



Howell Township
P.O. Box 580
4567 Route 9 N.
Howell, NJ 07731-0580
(732) 938-4500

Date Issued:	<u>2/15/2023</u>
Application Number:	<u>ZA-23-00121</u>
Application Date:	<u>2/10/2023</u>
Project Number:	<u>P-23-0094</u>
Permit Number:	<u>ZP-23-00120</u>
Fee:	<u>\$85.00 CHK</u> <u>00171027</u>

Land Use Certificate

Worksite **31 SANCTUARY LANE**
Location: **FARMINGDALE, NJ 07727**

Owner: **K HOVNANIAN FOUR SEASONS @ COL**
Address: **110 FIELDCREST AVENUE**
EDISON, NJ 08837

Applicant: **K HOVNANIAN FOUR SEASONS @ COL**
Address: **110 FIELDCREST AVENUE**
EDISON, NJ 08837

Block: 183.02 Lot: 85 Qualifier: _____ Zone: HD-3

This Certifies that an application for the issuance of a Land Use Certificate has been examined.

Present Use: Residential

☐ Non Conforming Use

☐ Non Conforming Structure

Proposed Use: Single Family Dwelling

Work Description:

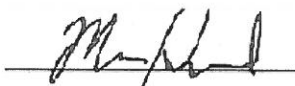
Res. Const. - Single Family Dwelling -

Approved for SFD as model dorchester ranch, form K, GR, CP# 11 per plan, application and look alike documentation. Any changes to plans or facade must be approved by this office prior to construction.

Application Approved Date: 2/10/2023

Upon review it was determined that the Land Use Certificate:

- ☒ Permitted by Ordinance
☐ Permitted by Variance approved on: _____
☐ Approved with Conditions
☐ Valid Nonconforming Use/Structure is established by
☐ Zoning Board of Adjustment ☐ Zoning Officer


Matthew Howard - Director of Land Use

2/15/2023

Date

Land Use Certificate

LHO

- 86) 1) model
2) facade
3) windows
4) orientation
- 87) 1) model
2) facade
3) windows

