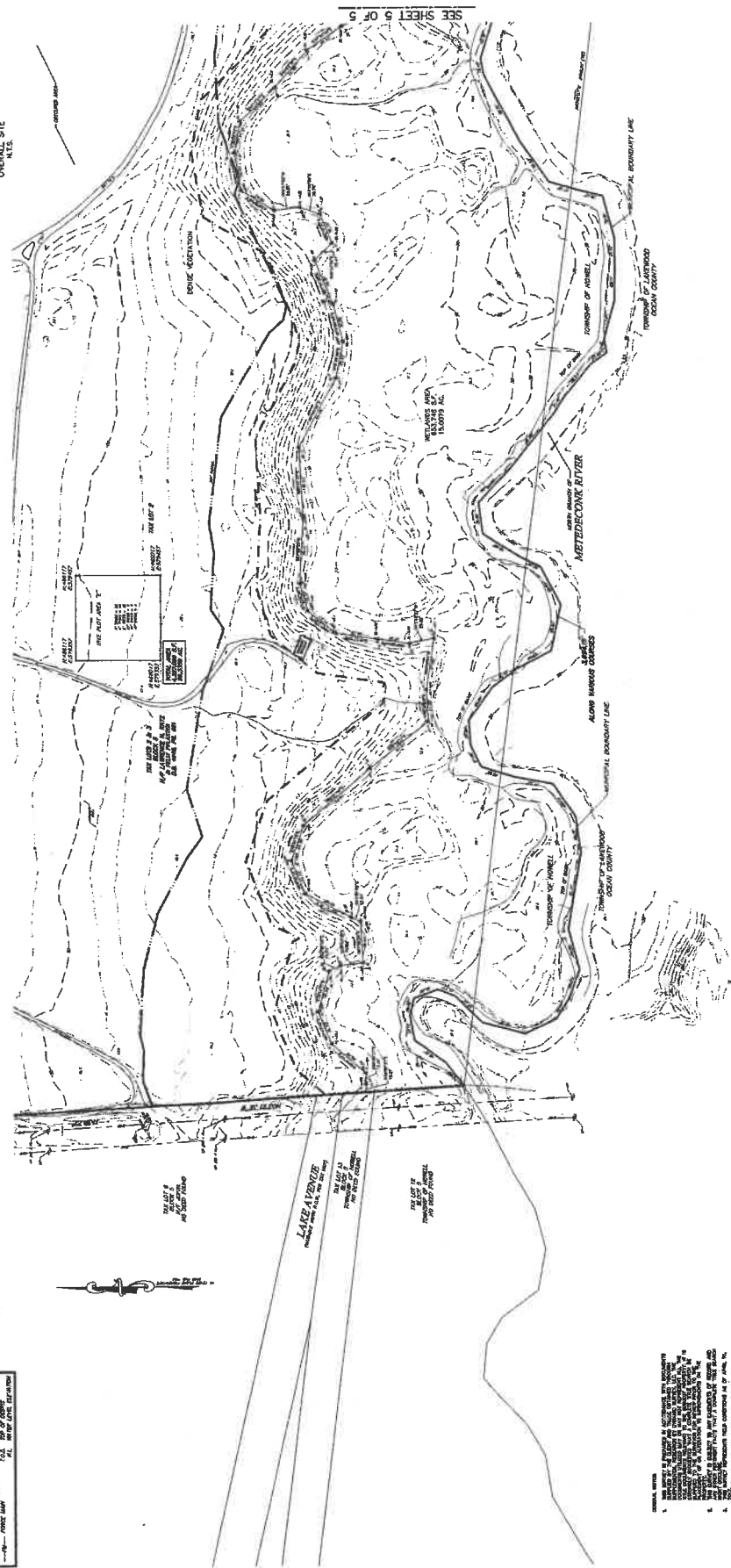
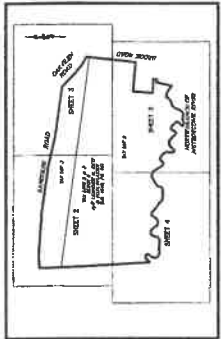
**DYNAMIC SURVEY, LLC**  
 BOUNDARY AND TOPOGRAPHIC SURVEY  
 PROJECT: JAMES J. HEISER C. BLACK  
 DATE: 10/10/17  
 SHEET: 5 OF 10  
 SCALE: 1" = 400'



|                                                                                                                                                                        |  |                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------|
| <b>DYNAMIC SURVEY, LLC</b><br>12345 Main Street, Suite 100<br>Jacksonville, FL 32202<br>Phone: (904) 555-1234<br>Fax: (904) 555-5678<br>Email: info@dynamic-survey.com |  | PROJECT: <b>BOUNDARY AND TOPOGRAPHIC SURVEY</b><br>DATE: 12/15/2015<br>SHEET: 4 OF 5 |
| CLIENT: <b>JAMES J. HEISER</b><br>ADDRESS: 12345 Main Street, Suite 100<br>Jacksonville, FL 32202<br>Phone: (904) 555-1234<br>Email: james.heiser@dynamic-survey.com   |  | SURVEYOR: <b>C. BLACK</b><br>LICENSE NO.: 12345<br>EXPIRATION DATE: 12/31/2016       |

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S RULES AND REGULATIONS. THE SURVEYOR'S CERTIFICATE OF QUALITY CONTROL IS ATTACHED TO THIS SURVEY. THE SURVEYOR'S CERTIFICATE OF QUALITY CONTROL IS ATTACHED TO THIS SURVEY.

| NO. | DESCRIPTION                                                         | DATE       | BY       |
|-----|---------------------------------------------------------------------|------------|----------|
| 1   | Surveyed and plotted the boundary lines of the property.            | 12/15/2015 | C. Black |
| 2   | Surveyed and plotted the topographic features of the property.      | 12/15/2015 | C. Black |
| 3   | Surveyed and plotted the easement lines of the property.            | 12/15/2015 | C. Black |
| 4   | Surveyed and plotted the utility lines of the property.             | 12/15/2015 | C. Black |
| 5   | Surveyed and plotted the existing structures of the property.       | 12/15/2015 | C. Black |
| 6   | Surveyed and plotted the existing roads of the property.            | 12/15/2015 | C. Black |
| 7   | Surveyed and plotted the existing water features of the property.   | 12/15/2015 | C. Black |
| 8   | Surveyed and plotted the existing vegetation of the property.       | 12/15/2015 | C. Black |
| 9   | Surveyed and plotted the existing fences of the property.           | 12/15/2015 | C. Black |
| 10  | Surveyed and plotted the existing survey monuments of the property. | 12/15/2015 | C. Black |
| 11  | Surveyed and plotted the existing survey markers of the property.   | 12/15/2015 | C. Black |
| 12  | Surveyed and plotted the existing survey points of the property.    | 12/15/2015 | C. Black |



| SYMBOL | DESCRIPTION            |
|--------|------------------------|
| ○      | Survey Point           |
| ●      | Survey Monument        |
| —      | Survey Line            |
| —      | Survey Easement        |
| —      | Survey Road            |
| —      | Survey Water           |
| —      | Survey Vegetation      |
| —      | Survey Fence           |
| —      | Survey Survey Monument |
| —      | Survey Survey Marker   |
| —      | Survey Survey Point    |







August 10, 2018

Dear Eileen,

I would like to request a technical review meeting with all Planning Board officials. As you can see on the survey, it's a 100 acres of vacant land.

We are on the mist of planning an industrial complex/flex space which means warehouse with a percentage of office space as well.

I have attached a conceptual layout that has 9 buildings and totals 1,250,951 sq. ft.

I was told by my engineer that we are not asking for variances, however my thought process is since it's such a huge investment, it's important to get feedback from the Planning Board.

I have attached the following:

1. Original survey
2. Proposed concept plan
3. W-9
4. Copy of both checks

I will come by later to drop off hard copies. The people joining me on my end will be:

Zev Spira – [REDACTED]

Mendy Reich – [REDACTED]

Henry Guindi – [REDACTED]

David Rotheberg – [REDACTED]

Steven Cattani – [REDACTED]

Sincerely,

Zev Spira  
Director

A handwritten signature in black ink, appearing to be "Zev Spira", written over the printed name and title.



[www.dmserviceus.com](http://www.dmserviceus.com)

Tel (732) 367 - 8273  
1179 Route 547  
Howell, NJ 07731

Form **W-9** (Rev. 12-2014)

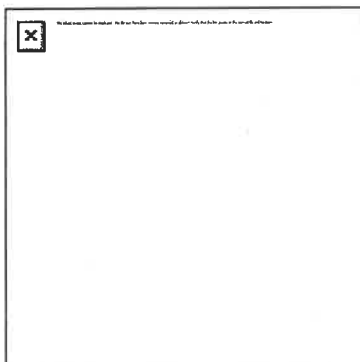
## Donna Belton

---

**From:** Zev Spira [REDACTED]  
**Sent:** Thursday, August 16, 2018 3:53 PM  
**To:** Eileen Rubano  
**Subject:** Re: Concept Plan Meeting Instructions

Any update on our planning TRC meeting?

**Zev Spira**  
*Chief Executive Officer*  
**Development Management Services**  
1179 Route 547  
Howell, NJ 07731  
**Phone:** (732) 367-8273  
**Fax:** (732) 367-9363  
**Web:** www.dmserviceus.com



On Aug 8, 2018, at 11:21 AM, Eileen Rubano <[erubano@twp.howell.nj.us](mailto:erubano@twp.howell.nj.us)> wrote:

Yes, as soon as you submit, I will schedule.

Thanks,

---

**From:** Zev Spira [REDACTED]  
**Sent:** Wednesday, August 08, 2018 10:51 AM  
**To:** Eileen Rubano  
**Subject:** Re: Concept Plan Meeting Instructions

The truth is it's a totally different project with different parties involved so let's set up a different planning TRC meeting for the following Monday is that possible?

I will do the same exact thing I did now the letter to W9 etc.

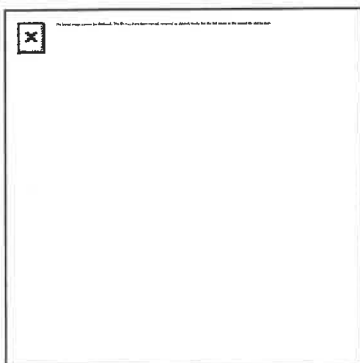
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Unfortunately you can't meet with the planning board professionals because they will not be here. Only the zoning board professionals will be in attendance. You could probably mention it to them and depending on what they say, do a concept meeting with the planning board professionals at another time.

**From:** Zev Spira [REDACTED]  
**Sent:** Tuesday, August 07, 2018 5:31 PM  
**To:** Eileen Rubano  
**Subject:** Re: Concept Plan Meeting Instructions

I have another project but this is more a planning not zoning project on Randolph Road that I might take over and part of my due diligence is to meet all the professionals from the planning board do you think we could do right after this meeting?

**Zev Spira**  
*Chief Executive Officer*  
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1179 Route 547  
Howell, NJ 07731



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If you need any additional information, please feel free to call or email me.

Thank you.

**Eileen Rubano**

**Administrative Officer  
Planning and Zoning Boards**

Township of Howell  
4567 Route 9 North, 2<sup>nd</sup> Floor  
Howell, NJ 07731  
P: 732-938-4500 x 2342

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<11-W-9 Form-2013.pdf>

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## Donna Belton

---

**From:** Eileen Rubano <erubano@twp.howell.nj.us>  
**Sent:** Friday, August 17, 2018 8:41 AM  
**To:** Zev Spira  
**Subject:** RE: Concept Plan Meeting Instructions

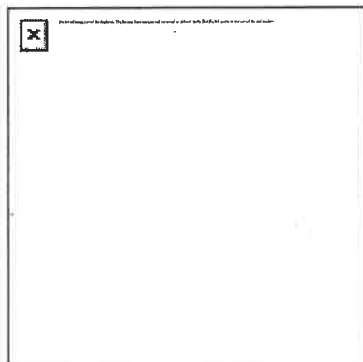
Yes, I sent you a calendar invite for Monday, August 27, 2018 at 10:00 a.m. here at the township.

---

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**Development Management Services**  
179 Route 547  
Howell, NJ 07731  
**Phone:** [REDACTED]  
**Fax:** [REDACTED]  
**Web:** [REDACTED]



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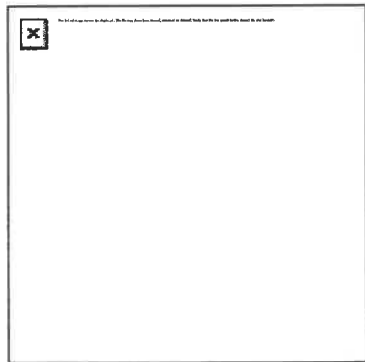
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**Development Management Services**  
1179 Route 547  
Howell, NJ 07731

[REDACTED]  
F  
V [REDACTED]



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**Administrative Officer**  
**Planning and Zoning Boards**

Township of Howell  
4567 Route 9 North, 2<sup>nd</sup> Floor  
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<11-W-9 Form-2013.pdf>

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## Donna Belton

---

**From:** Zev Spira [REDACTED]  
**Sent:** Friday, August 17, 2018 9:01 AM  
**To:** Eileen Rubano  
**Subject:** Re: Concept Plan Meeting Instructions

I never got it can you please resend

On Aug 17, 2018, at 8:41 AM, Eileen Rubano <[erubano@twp.howell.nj.us](mailto:erubano@twp.howell.nj.us)> wrote:

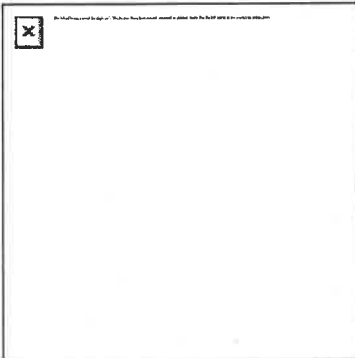
Yes, I sent you a calendar invite for Monday, August 27, 2018 at 10:00 a.m. here at the township.