DORCHESTER RANCH - FORM K

RIGHT HAND GARAGE

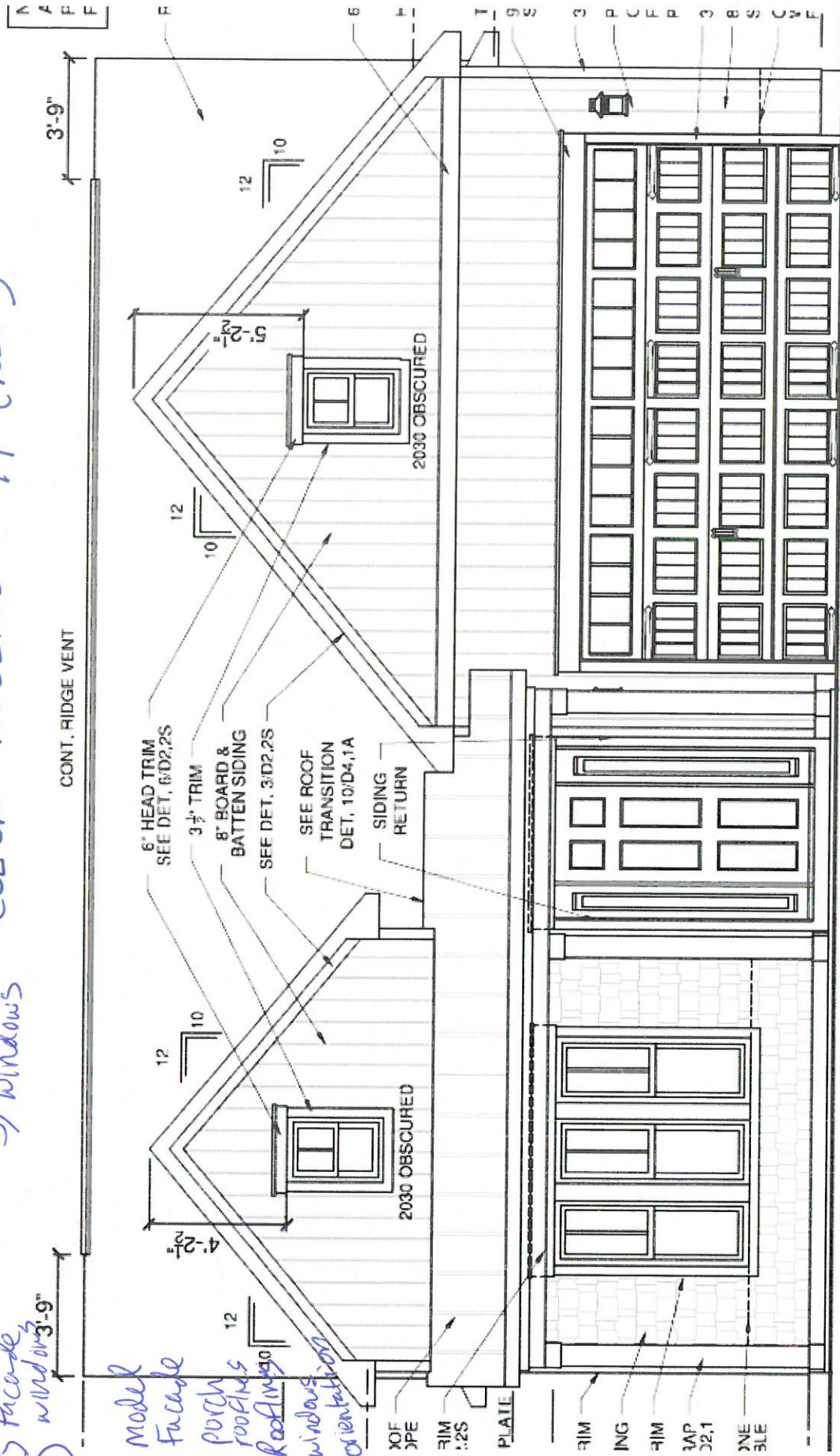
- 23) 1) orientation
2) facade
3) windows