---

**From:** Zev Spira [REDACTED]  
**Sent:** Thursday, August 16, 2018 3:53 PM  
**To:** Eileen Rubano  
**Subject:** Re: Concept Plan Meeting Instructions

Any update on our planning TRC meeting?

**Zev Spira**  
*Chief Executive Officer*  
**Development Management Services**  
1179 Route 547  
Howell, NJ 07731  
P [REDACTED]  
**Fax:** [REDACTED]  
**Web:** [REDACTED]



On Aug 8, 2018, at 11:21 AM, Eileen Rubano <[erubano@twp.howell.nj.us](mailto:erubano@twp.howell.nj.us)> wrote:

Yes, as soon as you submit, I will schedule.

Thanks,

---

**From:** Zev Spira [REDACTED]  
**Sent:** Wednesday, August 08, 2018 10:51 AM  
**To:** Eileen Rubano  
**Subject:** Re: Concept Plan Meeting Instructions

The truth is it's a totally different project with different parties involved so let's set up a different planning TRC meeting for the following Monday is that possible?

I will do the same exact thing I did now the letter to W9 etc.

On Aug 8, 2018, at 8:52 AM, Eileen Rubano <erubano@twp.howell.nj.us> wrote:

Unfortunately you can't meet with the planning board professionals because they will not be here. Only the zoning board professionals will be in attendance. You could probably mention it to them and depending on what they say, do a concept meeting with the planning board professionals at another time.

---

**From:** Zev Spira [REDACTED]  
**Sent:** Tuesday, August 07, 2018 5:31 PM  
**To:** Eileen Rubano  
**Subject:** Re: Concept Plan Meeting Instructions

I have another project but this is more a planning not zoning project on Randolph Road that I might take over and part of my due diligence is to meet all the professionals from the planning board do you think we could do right after this meeting?

**Zev Spira**  
*Chief Executive Officer*  
**Development Management Services**  
1179 Route 547  
Howell, NJ 07731  
**Phone:** [REDACTED]  
**Fax:** [REDACTED]  
**Web:** [REDACTED]



On Aug 3, 2018, at 10:25 AM, Eileen Rubano <erubano@twp.howell.nj.us> wrote:

Mr. Spira,

If you want a concept plan meeting with the professionals you need to send me the following:

Cover letter asking for a concept review meeting with details on what you are doing and include the email address for anyone you would like to attend the meeting.

A check in the amount of \$500.00 made payable to Howell Township for the application fee

A second check in the amount of \$500.00 for the escrow fee

A completed W9 form (attached) to set up the escrow account

A few copies of the concept plans

Once I receive the above, I set up an escrow account and send out the meeting request to the professionals, yourself and your professionals. The meetings usually take place on Monday mornings, here in the Township.

If you need any additional information, please feel free to call or email me.

Thank you.

**Eileen Rubano**  
**Administrative Officer**  
**Planning and Zoning Boards**

Township of Howell  
4567 Route 9 North, 2<sup>nd</sup> Floor  
Howell, NJ 07731  
P: 732-938-4500 x 2342

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<11-W-9 Form-2013.pdf>

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## Donna Belton

---

**From:** Zev Spira [REDACTED]  
**Sent:** Friday, August 17, 2018 2:36 PM  
**To:** Tom Savino  
**Cc:** Eileen Rubano; Todd Cohen  
**Subject:** Vandever Road  
**Attachments:** Resolution of Approval Sep 19, 2013.pdf

Hi Tom and Eileen

Please let me know the next step to move forward on this project ? is this approval good enough ? do we need a new letter ?

Also do we need bonds ? I imagine we do as the township is adopting the road after we are done

**Zev Spira**  
*Chief Executive Officer*  
**Development Management Services**  
1179 Route 547  
Howell, NJ 07731  
Phone: [REDACTED]  
Fax: [REDACTED]  
Web: [REDACTED]



# McKENNA, DuPONT, HIGGINS & STONE

---

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

229 BROAD STREET

P.O. BOX 610

RED BANK, NEW JERSEY 07701

TELEPHONE (732) 741-6681

TELEFAX (732) 576-1787

REAL ESTATE TELEFAX (732) 741-5070

mdhs@redbanklaw.com

<http://www.redbanklaw.com>

EDWARD J. McKENNA, JR.\*

MICHAEL R. DuPONT\*

KERRY E. HIGGINS

JENNIFER STONE HALL\*

EDWARD G. WASHBURN

\* Member of N.J., N.Y. & WASH D.C. Bar

\* Member of N.J. & N.Y. Bar

October 7, 2013

Mr. Bob Bushar  
Hilton Realty Co.  
902 Carnegie Center  
Suite 400  
Princeton, NJ 08540

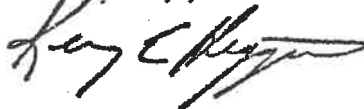
**Re: Subdivision Application Cypress Holding LLC  
known as Vanderveer Industrial Park  
Block 168, Lots 36.03 and 36.04  
Howell, New Jersey**

Dear Mr. Bushar:

In connection to the above-referenced matter, enclosed please find a copy of the Howell Township Planning Board resolution of approval and a Notice of Approval.

Please do not hesitate to contact us should you have any questions or comments.

Very truly yours,

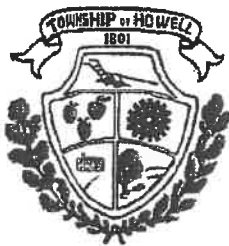


KERRY E. HIGGINS

KEH:rgg

Enclosure

cc: Stephen Kiselick, Cranmer Engineering



**TOWNSHIP OF HOWELL**

**Department of Community Development**

**4567 Route 9 North**

**(732) 938-4500 Ext. 2300**

**Post Office Box 580**

**Howell, NJ 07731-0580**

**Website: [www.twp.howell.nj.us](http://www.twp.howell.nj.us)**

**October 3, 2013**

**Kerry Higgins, Esq.  
229 Broad Street  
P.O. Box 610  
Red Bank, NJ 07701**

**Dear Ms. Higgins:**

**RE: Cypress Holdings / Case No. SD-2928F  
Final Major Subdivision**

**Dear Ms. Higgins:**

**Enclosed please find a copy of the Howell Township Planning Board resolution of approval and a Notice of Approval for the above mentioned applicant.**

**The enclosed Notice of Approval must be published in the following newspaper:**

**ASBURY PARK PRESS  
3601 Route 66  
Neptune, N.J. 07754**

**Please be advised that your approval will not be complete until an Affidavit of Publication is received in this office. If you have any questions, please feel free to contact me. All submittals, including maps and deeds, must be forwarded to the Planning Board Office for distribution.**

**The Affidavit of Publication must be forwarded to my office. If you have any questions regarding this matter, please feel free to contact me. Kindly follow all conditions of the Resolution. All submittals, including maps or deeds, must be forwarded to the Planning Board office for distribution.**

**Also, once you receive a letter of Compliance from the Board Engineer, please submit copies of the attached along with the latest revised plans approved by the Board Engineer and quantity-take-off list of improvements.**

**Sincerely,**

*Barbara Capitan*

**Barbara Capitan, Administrative Officer  
Planning and Zoning Boards**

**bac  
encs.**

**RESOLUTION**

**TOWNSHIP OF HOWELL PLANNING BOARD  
RESOLUTION OF MEMORIALIZATION  
MONMOUTH COUNTY, NEW JERSEY  
FINAL MAJOR SUBDIVISION APPROVAL**

**Approved: July 18, 2013  
Memorialized: September 19, 2013**

**MATTER OF CYPRUS HOLDINGS, LLC**

**APPLICATION NO. SD-2928F**

**WHEREAS**, an application for final major subdivision approval has been made to the Howell Township Planning Board (hereinafter referred to as the "Board") by Cyprus Holdings, LLC (hereinafter referred to as the "Applicant") on lands known and designated as Block 168, Lots 36.03 and 36.04, as depicted on the Tax Map of the Township of Howell (hereinafter "Township"), and more specifically located at Vanderveer Road in SED (Special Economic Development) Zone District; and

**WHEREAS**, a public hearing was held before the Board on July 18, 2013 with regard to this application; and

**WHEREAS**, the Board has heard testimony and comments from the Applicant, witnesses and consultants, and with the public having had an opportunity to be heard; and

**WHEREAS**, a complete application has been filed, the fees as required by Township Ordinance have been paid, and it otherwise appears that the jurisdiction and powers of the Board have been properly invoked and exercised.

**NOW, THEREFORE**, does the Howell Township Planning Board make the following findings of fact and conclusions of law with regard to this application:

1. The subject site contains +/- 53 acres and is located along Vanderveer Road within the SED Zone District. Lot 36.03 contains an existing building associated with an industrial use as well as a paved driveway. Lot 36.04 contains a 12 foot wide unpaved driveway, a masonry garage, the remains of a chicken coop structure, razed building remains, a residence as well as two (2) existing buildings. The southwestern portion of the property is primarily wetlands and associated buffers.

2. On May 21, 2009, the Applicant was granted preliminary major subdivision approval to subdivide the subject property into eight (8) new lots as follows:

- a. Proposed Lot 1 which will consist of 3.12 acres;
- b. Proposed Lot 2 which will consist of 4.37 acres;
- c. Proposed Lot 3 which will consist of 4.09 acres;
- d. Proposed Lot 4 which will consist of 4.68 acres;
- e. Proposed Lot 5 which will consist of 3.35 acres;
- f. Proposed Lot 6 which will consist of 3.27 acres;
- g. Proposed Lot 7 which will consist of 4.12 acres; and
- h. Proposed Lot 8 which will consist of 23.9 acres.

3. The Applicant proposes to remove all existing structures with the exception of the existing building and driveway currently located on Lot 36.03. These structures will remain as an industrial use on proposed Lot 5. All of the lots will be accessed from Industrial Court which is proposed to be extended from the existing cul-de-sac bulb approximately 2,200 feet to Vanderveer Road. The Applicant further proposes an infiltration basin on proposed Lot 8 to handle the increase in stormwater runoff generated from the proposed roadway extension.

4. The following variances and/or design waivers were granted pursuant to the May 21, 2009 resolution of approval:

- a. Section 188-79: Bulk Requirements (Schedule II)—The minimum required lot frontage is 200 feet. 145 feet is proposed on Lot 8 along Vanderveer Road.
- b. Section 188-125: Concrete curb with gutter, or concrete curb, or Belgian block curb shall be installed on every street within the development and at intersections with Township roads, County roads, and State highways as directed.
- c. Section 188-126: Catch basins shall be located at all intersections and located in streets with inlets on both sides of the street at intervals of not more than 400 feet or such shorter distances as required to prevent the flow of surface water from exceeding 6 cfs at the catch basin inlet.
- d. Section 188-226G: All lots shall have private walkway access to a public sidewalk in the right-of-way.

5. Counsel for the Applicant, Kerry Higgins, Esq. stated the Applicant is currently seeking final major subdivision approval. She indicated that the Applicant is not requesting any additional variances and/or design waivers with this final major subdivision application and none appear to be necessary.

6. Testimony was then taken from the Applicant's engineer, William Wentzien, P.E. Mr. Wentzien stated that all existing buildings would be demolished prior to the final plans being signed. He further testified that the contract of sale would require the owner of each lot to have responsibility for detention basin maintenance. He also noted that curbing decisions would be deferred until the Applicant applies for site plan approval.

7. There were no members of the public expressing an interest in this application.

8. The Board has received, reviewed and considered various exhibits and reports with regard to this application. Those exhibits and reports are set forth on the attached Exhibit List, and all exhibits and reports as set forth on said Exhibit List have been incorporated herein in their entirety.

**WHEREAS**, the Howell Township Planning Board, having reviewed the proposed application and having considered the impact of the proposed application on the Township and its residents to determine whether it is in furtherance of the Municipal Land Use Law; and having considered whether the proposal is conducive to the orderly development of the site and the general area in which it is located pursuant to the land use and zoning ordinances of the Township of Howell; and upon the imposition of specific conditions to be fulfilled, hereby determines that the Applicants' request for final major subdivision approval pursuant to N.J.S.A. 40:55D-50 should be granted.

The Board finds that the Applicants have satisfied all of the conditions contained in its preliminary major subdivision approval. The Applicants also do not require any variance or design waiver relief. The Board, therefore, finds that final major subdivision approval pursuant to N.J.S.A. 40:55D-50 is appropriate.

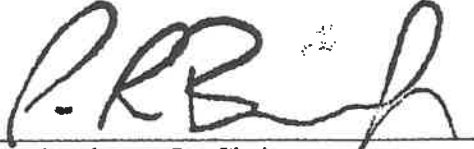
**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Township of Howell on this 19<sup>th</sup> day of September, 2013, that the action of the Planning Board taken on July 18, 2013 granting final major subdivision approval pursuant to N.J.S.A. 40:55D-50 is hereby memorialized as follows:

The application is granted subject to the following conditions:

1. The development of the site shall take place in strict conformance with the testimony and with the plans and drawings which have been submitted to the Board with this application or to be revised.

2. Except where specifically modified by the terms of this Resolution, the Applicants shall comply with all recommendations contained in the reports of the Boards professionals.
3. All terms and conditions of the preliminary approval remain in full force except as modified herein.
4. The Applicant shall comply with the requirements of the Map Filing Law.
5. The Applicant shall return to the Board for site plan approval on each lot.
6. The Applicant shall include a provision in the contract of sale detailing the maintenance responsibilities of the owners concerning the detention basin. This language shall be subject to review and approval of the Board Attorney and Engineer.
7. The Applicant shall provide a certificate that taxes are paid to date of approval.
8. Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board Secretary.
9. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Howell, County of Monmouth, State of New Jersey, or any other jurisdiction.

**BE IT FURTHER RESOLVED** that the Board secretary is hereby authorized and directed to cause a notice of this decision to be published in the official newspaper at the Applicant's expense and to send a certified copy of this Resolution to the Applicant and to the Township Clerk, Engineer, Attorney and Tax Assessor, and shall make same available to all other interested parties.



Paul Boisvert, Jr., Chairman  
Howell Township Planning Board

ON MOTION OF: Mr. Johnson

SECONDED BY: Mr. Fankhauser

ROLL CALL:

YES: Cardellichio, Fankhauser, Gravatt, Hayslett, Johnson, Schneider, Nicastro & Gotto

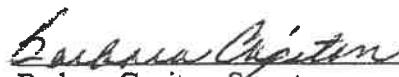
NO:

ABSTAINED:

ABSENT:

DATED:

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Howell Township Planning Board, Monmouth County, New Jersey, at a public meeting held on September 19, 2013.

  
Barbara Capitan, Secretary  
Howell Township Planning Board

HOWELL TOWNSHIP  
PLANNING BOARD

EXHIBITS  
July 18, 2013

Vandeer Industrial Park – Section 2 / Case No. SD-2928F  
Final Major Subdivision

- A-1 Final Major Subdivision Plans prepared by Cranmer Engineering, PA dated 1/23/12 consisting of 12 Sheets
- A-2 Final Plat prepared by Cranmer Engineering, PA dated 4/18/12 consisting of 1 sheet
- A-3 Stormwater Management Report prepared by Cranmer Engineering, PA, dated 5/7/11
- A-4 Ecological Resources Evaluation and Impact Assessment Report prepared by Eastern States Environmental Associates, Inc., dated 10/26/12
- A-5 Color Rendering (sheet 2 known as A-1)

INTEROFFICE REPORTS

- B-1 Letter(s) from Board Engineer dated 5/17/13
- B-2 Letter(s) from Board Engineer dated 4/5/13
- B-3 Memo(s) from Environmental Commission 3/8/13
- B-4 Memo(s) from the Fire Bureau dated 3/8/13
- B-5 Memo(s) from the Monmouth County Board of Health dated 3/25/13
- B-6 Memo(s) from the Shade Tree Commission dated 3/20/13

**NOTICE**

PLEASE TAKE NOTICE THAT ON JULY 18, 2013 THE PLANNING BOARD OF THE TOWNSHIP OF HOWELL GRANTED FINAL MAJOR SUBDIVISION APPROVAL TO CYPRUS HOLDINGS, LLC FOR SUBDIVISION OF BLOCK 168, LOTS 36.03 AND 36.04, AS DEPICTED ON THE TAX MAP OF THE TOWNSHIP OF HOWELL, AND MORE SPECIFICALLY LOCATED AT VANDERVEER ROAD, HOWELL TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY, APPLICATION NUMBER SD-2928F FOR THE CREATION OF EIGHT (8) LOTS. MAPS AND ACCOMPANYING DOCUMENTS ARE AVAILABLE FOR REVIEW IN THE OFFICE OF THE PLANNING BOARD, HOWELL TOWNSHIP MUNICIPAL BUILDING, 4567 ROUTE 9 NORTH, HOWELL, NEW JERSEY.

CYPRUS HOLDINGS, LLC

**ITEMS/DOCUMENTS REQUIRED TO PREPARE  
PERFORMANCE GUARANTEE COST ESTIMATE**

- Woodlands Approval and Woodlands Permit – this permit is issued by the Township Code Enforcement Officer
- Letter of Interpretation from NJDEPE with stamped approved plans - if applicable
- General Permit from NJDEPE with stamped approved plans- if applicable
- Wetland Transition Area Waiver from NJDEPE with stamped approved plans - if applicable
- Stream Encroachment Permit with stamped approved plans
- Letter of Compliance from P.B./Bd. of Adj. Engineer and Board Planner
- Preliminary and Final Resolutions
- Preliminary and Final Published Notices
- Proof - Taxes Paid to Date
- Sewer & Water Resolution of Approval w/att
- Monmouth County Board of Health Approval
- SCS Approval with stamped approved plans
- DOT Access with stamped approved plans- if located on State Highway
- DOT Drainage with stamped approved plans - if located on State Highway

**Donna Belton**

---

**From:** Zev Spira <[REDACTED]>  
**Sent:** Thursday, May 23, 2019 11:00 AM  
**To:** Eileen Rubano  
**Subject:** Re: Concept Plan Review Meeting - Development Management Services - Block 5, Lots 2 & 3 Randolph Road, Howell NJ

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

Eileen

Are you in the office?

Would like to come by and drop off something with you

On Aug 20, 2018, at 10:57 AM, Eileen Rubano <[erubano@twp.howell.nj.us](mailto:erubano@twp.howell.nj.us)> wrote:

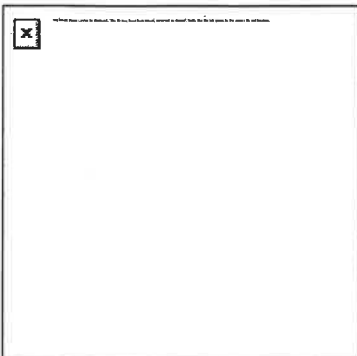
You can call me anytime.

---

**From:** Zev Spira <[REDACTED]>  
**Sent:** Monday, August 20, 2018 10:00 AM  
**To:** Eileen Rubano  
**Subject:** Re: Concept Plan Review Meeting - Development Management Services - Block 5, Lots 2 & 3 Randolph Road, Howell NJ

Please let me know when I can call you I have a quick question

**Zev Spira**  
*Chief Executive Officer*  
**Development Management Services**  
1179 Route 547  
Howell, NJ 07731  
**Phone:** [REDACTED]  
**Fax:** [REDACTED]  
**Web:** [REDACTED]



On Aug 17, 2018, at 6:09 PM, Eileen Rubano <erubano@twp.howell.nj.us> wrote:

Please confirm you can attend this meeting

Zev Spira  
Chief Executive Officer  
Development Management Services  
1179 Route 547<x-apple-data-detectors://0/1>  
Howell, NJ 07731<x-apple-data-detectors://0/1>  
Phone: [REDACTED]  
Fax: ([REDACTED])  
Web: [REDACTED].com/>

[Macintosh HD:Users:bilalbodur:Downloads:Logo.png]

Begin forwarded message:

From: "Eileen Rubano" <erubano@twp.howell.nj.us<mailto:erubano@twp.howell.nj.us>>  
To: "Zev Spira" [REDACTED]

Subject: Concept Plan Review Meeting - Development Management Services - Block 5, Lots 2 & 3 Randolph Road, Howell NJ

<C163-180 Submission Letter.pdf>  
<C163-180 Concept Site Plan A.PDF>  
<C163-180 Boundary Topographic Survey.pdf>  
<meeting.ics>

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**Donna Belton**

---

**From:** Zev Spira [REDACTED]  
**Sent:** Thursday, May 23, 2019 11:50 AM  
**To:** Stephen Kiselick; Eileen Rubano  
**Subject:** Re: # 1 Industrial Court, Block 168, Lot 36.01, Howell Township.

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

Stephen

Eileen Will be back in the office Wednesday however I dropped it off with a note the W9 and the check

I gave it to Kim

On May 23, 2019, at 11:23 AM, Stephen Kiselick <[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)> wrote:

Zev,

Please send the fee and W9 to Eileen Rubano @ Howell Township referencing the Compliance meeting for #1 Industrial Court.

Thank you,  
Stephen Kiselick, C.L.A.  
Vice President

<image001.jpg>

Abbington Engineering, LLC

Office: 732-431-1440

Cell: 732-245-3841

[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)

VISIT OUR WEBPAGE – [www.abbingtonengineering.com](http://www.abbingtonengineering.com)

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**From:** Zev Spira [REDACTED]  
**Sent:** Wednesday, May 22, 2019 6:21 AM  
**To:** Stephen Kiselick <[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)>; Avremi Fried [REDACTED]  
**Subject:** Re: # 1 Industrial Court, Block 168, Lot 36.01, Howell Township.

Ok

Avremi please prepare

The question is who do I give it to?

**Zev Spira**

*Chief Executive Officer*

**Development Management Services**

1179 Route 547

Howell, NJ 07731

**Phone:** [REDACTED]

**Fax:** [REDACTED]

**Web:** [REDACTED]



On May 21, 2019, at 6:42 PM, Stephen Kiselick <[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)> wrote:

Zev,

Please provide a W9 of the new owners and a \$500.00 escrow fee to Howell Township. This will set us up for a meeting date. ( see below )

Thank you,  
Stephen Kiselick, C.L.A.  
Vice President

Abbington Engineering, LLC  
Office: 732-431-1440  
Cell: 732-245-3841  
[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)  
VISIT OUR WEBPAGE - [www.abbingtonengineering.com](http://www.abbingtonengineering.com)

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-----Original Message-----

From: Eileen Rubano <erubano@twp.howell.nj.us>  
Sent: Tuesday, May 21, 2019 4:49 PM  
To: Stephen Kiselick <stephenk@abbingtonengineering.com>  
Subject: RE: Emailing: 19-360response # 1 Industrial Court, Block 168, Lot 36.01, Howell Township.

I would at send at least \$500.00 and if it is used up you will have to replenish.

Thanks,

Eileen Rubano  
Administrative Officer  
Planning and Zoning Boards

Township of Howell  
4567 Route 9 North, 2nd Floor  
Howell, NJ 07731  
P: 732-938-4500 x 2342

-----Original Message-----

From: Stephen Kiselick [mailto:stephenk@abbingtonengineering.com]  
Sent: Tuesday, May 21, 2019 2:56 PM  
To: Eileen Rubano  
Subject: FW: Emailing: 19-360response # 1 Industrial Court, Block 168, Lot 36.01, Howell Township.

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Eileen,

Please advise on the escrow amount. I will obtain the W9. Since we have received the state permits, I thought a meeting would be beneficial.

Thank you,  
Stephen Kiselick, C.L.A.  
Vice President

Abbington Engineering, LLC  
Office: 732-431-1440  
Cell: 732-245-3841  
[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)  
VISIT OUR WEBPAGE -  
[https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.abbingtonengineering.com&c=E,1,84ULMba5DiprJTIVtGhKg7AwFZYB0MQ56e-ilwdbJFladvVugqhBknwj\\_On6iVPfThVEeW2MYFpmotrPr1VRok8I47UnWT6PRIFTnnP5&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.abbingtonengineering.com&c=E,1,84ULMba5DiprJTIVtGhKg7AwFZYB0MQ56e-ilwdbJFladvVugqhBknwj_On6iVPfThVEeW2MYFpmotrPr1VRok8I47UnWT6PRIFTnnP5&typo=1)

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-----Original Message-----

From: Eileen Rubano <[erubano@twp.howell.nj.us](mailto:erubano@twp.howell.nj.us)>  
Sent: Tuesday, May 21, 2019 11:59 AM  
To: Stephen Kiselick <[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)>  
Cc: PE Laura Neumann ([lneumann@cmeusa1.com](mailto:lneumann@cmeusa1.com)) <[lneumann@cmeusa1.com](mailto:lneumann@cmeusa1.com)>  
Subject: RE: Emailing: 19-360response # 1 Industrial Court, Block 168, Lot 36.01, Howell Township.

We normally do not meet for resolution compliance issues. I would suggest contacting the Planning Board Engineer to see if the professionals would meet prior to a compliance submission.

Please be advised that there is no escrow therefore we would need a W9 form and escrow posted prior to any meetings or submission of any plans for compliance.

Eileen Rubano  
Administrative Officer  
Planning and Zoning Boards

Township of Howell  
4567 Route 9 North, 2nd Floor  
Howell, NJ 07731  
P: 732-938-4500 x 2342

-----Original Message-----

From: Stephen Kiselick [<mailto:stephenk@abbingtonengineering.com>]  
Sent: Thursday, May 16, 2019 2:35 PM  
To: Eileen Rubano  
Cc: 'Zev Spira'  
Subject: FW: Emailing: 19-360response # 1 Industrial Court, Block 168, Lot 36.01, Howell Township.

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Eileen,

Can we schedule a meeting for this project to review plan compliance? Please advise if a pre-application fee will be required.

Thank you,  
Stephen Kiselick, C.L.A.

Vice President

Abbington Engineering, LLC

Office: 732-431-1440

Cell: 732-245-3841

[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)

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-----Original Message-----

From: Zev Spira [REDACTED] <[REDACTED]>

Sent: Wednesday, May 15, 2019 7:20 AM

To: Stephen Kiselick <[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)>

Subject: FW: Emailing: 19-360response

-----Original Message-----

From: Angela Martino [<mailto:amartino@twp.howell.nj.us>]

Sent: Monday, March 18, 2019 10:36 AM

To: Zev Spira [REDACTED]

Subject: Emailing: 19-360response

Good Morning-

Attached please find documents form Planning/Zoning in connection with the above referenced OPRA. Hopefully this satisfies your request. At this time I am closing out this request.

Thank you,  
Angela Martino  
Howell Township  
Clerk's Office

Your message is ready to be sent with the following file or link attachments:

19-360response

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sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

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AE

**Donna Belton**

---

**From:** Zev Spira [REDACTED]  
**Sent:** Thursday, June 06, 2019 6:54 AM  
**To:** Stephen Kiselick; Eileen Rubano  
**Subject:** Re: # 1 Industrial Court, Block 168, Lot 36.01, Howell Township.

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Stephen

Any update on this I would like to move on this quickly

**Zev Spira**  
*Chief Executive Officer*  
**Development Management Services**  
1179 Route 547  
Howell, NJ 07731  
**Phone:** [REDACTED]  
**Fax:** [REDACTED]  
**Web:** [REDACTED].com



On May 23, 2019, at 12:49 PM, Stephen Kiselick <[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)> wrote:

Zev,

OK, I will follow up next week.

Thank you,  
**Stephen Kiselick, C.L.A.**  
**Vice President**  
<image001.jpg>  
**Abbington Engineering, LLC**  
**Office: 732-431-1440**  
**Cell: 732-245-3841**  
[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)

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**From:** Zev Spira [REDACTED]  
**Sent:** Thursday, May 23, 2019 11:50 AM  
**To:** Stephen Kiselick <[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)>; [erubano@twp.howell.nj.us](mailto:erubano@twp.howell.nj.us)  
**Subject:** Re: # 1 Industrial Court, Block 168, Lot 36.01, Howell Township.

Stephen

Eileen Will be back in the office Wednesday however I dropped it off with a note the W9 and the check

I gave it to Kim

On May 23, 2019, at 11:23 AM, Stephen Kiselick <[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)> wrote:

Zev,

Please send the fee and W9 to Eileen Rubano @ Howell Township referencing the Compliance meeting for #1 Industrial Court.

Thank you,  
**Stephen Kiselick, C.L.A.**  
**Vice President**  
<image001.jpg>  
**Abbington Engineering, LLC**  
**Office: 732-431-1440**  
**Cell: 732-245-3841**  
[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)  
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**From:** Zev Spira [REDACTED]  
**Sent:** Wednesday, May 22, 2019 6:21 AM  
**To:** Stephen Kiselick <[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)>; Avremi Fried <[afried@dmserviceus.com](mailto:afried@dmserviceus.com)>  
**Subject:** Re: # 1 Industrial Court, Block 168, Lot 36.01, Howell Township.

Ok

Avremi please prepare

The question is who do I give it to?

**Zev Spira**

*Chief Executive Officer*

**Development Management Services**

1179 Route 547

Howell, NJ 07731

**Phone:** [REDACTED]

**Fax:** [REDACTED]

**Web:** [REDACTED]



On May 21, 2019, at 6:42 PM, Stephen Kiselick <[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)> wrote:

Zev,

Please provide a W9 of the new owners and a \$500.00 escrow fee to Howell Township. This will set us up for a meeting date. ( see below )

Thank you,  
Stephen Kiselick, C.L.A.  
Vice President

Abbington Engineering, LLC

Office: 732-431-1440

Cell: 732-245-3841

[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)

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-----Original Message-----

From: Eileen Rubano <[erubano@twp.howell.nj.us](mailto:erubano@twp.howell.nj.us)>  
Sent: Tuesday, May 21, 2019 4:49 PM  
To: Stephen Kiselick <[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)>  
Subject: RE: Emailing: 19-360response # 1 Industrial Court, Block 168, Lot 36.01, Howell Township.

I would at send at least \$500.00 and if it is used up you will have to replenish.

Thanks,

Eileen Rubano  
Administrative Officer  
Planning and Zoning Boards

Township of Howell  
4567 Route 9 North, 2nd Floor  
Howell, NJ 07731  
P: 732-938-4500 x 2342

-----Original Message-----

From: Stephen Kiselick [<mailto:stephenk@abbingtonengineering.com>]  
Sent: Tuesday, May 21, 2019 2:56 PM  
To: Eileen Rubano  
Subject: FW: Emailing: 19-360response # 1 Industrial Court, Block 168, Lot 36.01, Howell Township.

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Eileen,

Please advise on the escrow amount. I will obtain the W9. Since we have received the state permits, I thought a meeting would be beneficial.

Thank you,  
Stephen Kiselick, C.L.A.  
Vice President

Abbington Engineering, LLC  
Office: 732-431-1440  
Cell: 732-245-3841  
[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)  
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-----Original Message-----

From: Eileen Rubano <[erubano@twp.howell.nj.us](mailto:erubano@twp.howell.nj.us)>  
Sent: Tuesday, May 21, 2019 11:59 AM  
To: Stephen Kiselick <[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)>  
Cc: PE Laura Neumann (<[lneumann@cmeusa1.com](mailto:lneumann@cmeusa1.com)>) <[lneumann@cmeusa1.com](mailto:lneumann@cmeusa1.com)>  
Subject: RE: Emailing: 19-360response # 1 Industrial Court, Block 168, Lot 36.01, Howell Township.

We normally do not meet for resolution compliance issues. I would suggest contacting the Planning Board Engineer to see if the professionals would meet prior to a compliance submission.

Please be advised that there is no escrow therefore we would need a W9 form and escrow posted prior to any meetings or submission of any plans for compliance.

Eileen Rubano  
Administrative Officer  
Planning and Zoning Boards

Township of Howell  
4567 Route 9 North, 2nd Floor  
Howell, NJ 07731  
P: 732-938-4500 x 2342

-----Original Message-----

From: Stephen Kiselick [<mailto:stephenk@abbingtonengineering.com>]  
Sent: Thursday, May 16, 2019 2:35 PM  
To: Eileen Rubano  
Cc: 'Zev Spira'  
Subject: FW: Emailing: 19-360response # 1 Industrial Court, Block 168, Lot 36.01, Howell Township.

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Eileen,

Can we schedule a meeting for this project to review plan compliance? Please advise if a pre-application fee will be required.

Thank you,  
Stephen Kiselick, C.L.A.  
Vice President

Abbington Engineering, LLC

Office: 732-431-1440

Cell: 732-245-3841

[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)

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-----Original Message-----

From: Zev Spira [REDACTED]  
Sent: Wednesday, May 15, 2019 7:20 AM  
To: Stephen Kiselick <[stephenk@abbingtonengineering.com](mailto:stephenk@abbingtonengineering.com)>  
Subject: FW: Emailing: 19-360response

-----Original Message-----

From: Angela Martino [<mailto:amartino@twp.howell.nj.us>]  
Sent: Monday, March 18, 2019 10:36 AM  
To: Zev Spira [REDACTED]  
Subject: Emailing: 19-360response

Good Morning-

Attached please find documents form Planning/Zoning in connection with the above referenced OPRA. Hopefully this satisfies your request. At this time I am closing out this request.

Thank you,  
Angela Martino  
Howell Township  
Clerk's Office  
Your message is ready to be sent with the following file or link attachments:

19-360response

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**Donna Belton**

---

**From:** Zev Spira [REDACTED]  
**Sent:** Friday, June 07, 2019 9:04 AM  
**To:** Eileen Rubano  
**Subject:** Re: Compliance Review Meeting for Block 168, Lot 36.01 (SP-874 Saker)

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

I will ask him

**Zev Spira**  
*Chief Executive Officer*  
**Development Management Services**  
1179 Route 547  
Howell, NJ 07731  
**Phone:** [REDACTED]  
**Fax:** [REDACTED]  
**Web:** [REDACTED]



On Jun 7, 2019, at 8:50 AM, Eileen Rubano <[erubano@twp.howell.nj.us](mailto:erubano@twp.howell.nj.us)> wrote:

The best I can do is the following Monday at 10 a.m. and I can't guarantee that everyone else can make it. Can your engineer handle it?

**Eileen Rubano**  
**Administrative Officer**  
**Planning and Zoning Boards**

Township of Howell  
4567 Route 9 North, 2<sup>nd</sup> Floor  
Howell, NJ 07731  
P: 732-938-4500 x 2342

---

**From:** Zev Spira [REDACTED]  
**Sent:** Thursday, June 06, 2019 7:03 PM  
**To:** Eileen Rubano; Jim Herrman; Justin Yost; PE Laura Neumann ([lneumann@cmeusa1.com](mailto:lneumann@cmeusa1.com)); Van den Kooy, Peter;

Stephen Kiselick; Ronald D. Cucchiaro

**Subject:** RE: Compliance Review Meeting for Block 168, Lot 36.01 (SP-874 Saker)

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

Eileen

I cannot make that date – please let me know

-----Original Appointment-----

**From:** Eileen Rubano [mailto:erubano@twp.howell.nj.us]

**Sent:** Thursday, June 6, 2019 10:51 AM

**To:** Jim Herrman; Justin Yost; PE Laura Neumann (lneumann@cmeusa1.com); Van den Kooy, Peter; Stephen Kiselick; Ronald D. Cucchiaro; Zev Spira

**Subject:** Compliance Review Meeting for Block 168, Lot 36.01 (SP-874 Saker)

**When:** Monday, June 10, 2019 10:00 AM-11:00 AM (UTC-05:00) Eastern Time (US & Canada).

**Where:** Howell Township Municipal Building, Conference Room B, Second Floor, 4567 US Highway 9 North, Howell, NJ 07731

Applicant would like to meet to discuss compliance for SP-874. I have attached the resolution and some permits for your use. Please let me know if you need anything else prior to the meeting.

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## Donna Belton

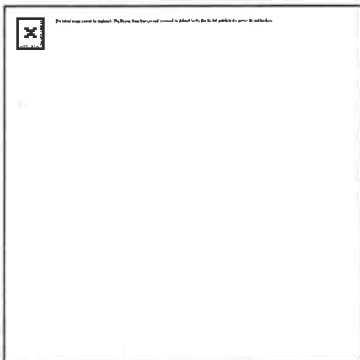
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**From:** Zev Spira [REDACTED]  
**Sent:** Friday, June 07, 2019 9:57 AM  
**To:** Eileen Rubano; stephenk@abbingtonengineering.com; Jim Herrman; Ineumann@cmeusa1.com; pvandenkooy@cmeusa1.com; Justin Yost  
**Subject:** Re: Compliance Review Meeting for Block 168, Lot 36.01 (SP-874 Saker)

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

It's OK to keep the schedule as my engineer just confirmed he will attend and I don't need to be there

**Zev Spira**  
*Chief Executive Officer*  
**Development Management Services**  
1179 Route 547  
Howell, NJ 07731  
**Phone:** [REDACTED]  
**Fax:** [REDACTED]  
**Web:** [REDACTED]



On Jun 7, 2019, at 8:50 AM, Eileen Rubano <[erubano@twp.howell.nj.us](mailto:erubano@twp.howell.nj.us)> wrote:

The best I can do is the following Monday at 10 a.m. and I can't guarantee that everyone else can make it. Can your engineer handle it?

**Eileen Rubano**  
**Administrative Officer**  
**Planning and Zoning Boards**

Township of Howell  
4567 Route 9 North, 2<sup>nd</sup> Floor  
Howell, NJ 07731  
P: 732-938-4500 x 2342

---

**From:** Zev Spira [mailto:[REDACTED]]  
**Sent:** Thursday, June 06, 2019 7:03 PM

**To:** Eileen Rubano; Jim Herrman; Justin Yost; PE Laura Neumann ([lneumann@cmeusa1.com](mailto:lneumann@cmeusa1.com)); Van den Kooy, Peter; Stephen Kiselick; Ronald D. Cucchiaro  
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Eileen

I cannot make that date – please let me know

-----Original Appointment-----

**From:** Eileen Rubano [<mailto:erubano@twp.howell.nj.us>]

**Sent:** Thursday, June 6, 2019 10:51 AM

**To:** Jim Herrman; Justin Yost; PE Laura Neumann ([lneumann@cmeusa1.com](mailto:lneumann@cmeusa1.com)); Van den Kooy, Peter; Stephen Kiselick; Ronald D. Cucchiaro; Zev Spira

**Subject:** Compliance Review Meeting for Block 168, Lot 36.01 (SP-874 Saker)

**When:** Monday, June 10, 2019 10:00 AM-11:00 AM (UTC-05:00) Eastern Time (US & Canada).

**Where:** Howell Township Municipal Building, Conference Room B, Second Floor, 4567 US Highway 9 North, Howell, NJ 07731

Applicant would like to meet to discuss compliance for SP-874. I have attached the resolution and some permits for your use. Please let me know if you need anything else prior to the meeting.

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## Donna Belton

---

**From:** Eileen Rubano <erubano@twp.howell.nj.us>  
**Sent:** Friday, June 07, 2019 10:32 AM  
**To:** Zev Spira  
**Subject:** RE: Compliance Review Meeting for Block 168, Lot 36.01 (SP-874 Saker)

Great, thanks.

**Eileen Rubano**  
**Administrative Officer**  
**Planning and Zoning Boards**

Township of Howell  
4567 Route 9 North, 2<sup>nd</sup> Floor  
Howell, NJ 07731  
P: 732-938-4500 x 2342

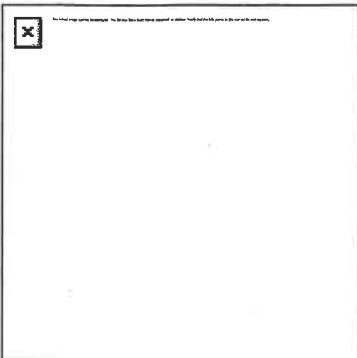
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**Phone:** [REDACTED]  
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**Subject:** Compliance Review Meeting for Block 168, Lot 36.01 (SP-874 Saker)  
**When:** Monday, June 10, 2019 10:00 AM-11:00 AM (UTC-05:00) Eastern Time (US & Canada).  
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