- 88) 1) model
2) facade
3) windows

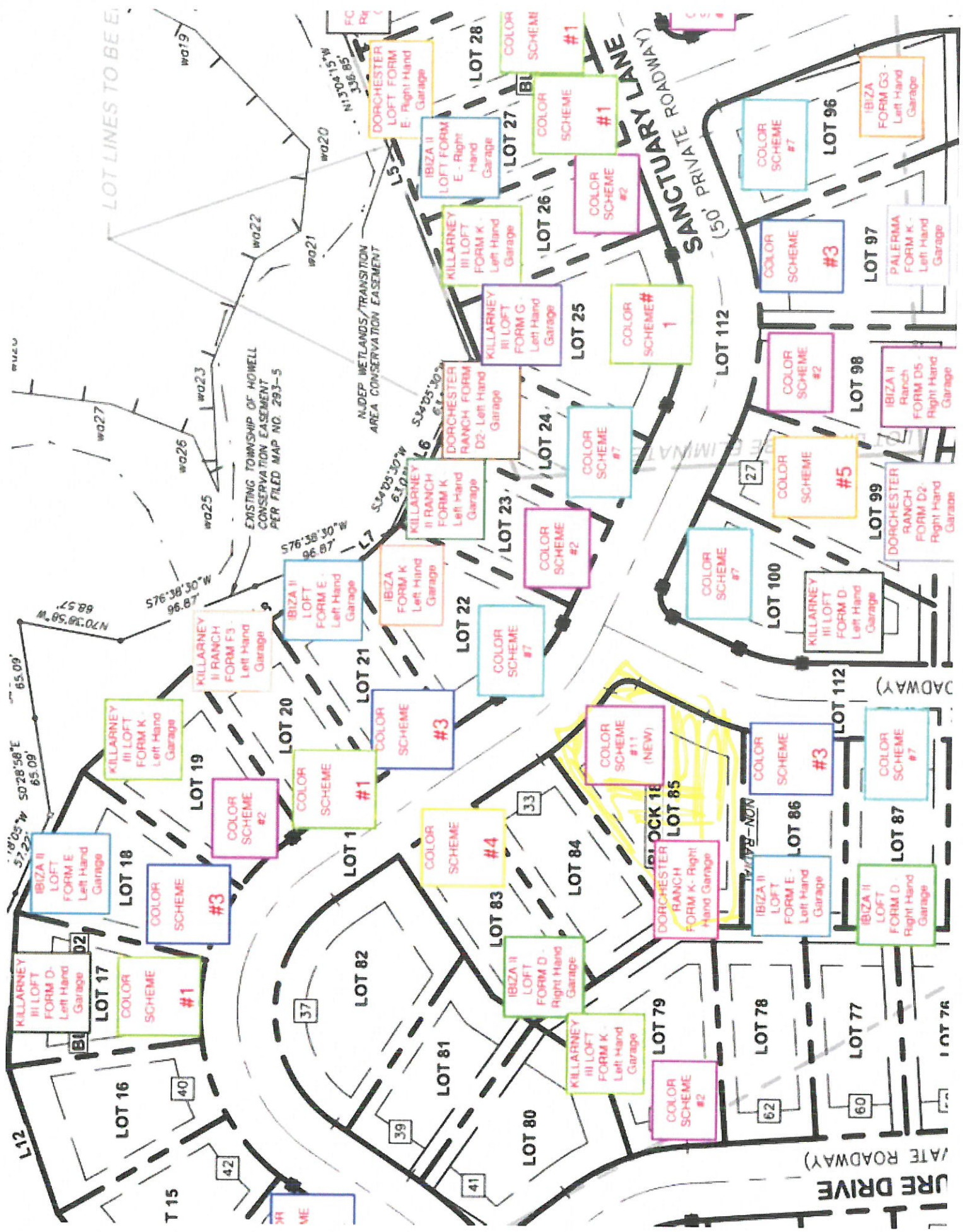
COLOR PALETTE # 11 (NEW)

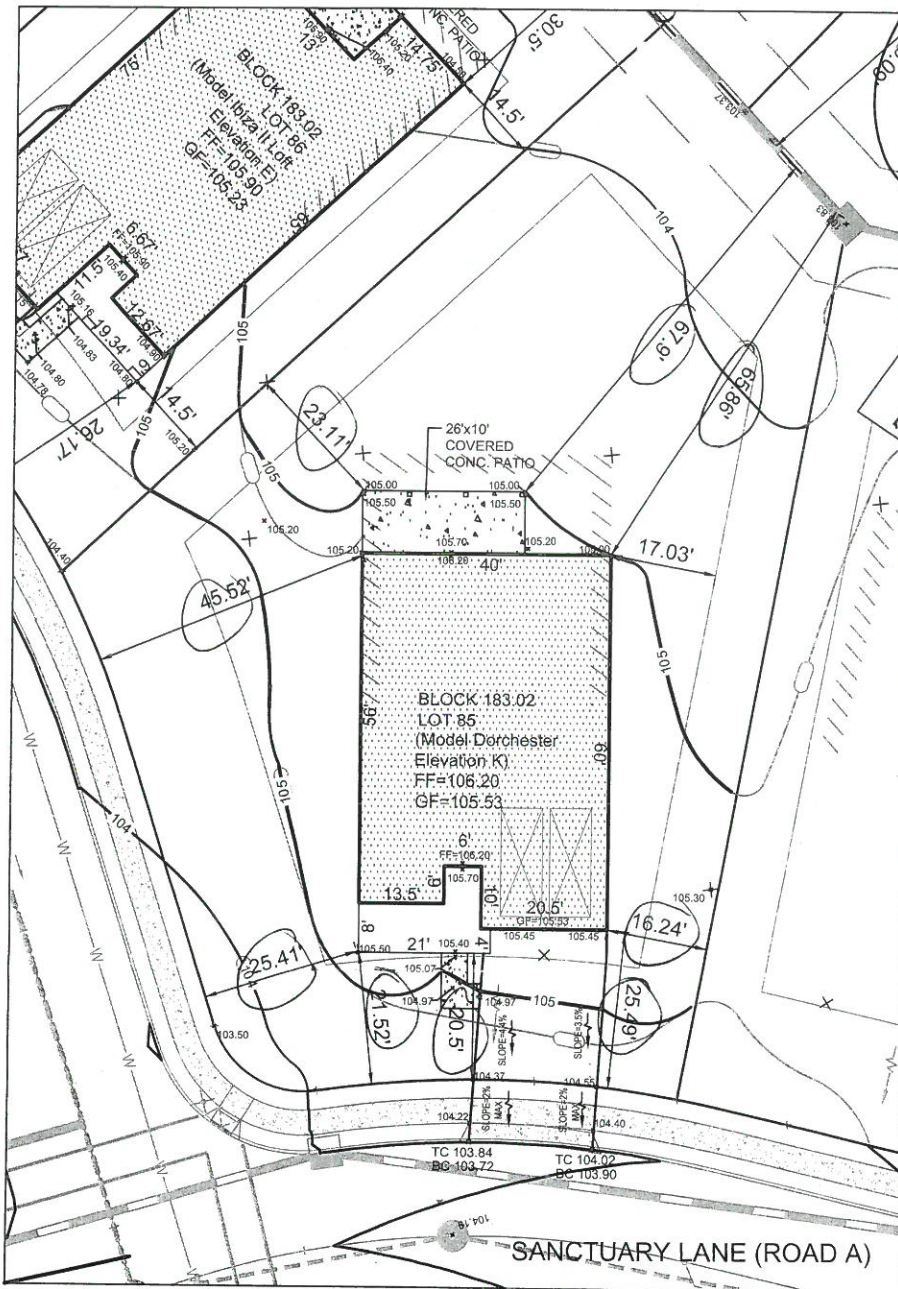
Approved
(aut)

2/10/23



1 FRONT ELEVATION - FORM 'K' (SIDING)



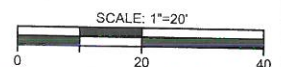


ZONING SCHEDULE - SINGLE FAMILY DETACHED

ZONING STANDARD	REQUIRED / ALLOWED	PROPOSED	CONFORMS
MIN. LOT AREA	6,500 SF	13,730 SF (0.32 AC)	YES
MIN. LOT FRONTAGE	60 FEET	63.15 FEET	YES
MIN. LOT DEPTH	100 FEET	131.09 FEET	YES
FRONT YARD SETBACK	20 FEET	20.50 FEET	YES
SIDE YARD SETBACK	10 FEET	16.24 FEET	YES
SIDE YARD AGGREGATE	20 FEET	39.35 FEET	YES
REAR YARD SETBACK	25 FEET	65.86 FEET	YES
MAXIMUM BUILDING COVERAGE	50%	18%	YES
MAXIMUM LOT COVERAGE	65%	22%	YES
MAXIMUM BUILDING HEIGHT	35 FT/2.5 STY	35 FT/2.5 STY	YES

LIMIT OF DISTURBANCE: 13,730 SF (0.32 AC)

Approved
2/10/23



Bowman Consulting Group, Ltd.

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NJ Certificate of Authorization
No. 24GA2822600

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

DATE: 02/06/2023

REV.: SAD

PROJ.: 030528-01-001

SCALE: 1"=20'

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PLOT PLAN FOR
FOUR SEASONS AT COLTS FARM
31 SANCTUARY LANE
BLOCK 183.02, LOT 85
HOWELL TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY