#4441 ~ Single Family Home With Land

526 Squankum Yellowbrook Road
Howell Township, NJ 07728

Residential/Land

Block: 219
Lot: 17.01, 17.02

Building Size: 5,000 Sq. Ft.
Land Size: 20.62 Acres

Tax Information

Land Assessment:	**$ 117,900.**
Improvement Assessment:	**$ 159,700.**
Total Assessment:	**$ 277,600.**
Taxes:	**$ 6,339.**
Tax Year:	**2017**
Tax Rate:	**2.254/$100**
Equalization Ratio:	**93.34%**

Zoning: **ARE-2 ~ Agricultural Rural Estate 2 Zone**
SED ~ Special Economic Development Zone

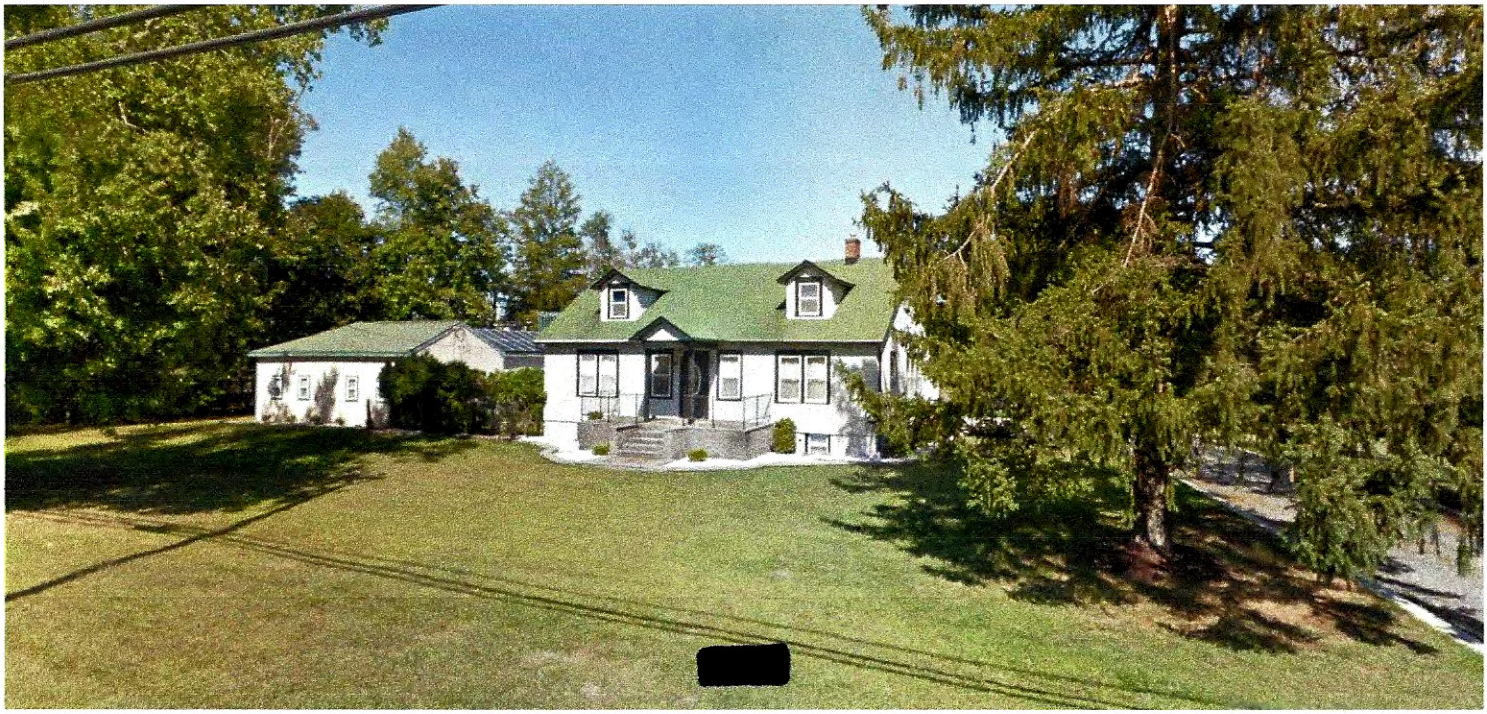
Remarks: **2,000 Sq. Ft. Single Family Home with Three Bedrooms Plus 3,000 Sq. Ft. Garage on 20.62 Acres of Land Available in Farmingdale/Howell Township. Easy Access to Highway 34, 138, Interstate 195 and the Garden State Parkway.**

Price: $ 895,000. ~ Sale

Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental, commission or other conditions, prior sale, lease, financing or withdrawal without notice.

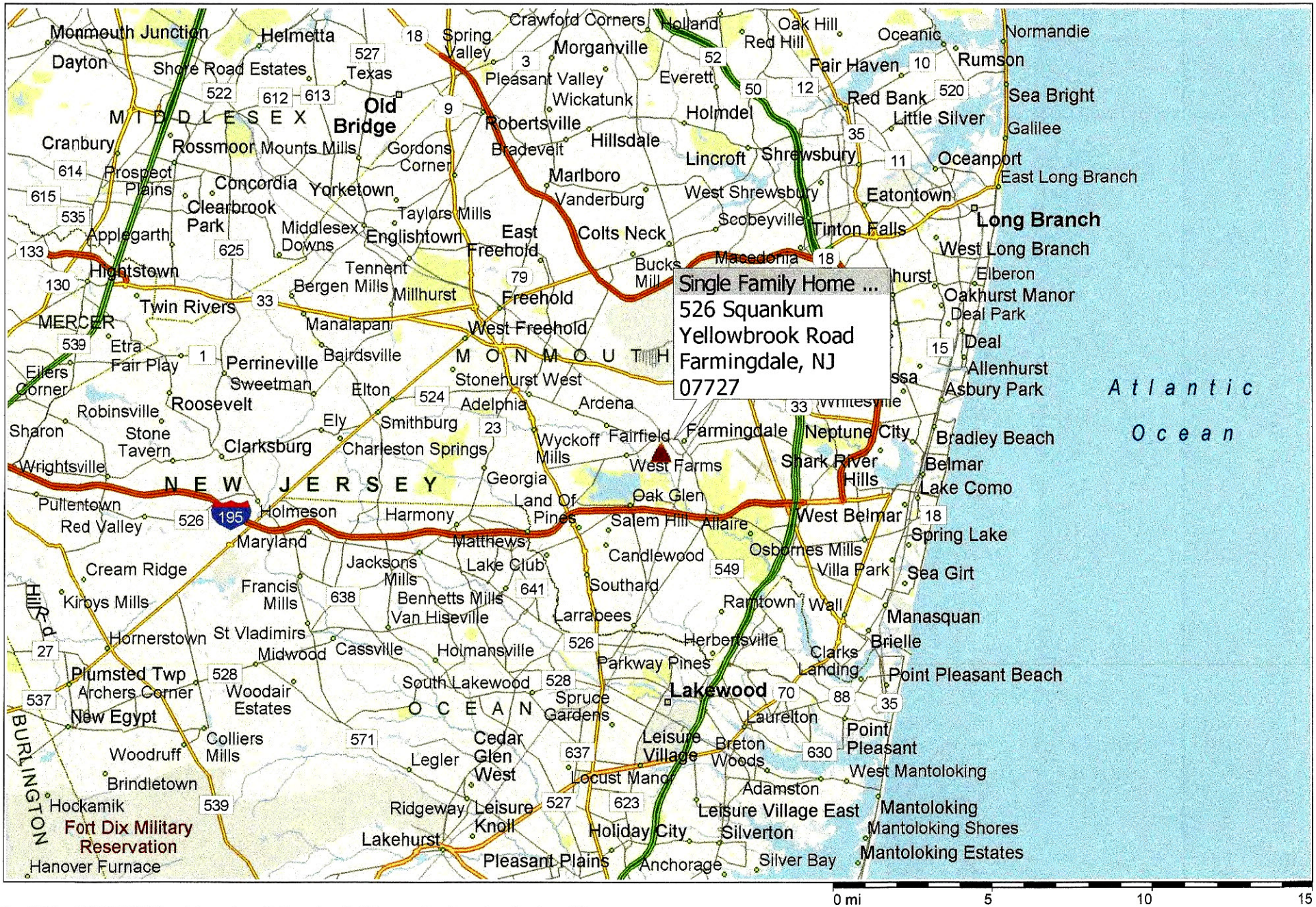
630 Broad Street, Shrewsbury, New Jersey 07702-4118
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 ● Ray@SSRealty.com ● www.SSRealty.com



Site
Site

Site
Site

526 Squankum Yellowbrook Road ~ Farmingdale ~ Monmouth County ~ NJ



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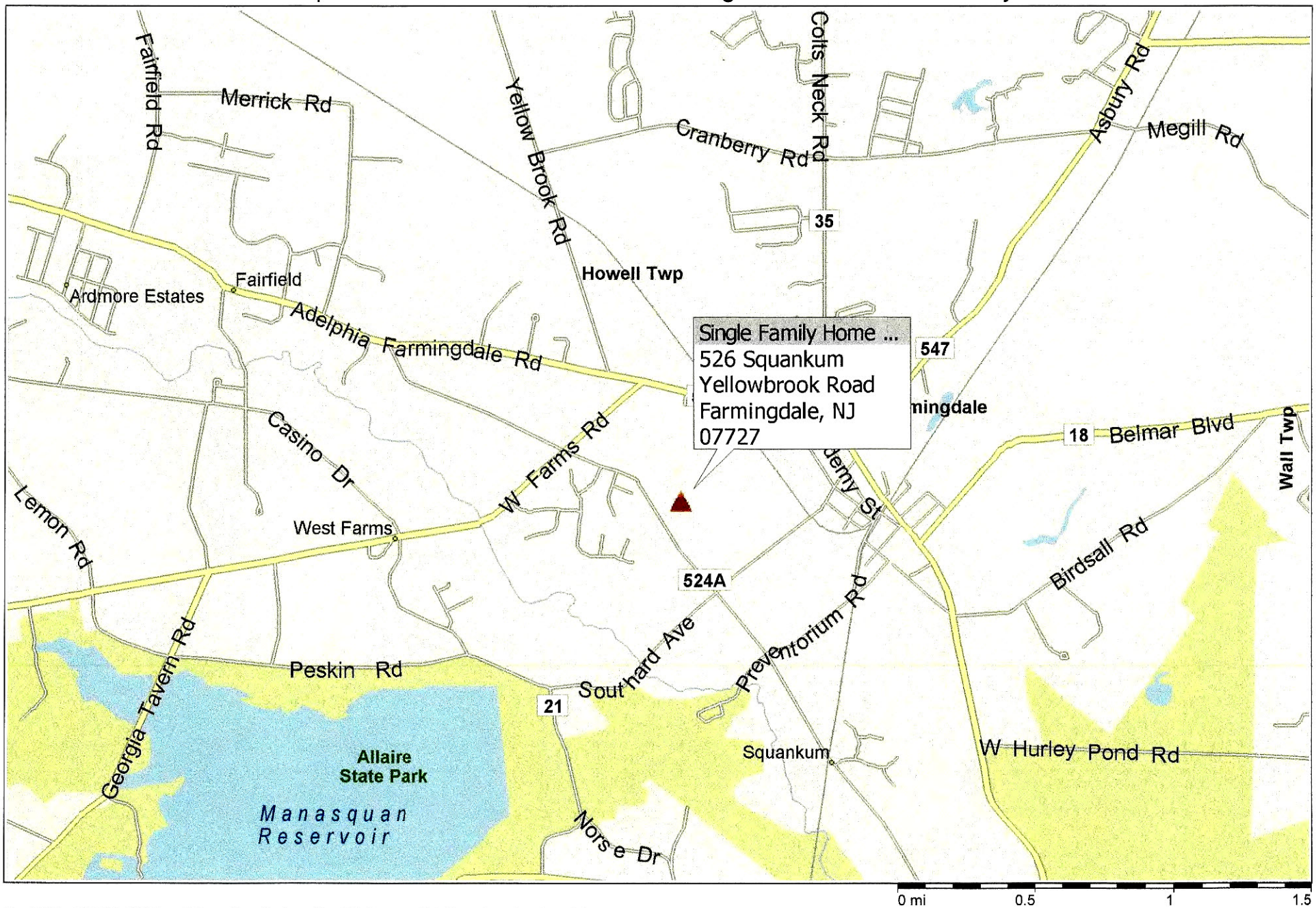
526 Squankum Yellowbrook Road ~ Farmingdale ~ Monmouth County ~ NJ



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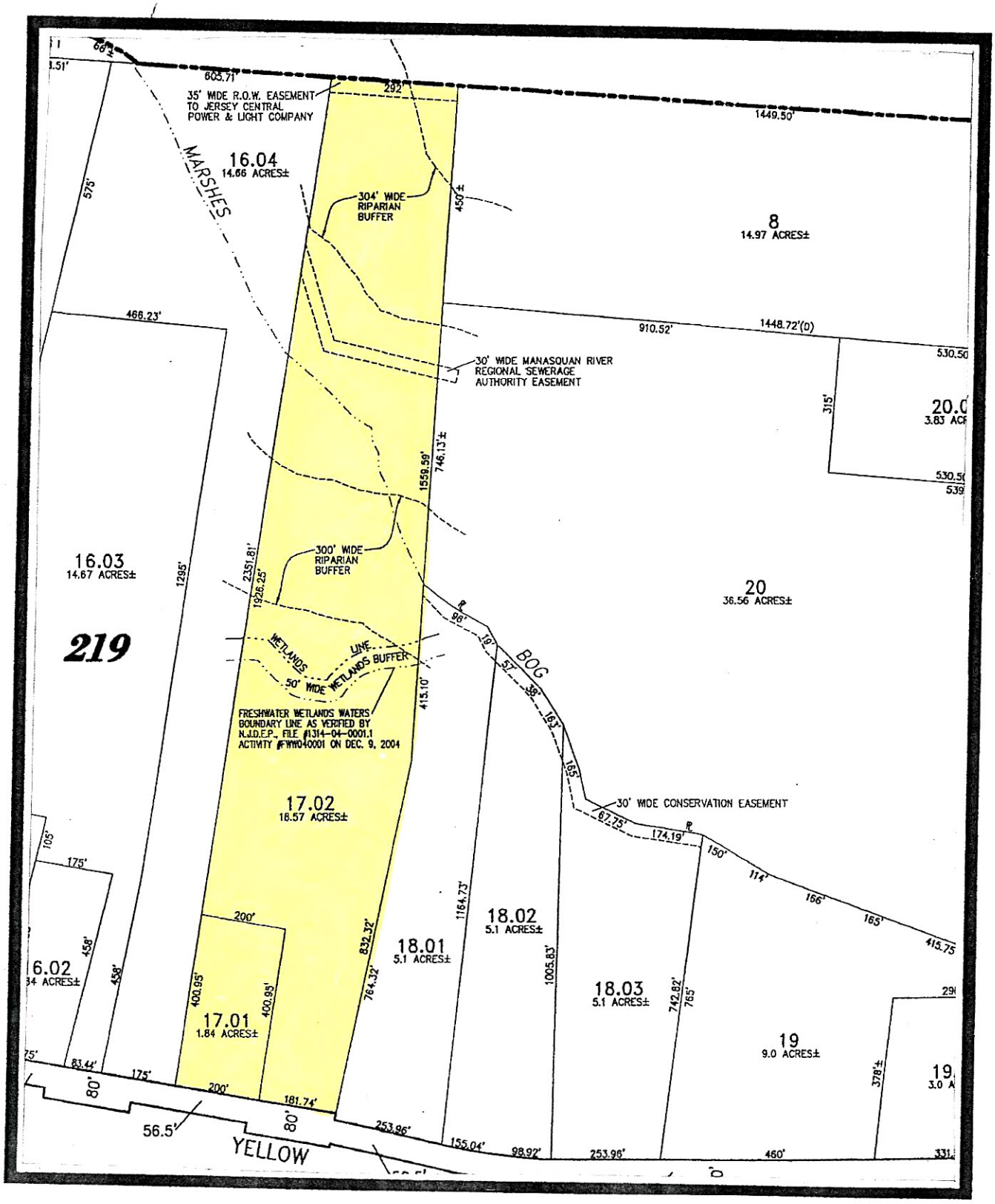
Tax Map Location



PLAN

SCALE 1"=100'

LEGEND

WOO
65 CON
IRON
CON
CAPI
CON

ZONE REQUIREMENTS

ARE-2 ZONE

MINIMUMS:	REQUIRED	NEW LOT 17.01	NEW LOT 17.02
LOT AREA	80,000 S.F. (1.84 AC)	87,120 S.F.	810,972 S.F.
LOT FRONTAGE	200'	* 181.74'	200.00'
LOT DEPTH	NONE	448.13'	2,400'±
FRONT SETBACK	50'	* 31.15' (EXISTING)	50'
REAR SETBACK	40'	40'	40'
SIDE SETBACK	30'	30'	30'
ACCESSORY BUILDINGS			
REAR SETBACK	BLDG. HT. (15')	N/A	N/A
SIDE SETBACK	BLDG. HT. (15')	N/A	N/A
MAXIMUMS:			
MAX. BUILDING HEIGHT	30' (2½ STORIES)	30' (2½ STORIES)	30' (2½ STORIES)

* INDICATES VARIANCE REQUESTED

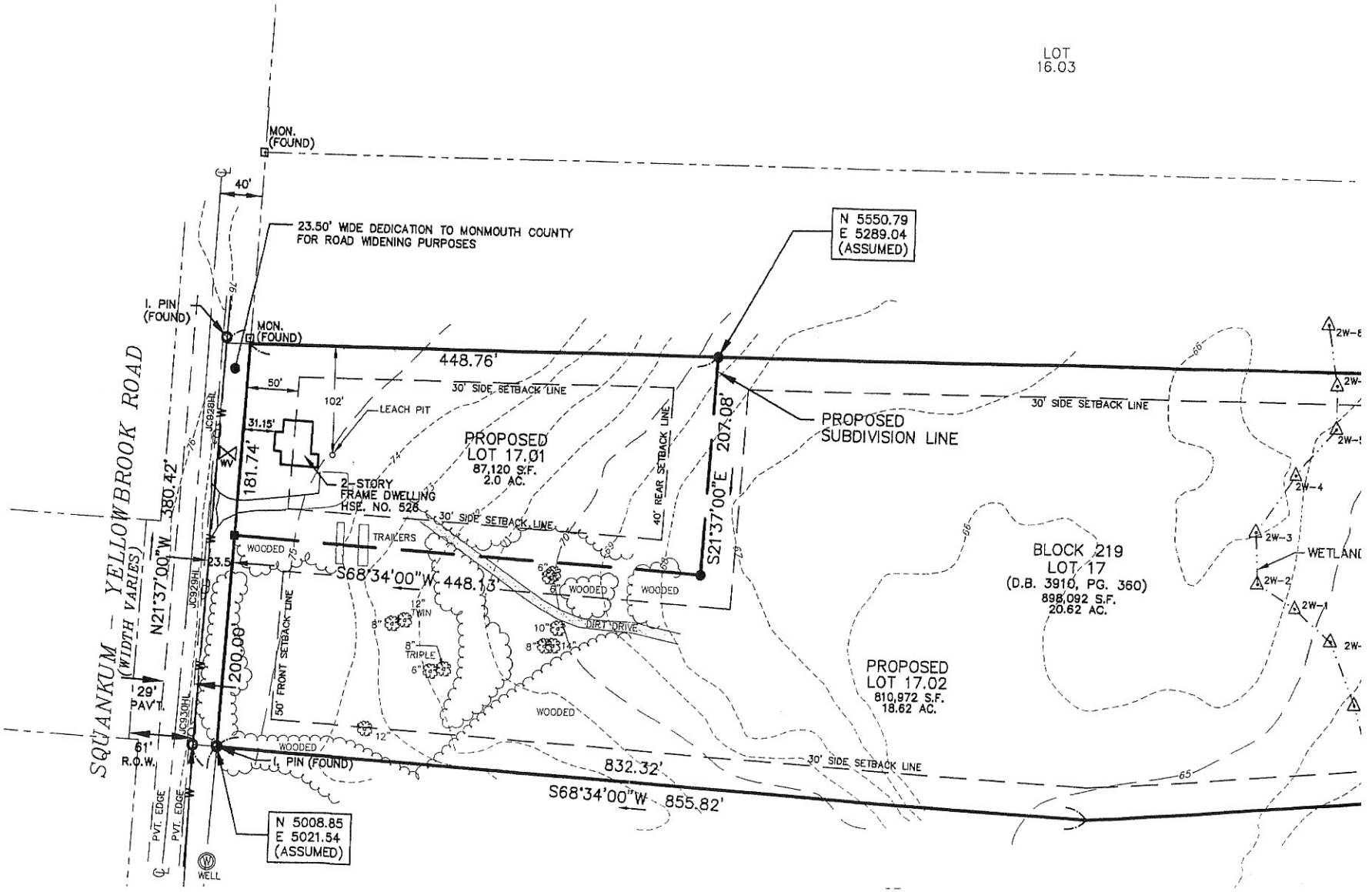
SED ZONE

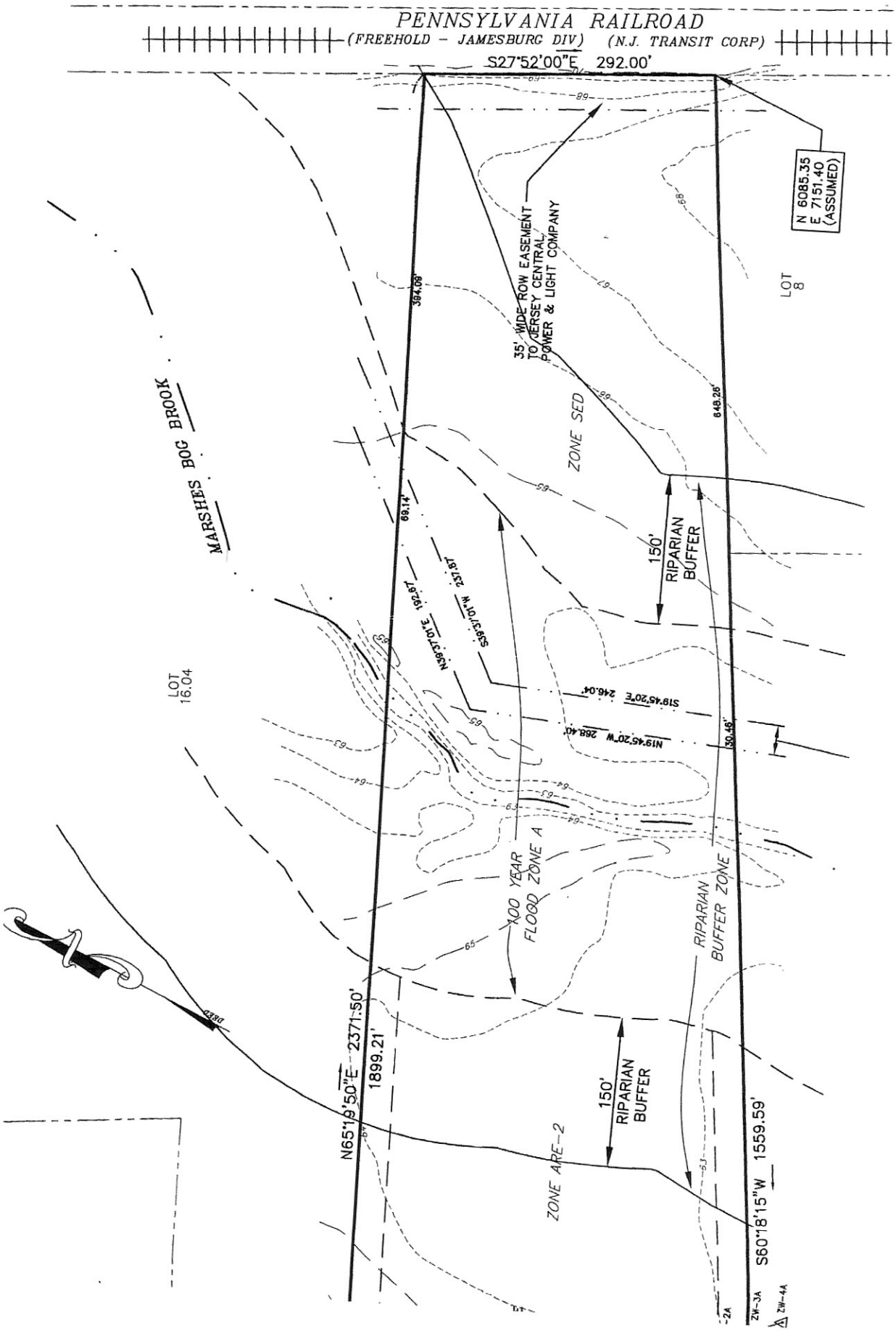
MINIMUMS:	REQUIRED
LOT AREA	120,000 S.F.
LOT FRONTAGE	200'
FRONT SETBACK	60'
REAR SETBACK	50'
SIDE SETBACK	50'

400

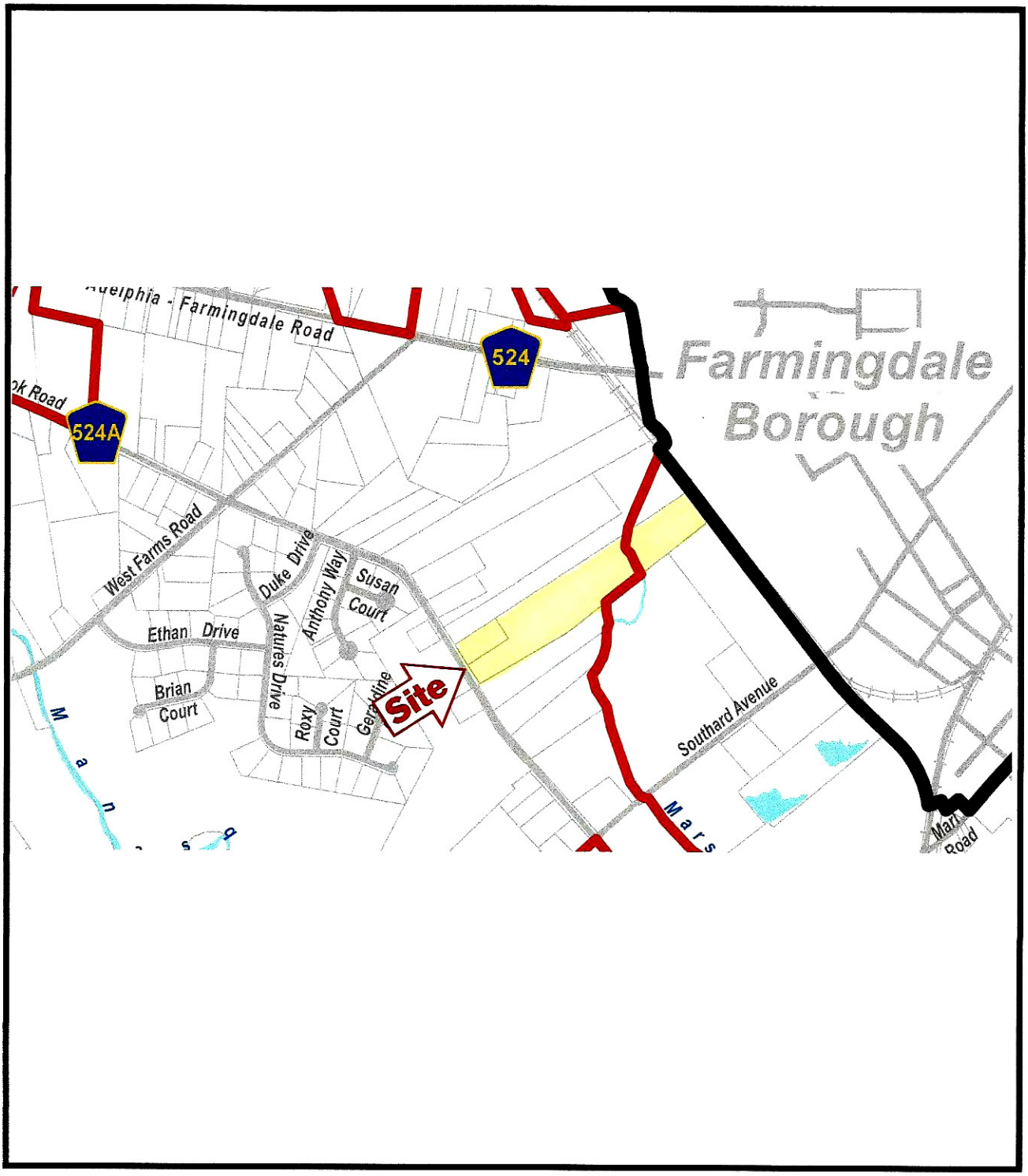
FREDRICK I VOSS

GTS CONSULTANTS
Engineering and Surveying


LOT
16.03
MON.
(FOUND)
40'
23.50' WIDE DEDICATION TO MONMOUTH COUNTY
FOR ROAD WIDENING PURPOSES
N 5550.79
E 5289.04
(ASSUMED)
I. PIN
(FOUND)
MON.
(FOUND)
448.76'
50'
30' SIDE SETBACK LINE
102'
LEACH PIT
31.15'
PROPOSED
LOT 17.01
87,120 S.F.
2.0 AC.
PROPOSED
SUBDIVISION LINE
30' SIDE SETBACK LINE
2-STORY
FRAME DWELLING
HSE. NO. 528
181.74'
380.42'
N21°37'00"W
SQUANKUM - YELLOWBROOK ROAD
(WIDTH VARIES)
30' SIDE SETBACK LINE
40' REAR SETBACK LINE
S21°37'00"E 207.08'
TRAILERS
WOODED
23.5'
S68°34'00"W 448.13'
BLOCK 219
LOT 17
(D.B. 3910, PG. 360)
898,092 S.F.
20.62 AC.
WETLAND
DIRT DRIVE
12" TWIN
8" TRIPLE
50' FRONT SETBACK LINE
200.00'
29'
PAV'T.
PROPOSED
LOT 17.02
810,972 S.F.
18.62 AC.
61'
R.O.W.
PIN (FOUND)
832.32'
30' SIDE SETBACK LINE
S68°34'00"W 855.82'
PVT. EDGE
PVT. EDGE
N 5008.85
E 5021.54
(ASSUMED)
WELL


PENNSYLVANIA RAILROAD
(FREEHOLD - JAMESBURG DIV) (N.J. TRANSIT CORP)
S27°52'00"E 292.00'
N 6085.35
E 7151.40
(ASSUMED)
35' WIDE ROW EASEMENT
TO JERSEY CENTRAL
POWER & LIGHT COMPANY
LOT
8
394.09'
648.26'
ZONE SED
MARSHES BOG BROOK
69.14'
150'
RIPARIAN
BUFFER
N39°37'01"E 192.67'
S39°37'01"W 237.87'
LOT
16.04
S19°45'20"E 246.04'
N19°45'20"W 268.40'
30.46'
100 YEAR
FLOOD ZONE A
RIPARIAN
BUFFER ZONE
DEED
N65°19'50"E 2371.50'
1899.21'
150'
RIPARIAN
BUFFER
ZONE ARE-2
S60°18'15"W 1559.59'
ZW-3A
ZW-4A

Zoning Map


Farmingdale Borough
524
524A
West Farms Road
Duke Drive
Anthony Way
Susan Court
Ethan Drive
Natures Drive
Brian Court
Roxy Court
Site
Southard Avenue
Main Road

(d) The subdivided residential lot shall meet the following zoning requirements:

[1] Minimum lot area.

[a] ARE-6: 2 acres.

[b] ARE-4: 1.5 acres.

[c] ARE-3: 1.25 acres.

[2] Lot frontage: 100 feet.

[3] Minimum front yard setback: 50 feet.

[4] Minimum rear yard setback: 40 feet.

[5] Minimum side yard: 30 feet.

[6] Maximum height: 30 feet/2 1/2 stories.

[7] Building coverage: 10%.

[8] Lot coverage: 15%.

[9] Accessory buildings: side and rear yards shall equal building height.

[1] *Editor's Note: Ord. No. 0-07-18, adopted 5-15-2007, "grandfathered" the bulk and dimensional requirements of existing lots and lots that were the subject of final subdivision approvals prior to the effective date of Ord. No. 0-07-9 as follows: "All lots in existence on the official Zoning Map of the Township of Howell, or which were approved for final subdivision by the Howell Planning Board prior to the effective date of Ordinance 07-09, shall not be deemed nonconforming under the zoning criteria and bulk and dimensional requirements of Ordinance 07-09, but shall instead be subject to the bulk and dimensional requirements of the zoning districts pursuant to the zoning ordinances that were in effect immediately prior to the adoption of said ordinance. The bulk and dimensional requirements established by Ordinance 07-09 shall apply only to lots created after the effective date of said ordinance."*

§ 188-69.1 Agricultural Rural Estate (ARE-2).

[Added 3-20-2007 by Ord. No. 0-07-9[1]]

A. Purpose. The purpose of the ARE-2 Zone is to minimize the impacts of development in areas located outside of the centers identified in the Township's Master Plan. The goals include not only the preservation of rural and agricultural uses and preservation of rural character, but in addition to act as a buffer between zones of greater development and the ARE-3, ARE-4 and ARE-6 Zones. (See Schedule III, Bulk and Dimensional Requirements, for the ARE-2 Zone[2]).

[2] *Editor's Note: Schedule III is included as an attachment to this chapter.*

B. Permitted uses.

(1) Principal uses: same as § 188-69B(1) and including the following:

(a) Public recreation (passive or active) facilities, including soccer and baseball fields.[3]

[3] *Editor's Note: Former Subsection B(1)(b), educational facilities, which immediately followed this subsection, was repealed 1-25-2016 by Ord. No. 0-16-01.*

(2) Accessory uses: same as § 188-69B(2).

(3) Conditional uses.
[Amended 5-24-2011 by Ord. No. 0-11-13; 5-20-2014 by Ord. No. 0-14-13]

(a) Houses of worship.

(b) (Reserved)

(c) Community residences for the developmentally disabled and community shelters for victims of domestic violence that contain more than six and fewer than 15 occupants.

(d) Solar energy generation facility in ARE-2 Zone only. See § 188-98.3 for conditional requirements.

C. Design standards for solar energy generation facilities.

[Added 5-24-2011 by Ord. No. 0-11-13[4]]

(1) Ground-mounted systems shall provide emergency vehicle access to all components as per the New Jersey State Fire Code, Section 305, "Fire Apparatus Access Roads."

(2) Except pursuant to a permit issued by the New Jersey Department of Environmental Protection ("NJDEP"), no portion of a solar energy generation facility shall occupy areas of land designated and regulated by NJDEP as floodplains, flood hazard areas, wetlands, wetland transition areas or riparian corridors. An applicability determination from the NJDEP shall be provided to document the presence and/or absence of these regulated areas. Except pursuant to a permit issued by NJDEP, a three-hundred-foot buffer shall be maintained between NJDEP-designated Category One waters, as defined in the existing Surface Water Quality Standards rules at N.J.A.C. 7:9B-1.4, and any portion of a proposed solar energy generation facility. Category One waters include, and may not be limited to, the Metedeconk River and the Manasquan Reservoir.

(3) Solar energy generation facilities shall be screened from the public traveled way (public roads, trails, navigable waterways, scenic highways and byways), publicly owned properties, open space, preserved farmland and historic resources, including sites and buildings listed or eligible for listing on the State and National Registers of Historic Places.

(a) Installations shall be sited behind existing vegetation, which shall be supplemented with landscaping to shield the installation from public view.

(b) To the extent achievable, solar energy facilities shall be sited using the natural topography to screen the energy project from public view and the view of any adjoining residences.

(4) Decommissioning plan. All applications for a solar energy generation facility shall be accompanied by a decommissioning plan to be implemented upon abandonment, or cessation of activity, or in conjunction with removal of solar energy systems. The decommissioning plan shall be submitted in accordance with the requirements of this Subsection D(4). Prior to removal of solar energy systems, a demolition permit for removal activities shall be obtained from the Howell Township construction official. Prior to issuance of a demolition permit, the owner or operator of the facility shall post a performance bond, letter of credit or cash to ensure removal of the facility or systems in accordance with the decommissioning plan. Removal of solar energy systems shall be conducted by an electrician licensed in the State of New Jersey.

(a) Solar and photovoltaic energy facilities and structures (roof or ground) which have not been in active and continuous service for a period of one year shall be removed from the property to a place of safe and legal disposal in accordance with a decommissioning plan.

(b) If the applicant ceases operation of the energy project for one year, or begins, but does not complete, construction of the project within 180 days of receipt of final site plan approval, the applicant shall restore the site according to a decommissioning plan prepared by the applicant and approved by the Board. The applicant shall submit a decommissioning plan that ensures that the site will be restored to a useful, nonhazardous condition without significant delay, including but not limited to the following:

[1] Removal of aboveground and underground equipment, structures and foundations to a depth of at least three feet below grade. Underground equipment, structures and foundations need not be removed if they are at least three feet below grade and do not constitute a hazard or interfere with agricultural use or other resource uses of the land. The plan shall describe the means by which all equipment and components of the system(s) shall be disposed of in an environmentally responsible manner and in accordance with prevailing federal, state and/or local regulations.

[2] Restoration of the surface grade and soil after removal of aboveground structures and equipment.

[3] Restoration of surface grade and soil.

[4] Revegetation of restored soil areas with native seed mixes and plant species suitable to the area, which shall not include any invasive species. In farmland areas, the revegetation component of the decommissioning plan should include provisions to resume agricultural use of the site.

[5] The plan may provide for the retention of access roads, fences, gates or buildings in place or regarding restoration of agricultural crops or forest resource land.

[6] The plan must provide for the protection of public health and safety and for protection of the environment and natural resources during site restoration.

[7] The plan must include a schedule for completion of site restoration work.

(c) A cost estimate shall be provided for the cost of fully implementing the decommissioning plan prior to the issuance of a demolition permit. The cost estimate shall be subject to review and approval by the Township Engineer.

(d) Before beginning any decommissioning activities, the applicant must submit a performance bond, cash or letter of credit in a form and amount satisfactory to the Township Attorney, which shall be based upon an estimate approved by the Board Engineer, assuring the availability of adequate funds to restore the site to a useful, nonhazardous condition in accordance with the decommissioning plan.

(e) Upon cessation of activity for a cumulative period of 180 days of construction or installation activities of an approved solar energy system, the Township may notify the owner and/or the operator of the facility to complete construction and installation of the facility. If the owner and/or operator fails to complete construction and installation activities within 180 additional days, the Township may order the owner and/or operator of the facility to implement the decommissioning plan. Within six months of notice being served, the owner and/or operator shall substantially complete all activities in the decommissioning plan.

(f) Upon cessation of activity of a fully constructed solar energy system for a cumulative period of one year, the Township may notify the owner and/or the operator of the facility to implement the decommissioning plan. Within 180 days of notice being served, the owner and/or operator shall either resume energy generation to at least eighty-percent capacity of the facility or system as established at the time of approval, or fully implement the decommissioning plan. If, within 180 days of receipt of notice, the owner and/or operator of the facility or system fail to resume energy generation to at least 80% of capacity of the facility or system as established at the time of approval, the Township may order the owner and/or operator of the facility to implement the decommissioning plan.

(g) If the operator fails to fully implement the decommissioning plan subject to the procedures and timelines set forth in Subsection D(4)(e) and (f) above, or is otherwise unable to restore the site as required within 180 days of the Township's service of notice in accordance with this Subsection **D(4)**, the Township may, at its own expense, provide for the restoration of the site in accordance with the decommissioning plan and may in accordance with the law recover all expenses incurred for such activities.

[4] *Editor's Note: Pursuant to this ordinance, former Subsection C was redesignated as Subsection **D**.*

D. Development options.

(1) All subdivisions in the ARE-2 Zone are required to utilize one of the following three development options discussed below: (1) open lands subdivisions; (2) lot averaging subdivisions; and (3) conventional subdivisions, which are permissible for minor subdivisions and in cases where applicants can demonstrate to the Planning Board that the objectives of the district will be enhanced by the submission of a conventional subdivision. Factors to be utilized by the Planning Board in its determination are:

(a) Retention of large contiguous wooded tracts.

(b) Retention of large farm tracts.

(c) Aggregation of smaller wooded and farm parcels.

(d) Enhancement of water quality.

(e) Protection of habitats.

(2) Open lands subdivisions. This option is intended to promote the retention of contiguous wooded tracts and large farm tracts, and to promote the aggregation of smaller wooded and farm parcels. It is also intended to encourage and promote flexibility, economy and environmental soundness in subdivision layout and design. The following standards shall apply to open lands subdivisions.

(a) In order to determine the maximum number of lots for open lands subdivision, a conforming plan of a conventional subdivision shall be submitted based on minimum lot areas of two acres in the ARE-2 District. The concept plan shall be in sufficient detail to permit the Planning Board to make an informed decision as to the subdivision satisfying all ordinance requirements and in a form that would be acceptable to the Planning Board as a conventional subdivision

without the need for any lot area or lot dimension variances or exceptions to subdivision design standards. The number of lots on the conventional concept plan shall be the maximum number of lots permitted under an open lands subdivision.

(b) At least 50% of the tract if located in the ARE-2 District shall be designated as "open lands" and shall, as a condition of approval of the development, be deed restricted for agricultural or conservation use. Lots qualifying as open lands shall be permitted a primary residence and other accessory building uses as provided in this section. Development density shall be one unit per acre.

(c) At least 20% of designated "open lands" shall be some combination of unconstrained land area, or prime soils or soils of statewide importance, or prime forested area. On tracts in areas which are predominantly active agricultural lands or consist of prime agricultural soils or soils of statewide importance, the preservation of agricultural lands and soils shall take precedence. On tracts in areas which are predominantly prime forested areas, the preservation of forested areas shall take precedence.

(d) All lots created under this subdivision option shall be deed restricted against further subdivision for the purpose of creating an additional lot or lots.

(e) The design of the development utilizing this option shall foster the following objectives: retention of contiguous farmland areas; retention of contiguous prime forested areas; stream corridor and wetlands preservation; aquifer recharge protection; overall site design; reduction of impervious coverage; traffic circulation; and sensitivity to the site's natural features, topography and relationship to open lands on neighboring parcels.

(f) In forested areas, the design of the development shall include a 100-foot buffer along existing roads, which shall either maintain existing woodlands or establish new forested areas for those areas that are disturbed during site development or are currently cleared. The intent of this provision is to maintain the scenic roadside views in the Township.

(g) Natural features such as trees, natural terrain, open waters and natural drainage areas shall be preserved wherever possible in designing any development containing such features. As part of the subdivision or site plan review process, development should be designed to preserve scenic vistas and views of cultural/historic landmarks and of unique geologic and topographic features.

(h) The applicant is advised to submit a concept plan of the open lands subdivision for review and comment in accordance with this chapter.

(3) Lot averaging subdivisions. This option is permitted in the ARE-2 District in accordance with the following standards.

(a) The lot averaging development plan shall not result in a greater dwelling unit yield than if the property in question were developed as a conventional subdivision. In order to determine the maximum number of lots for a lot avenraging subdivision, a conforming plan of a conventional subdivision shall be submitted, based on a minimum lot size of two acres in the ARE-2 District. The concept plan shall be in sufficient detail to permit the Planning Board to make an informed decision as to the subdivision satisfying all ordinance requirements and in a form that would be acceptable to the Planning Board as a conventional subdivision without the need for any lot area or lot dimension variances or exceptions to subdivision design standards. The number of lots on the conventional concept plan shall be the maximum number of lots permitted under an open lands subdivision.

(b) A lot averaging subdivision may be permitted when the applicant proposes a distribution of lot areas within the subdivision that results in at least 60% of the lots having a minimum lot area between one acre and three acres except in the case of a two-lot subdivision, in which case one of the two lots shall be one acre to three acres.

(c) The site design of lot averaging subdivisions should shift the more intensive development toward those lands that can best support the installation of the dwelling, well, septic system and associated site improvements. Similarly, lot averaging should seek to preserve those areas which exhibit sensitive environmental features (i.e., water bodies, floodplains, aquifer recharge areas, seasonal high water table, etc.) or which contain active or prime agricultural lands or forested areas.

(d) On tracts in areas which are predominantly active agricultural lands or consist of prime agricultural soils or soils of statewide importance, the preservation of agricultural lands and soils shall take precedence. On tracts in areas which are predominantly prime forested areas, the preservation of forested areas shall take precedence.

(e) The proposed development shall comply with the bulk and dimensional standards contained in Schedule III.[5]

[5] *Editor's Note: Schedule III is included at the end of this chapter.*

(f) All lots created under this subdivision option shall be deed restricted against further subdivision for the purpose of creating an additional lot or lots.

(g) The applicant is advised to submit a concept plan of the lot averaging subdivision for review and comment in accordance with this chapter.

(4) Farmland preservation parcels. These parcels are intended to provide a development option to an individual who intends to remove the development rights from the majority of the property, typically through a government or nonprofit sponsored farmland preservation program in accordance with the following standards:

(a) To qualify under this section, farmland preservation property must consist of a lot, tract or parcel with a minimum contiguous acreage of 15 acres.

(b) The owner of the lot, tract or parcel of land who intends to place a portion of such property into farmland preservation shall be entitled to subdivide one or more residential lots from the lot, tract or parcel. The remainder shall be placed in farmland preservation. Use of the subdivided lot shall be limited to a detached single-family dwelling with permitted accessory uses.

(c) The number of lots subdivided shall be in accordance with the following table:

Range by Acres	Permitted Lots
15 to 29.99	1
30 to 49.99	2
50 or more	3

(d) The subdivided residential lot shall meet the following zoning requirements:

[1] Minimum lot area: 1 acre.

[2] Lot frontage: 100 feet.

[3] Minimum front yard setback: 50 feet.

[4] Minimum rear yard setback: 40 feet.

[5] Minimum side yard: 30 feet.

[6] Maximum height: 30 feet.

[7] Building coverage: 10%.

[8] Lot coverage: 15%.

[9] Accessory buildings: side and rear yards shall equal building height.

[1] *Editor's Note: Ord. No. 0-07-18, adopted 5-15-2007, "grandfathered" the bulk and dimensional requirements of existing lots and lots that were the subject of final subdivision approvals prior to the effective date of Ord. No. 0-07-9 as follows: "All lots in existence on the official Zoning Map of the Township of Howell, or which were approved for final subdivision by the Howell Planning Board prior to the effective date of Ordinance 07-09, shall not be deemed nonconforming under the zoning criteria and bulk and dimensional requirements of Ordinance 07-09, but shall instead be subject to the bulk and dimensional requirements of the zoning districts pursuant to the zoning ordinances that were in effect immediately prior to the adoption of said ordinance. The bulk and dimensional requirements established by Ordinance 07-09 shall apply only to lots created after the effective date of said ordinance."*

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

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

B. Permitted uses.

(1) Principal uses.

decorative fence and/or wall feature not exceeding six feet in height, set back so as not to impair sight lines from any street or driveway. The sign shall be used solely to identify the name of the development.

(3) Additionally, information and directional signs, each not more than three feet in height and 10 square feet in area, shall be permitted, where appropriate and as approved by the Board, in order to guide traffic to its intended destination in a safe and convenient manner.

§ 188-79 Special Economic Development (SED).

[Amended 4-22-2002 by Ord. No. 0-02-08; 10-20-2009 by Ord. No. 0-09-52]

A. Purpose. The purpose of the SED Zone is to provide for a variety of economic development opportunities in areas of the Township where rail and highway infrastructure are readily available. (See Schedule II, Bulk and Dimensional Requirements, for the SED Zone.[1])
[Amended 5-24-2011 by Ord. No. 0-11-13]

[1] *Editor's Note: Schedule II is included at the end of this chapter.*

B. Permitted uses.

(1) Principal uses:

(a) Offices.

(b) Financial institutions.

(c) Healthcare facilities/medical centers.
[Amended 7-18-2017 by Ord. No. 0-17-21]

(d) Warehousing and distribution.

(e) Assembly and packaging.

(f) Utility uses.

(g) Agriculture, forestry and agricultural services.

(h) Manufacturing food and kindred products.

(i) Manufacturing textile products.

(j) Manufacturing apparel and similar finished products made from fabrics.

(k) Manufacturing lumber and wood products.

(l) Manufacturing furniture and fixtures.

(m) Manufacturing paper and allied products.

(n) Manufacturing printing and publishing.

(o) Manufacturing leather products.

(p) Manufacturing stone, glass and clay.
[Amended 7-18-2017 by Ord. No. 0-17-21]

(q) Manufacturing fabricated metal products.

(r) Manufacturing electronic and electrical equipment.

(s) Manufacturing photographic equipment, medical, optical goods, watches, clocks.

(t) Construction.

(u) Multipurpose recreation and sports complex in accordance with § **188-86.3.**

(v) Solar energy generation facilities.
[Added 5-24-2011 by Ord. No. 0-11-13]

(w) Microbrewery.
[Added 7-18-2017 by Ord. No. 0-17-21]

(2) Design standards for solar energy generation facilities.
[Added 5-24-2011 by Ord. No. 0-11-13[2]]

(a) Ground-mounted systems shall provide emergency vehicle access to all components as per the New Jersey State Fire Code, Section 305, "Fire Apparatus Access Roads."

(b) Except pursuant to a permit issued by the New Jersey Department of Environmental Protection, ("NJDEP"), no portion of a solar energy generation facility shall occupy areas of land designated and regulated by NJDEP as floodplains, flood hazard areas, wetlands, wetland transition areas or riparian corridors. An applicability determination from the NJDEP shall be provided to document the presence and/or absence of these regulated areas. Except pursuant to a permit issued by NJDEP, a three-hundred-foot buffer shall be maintained between NJDEP-designated Category One waters, as defined in the existing Surface Water Quality Standards rules at N.J.A.C. 7:9B-1.4, and any portion of proposed solar energy generation facility. Category One waters include, and may not be limited to, the Metedeconk River and the Manasquan Reservoir.

(c) Solar energy generation facilities shall be screened from the public traveled way (public roads, trails, navigable waterways, scenic highways and by ways), publicly owned properties, open space, preserved farmland and historic resources, including sites and buildings listed or eligible for listing on the State and National Registers of Historic Places.

[1] Installations shall be sited behind existing vegetation, which shall be supplemented with landscaping to shield the installation from public view.

[2] To the extent achievable, solar energy facilities shall be sited using the natural topography to screen the energy project from public view and the view of any adjoining residences.

[3] Decommissioning plan. All applications for a solar energy generation facility shall be accompanied by a decommissioning plan to be implemented upon abandonment, or cessation of activity, or in conjunction with removal of solar energy systems. The decommissioning plan shall be submitted in accordance with the requirements of this Subsection B(5)(c)[3]. Prior to removal of solar energy systems, a demolition permit for removal activities shall be obtained from the Howell Township construction official. Prior to issuance of a demolition permit, the owner or operator of the facility shall post a performance bond, cash or letter of credit to ensure removal of the facility or systems in accordance with the decommissioning plan. Removal of solar energy systems shall be conducted by an electrician licensed in the State of New Jersey.

[a] Solar and photovoltaic energy facilities and structures (roof or ground) which have not been in active and continuous service for a period of one year shall be removed from the property to a place of safe and legal disposal in accordance with a decommissioning plan.

[b] If the applicant ceases operation of the energy project for one year; or begins, but does not complete, construction of the project within 180 days of receipt of final site plan approval, the applicant shall restore the site according to a decommissioning plan prepared by the applicant and approved by the Board. The applicant shall submit a decommissioning plan that ensures that the site will be restored to a useful, nonhazardous condition without significant delay, including but not limited to the following:

[i] Removal of aboveground and underground equipment, structures and foundations to a depth of at least three feet below grade. Underground equipment, structures and foundations need not be removed if they are at least three feet below grade and do not constitute a hazard or interfere with agricultural use or other resource uses of the land. The plan shall describe the means by which all equipment and components of the system(s) shall be disposed of in an environmentally responsible manner and in accordance with prevailing federal, state and/or local regulations.

[ii] Restoration of the surface grade and soil after removal of aboveground structures and equipment.

[iii] Restoration of surface grade and soil.

[iv] Revegetation of restored soil areas with native seed mixes and plant species suitable to the area, which shall not include any invasive species. In farmland areas, the revegetation component of the decommissioning plan should include provisions to resume agricultural use of the site.

[v] The plan may provide for the retention of access roads, fences, gates or buildings in place or regarding restoration of agricultural crops or forest resource land.

[vi] The plan must provide for the protection of public health and safety and for protection of the environment and natural resources during site restoration.

[vii] The plan must include a schedule for completion of site restoration work.

[c] A cost estimate shall be provided for the cost of fully implementing the decommissioning plan prior to the issuance of a demolition permit. The cost estimate shall be subject to review and approval by the Township Engineer.

[d] Before beginning any decommissioning activities, the applicant must submit a performance bond, cash or letter of credit in a form and amount satisfactory to the Township Attorney, which shall be based upon an estimate approved by the Board Engineer, assuring the availability of adequate funds to restore the site to a useful, nonhazardous condition in accordance with the decommissioning plan.

[e] Upon cessation of activity for a cumulative period of 180 days of construction or installation activities of an approved solar energy system, the Township may notify the owner and/or the operator of the facility to complete construction and installation of the facility. If the owner and/or operator fails to complete construction and installation activities within 180 additional days, the Township may order the owner and/or operator of the facility to implement the decommissioning plan. Within six months of notice being served, the owner and/or operator shall substantially complete all activities in the decommissioning plan.

[f] Upon cessation of activity of a fully constructed solar energy system for a cumulative period of one year, the Township may notify the owner and/or the operator of the facility to implement the decommissioning plan. Within 180 days of notice being served, the owner and/or operator shall either resume energy generation to at least eighty-percent capacity of the facility or system as established at the time of approval, or fully implement the decommissioning plan. If, within 180 days of receipt of notice, the owner and/or operator of the facility or system fail to resume energy generation to at least 80% of capacity of the facility or system as established at the time of approval, the Township may order the owner and/or operator of the facility to implement the decommissioning plan.

[g] If the operator fails to fully implement the decommissioning plan subject to the procedures and timeliness set forth in Subsection B(5)(c)[3][e] and [f] above, or is otherwise unable to restore the site as required within 180 days of the Township's service of notice in accordance with this Subsection B(5)(c)[3], the Township may, at its own expense, provide for the restoration of the site in accordance with the decommissioning plan and may in accordance with the law recover all expenses incurred for such activities.

[2] *Editor's Note: Pursuant to this ordinance, former Subsection B(2), (3) and (4) were redesignated as Subsection* ***B(3)****,* ***(4)*** *and* ***(6)****, respectively.*

(3) Accessory uses:

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

(b) Outdoor storage shall be permitted in a screened rear yard only. No outdoor storage shall be permitted in association with a multipurpose recreation and sports complex.

(c) Retail use shall be permitted as an accessory use to a permitted warehousing/distribution facility, provided the percent of floor area devoted to retail use shall be limited to 1,000 square feet or 5% of the gross floor area, whichever is less. [Amended 11-1-2011 by Ord. No. 0-11-42]

(4) Conditional uses:

(a) Telecommunications facilities.

(b) Commercial breeders, dog kennels, shelters, pounds, dog training facilities and pet shops.[3]
[Added 12-15-2009 by Ord. No. O-09-59]

[3] *Editor's Note: Former Subsection B(4)(c), Billboards, added 9-21-2010 by Ord. No. O-10-20, was repealed 11-1-2011 by Ord. No. O-11-42.*

(5) Prohibited uses:
[Added 5-24-2011 by Ord. No. O-11-13]

(a) Sexually oriented business as defined in § 188-4.

(b) Tattoo, body piercing or branding establishments.

(c) Manufacturing of asphalt and concrete shall be prohibited.
[Added 7-18-2017 by Ord. No. O-17-21]

(6) Multitenant structures in the SED Zone. All structures shall be devoted to a single user; provided, however, that in buildings with a gross floor area in excess of 40,000 square feet, multiple tenants shall be permitted, provided that the minimum tenant space shall not be less than 5,000 square feet.

§ 188-79.1 Special Economic Development Zone-1 (SED-1)

[Added 3-19-2013 by Ord. No. O-13-06]

A. Applicability. The Special Economic Development Zone-1 shall be applied to Block 157, Lots 1 through 5. 5.01 and 7, which is shown on the official Tax Map of the Township. The Official Zoning Map of the Township of Howell is hereby amended in accordance with the foregoing and is incorporated by reference.

B. Permitted uses.

(1) Principal uses:

(a) All the principal uses as per §§ 188-79B(1) and 188-69.1B(1).

(b) Active and passive recreation uses.

(2) Accessory uses:

(a) All the accessory uses as per §§ 188-79B(3) and 188-69.1B(2).

(3) Conditional uses:

(a) All the conditional uses as per §§ 188-79B(4) and 188-69.1B(3).

(4) Multitenanted structures in the SED Zone:

(a) All the multitenanted structures uses as per § 188-79B(6).

§ 188-80 Mobile Home Park (MHP).

A. Purpose. The purpose of the MHP Zone is to provide a reasonable opportunity for the construction, maintenance and operation of a mobile home park as herein defined. The MHP Zone shall include the following lands in the Township of Howell:

Block	Lot
138	40, 41, 45
183	108
109	39, 40
37	26, 39

Squankum Yellowbrook Rd, Farmingdale, NJ 07727, Monmouth County

Demographics

Based on ZIP Code: **07727**

Population

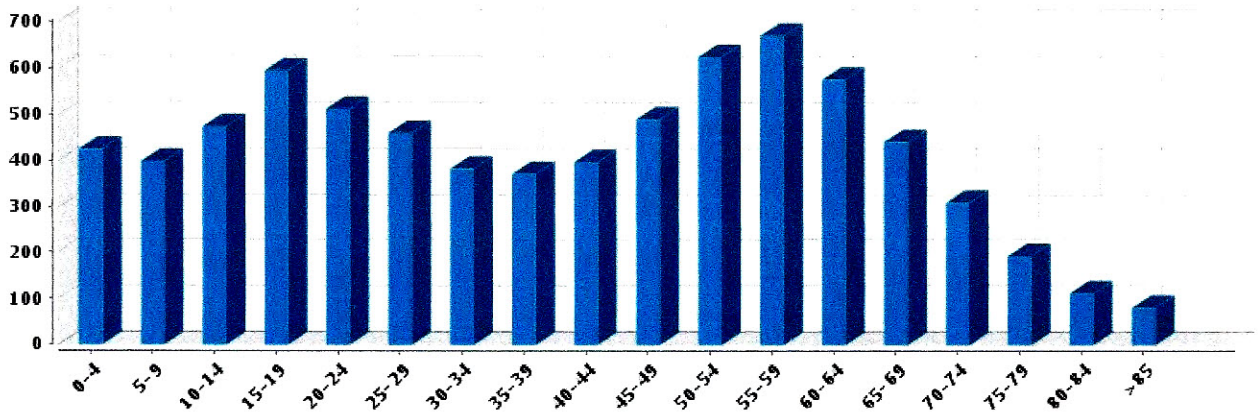
Summary

Estimated Population:	**7,515**
Population Growth (since 2010):	**6.6%**
Population Density (ppl / mile):	**342**
Median Age:	**41.78**

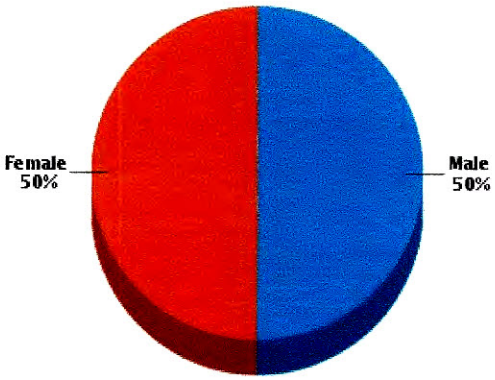
Household

Number of Households:	**2,716**
Household Size (ppl):	**3**
Households w/ Children:	**1,032**

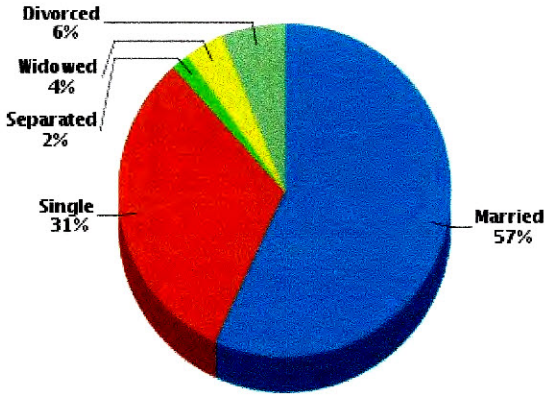
Age



Gender



Marital Status



Housing

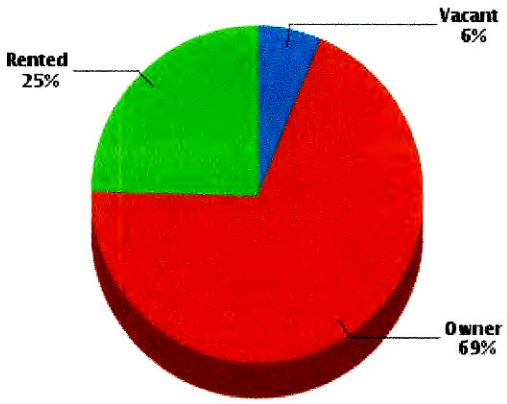
Summary

Median Home Sale Price:	**$445,000**
Median Year Built:	**1972**

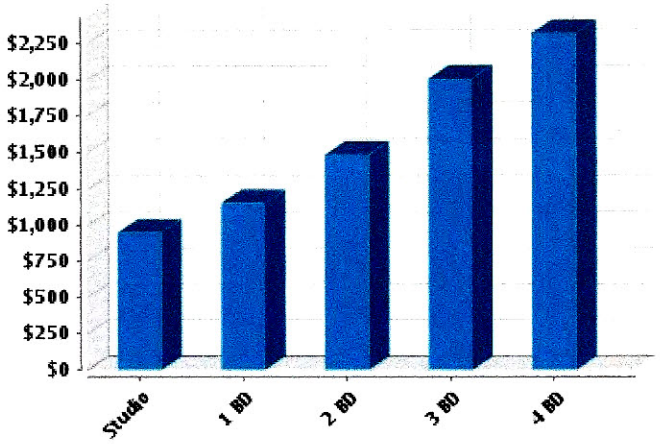
Stability

Data not available

Occupancy



Fair Market Rents (County)

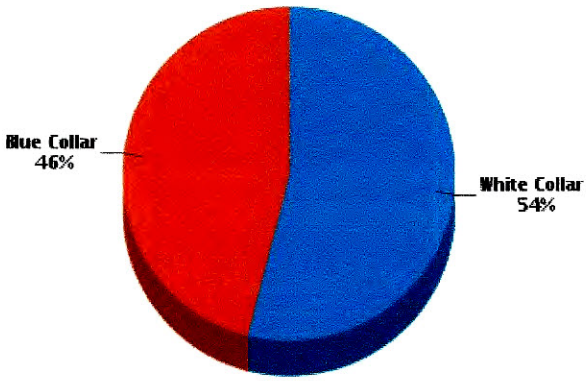


Quality of Life

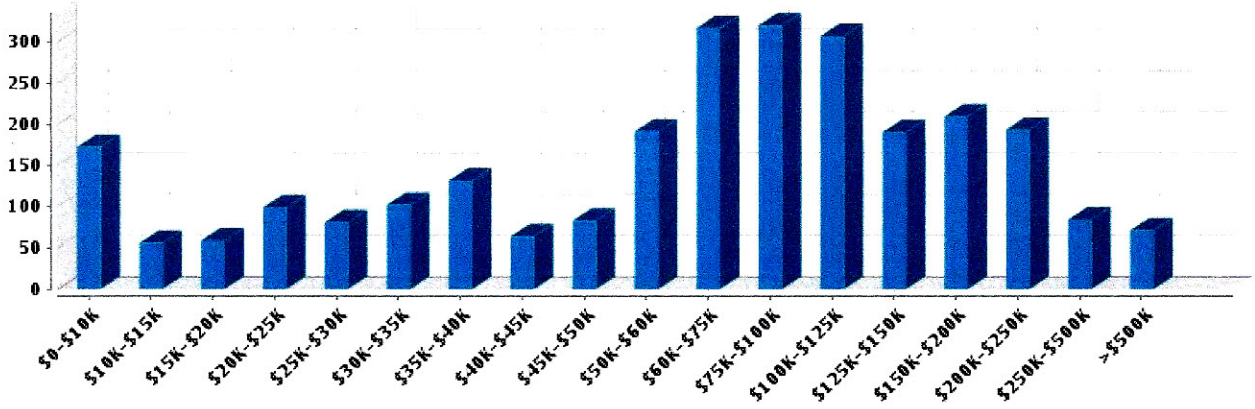
Workers by Industry

Agricultural, Forestry, Fishing:	**9**
Mining:	**47**
Construction:	**762**
Manufacturing:	**1,304**
Transportation and Communications:	**469**
Wholesale Trade:	**155**
Retail Trade:	**1,061**
Finance, Insurance and Real Estate:	**315**
Services:	**287**
Public Administration:	**269**
Unclassified:	**33**

Workforce



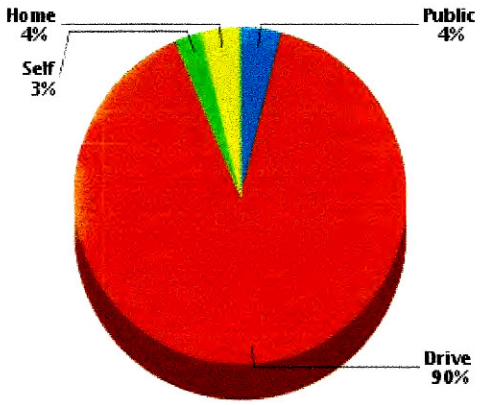
Household Income



Average Household Income: **$109,971**

Average Per Capita Income: **$39,855**

Commute Method

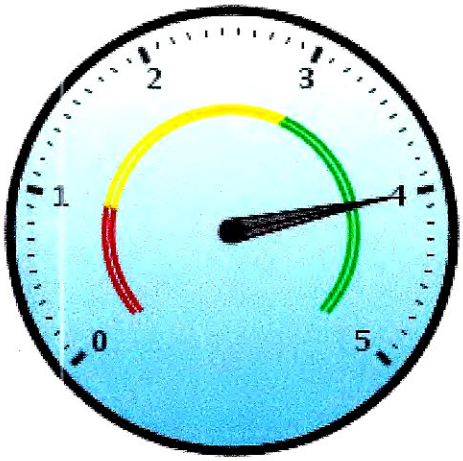


Weather

January High Temp (avg °F):	**39.3**
January Low Temp (avg °F):	**20.8**
July High Temp (avg °F):	**84.9**
July Low Temp (avg °F):	**64.4**
Annual Precipitation (inches):	**46.77**

Education

Educational Climate Index (1)



Highest Level Attained

Less than 9th grade:	**24**
Some High School:	**230**
High School Graduate:	**1,632**
Some College:	**974**
Associate Degree:	**337**
Bachelor's Degree:	**1,193**
Graduate Degree:	**722**

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
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Schools

Radius: **2.00 mile(s)**

Public - Elementary

Farmingdale Borough School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Farmingdale Elementary School 49 Academy St	0.48	Pre-K-8th	161	12	★★★☆☆	

Howell Township School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Ardena Elementary School 355 Adelphia Rd	1.77	3rd-5th	350	16	★★★☆☆	

Public - Middle/High

Farmingdale Borough School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Farmingdale Elementary School 49 Academy St	0.48	Pre-K-8th	161	12	★★★☆☆	

Freehold Regional High School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Howell High School 405 Squankum Yellowbrook Rd	0.6	9th-12th	2,118	16	★★☆☆☆	★★★★☆

Howell Township School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Howell Twp Middle School North 501 Squankum Yellowbrook Rd	0.25	6th-8th	800	10	★★★☆☆	

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)
(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.
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Local Businesses

Radius: **2.00 mile(s)**

Eating - Drinking

	Address	Phone #	Distance	Description
Abacus Storage	30 Southard Ave	(732) 938-9100	0.38	Restaurants
Forrest Brands LLC	30 Southard Ave	(732) 256-9800	0.38	Vitamins
Angelina's Itln Bistr	4 Anthony Way	(732) 414-6008	0.39	Restaurants - Bistro
Connies Restaurant	63 Main St	(732) 938-9837	0.59	Restaurants
What's The Scoop	72 Main St	(732) 938-4663	0.62	Ice Cream Parlors
Tony's Pizzeria	78 Main St	(732) 938-7707	0.64	Pizza
Woody's Roadside Tavern	105 Academy St	(732) 938-6404	0.65	Restaurants - Bistro
Harvest Restaurant	83 Main St	(732) 919-3276	0.65	Restaurants
Country Farm	84 Main St	(732) 919-0833	0.66	Convenience Stores
Bruno's Pizza	93 Main St # 4	(732) 576-2044	0.67	Pizza

Shopping

	Address	Phone #	Distance	Description
Spectrum Home Furnishings	510 Squankum Yellowbrook Rd	(732) 751-1457	0.33	Furniture - Dealers - Retail
Topaz & Seven	45 Academy St	(732) 938-9691	0.48	Clothing - Retail
2 Thrifty Pickers	44 Main St	(732) 256-9488	0.57	Thrift Shops
Kirk Florist	80 W Farms Rd	(732) 938-2487	0.58	Florists - Retail
A Touch Of Age	55 Main St	(732) 938-4049	0.59	Antiques - Dealers
Farmingdale Pharmacy & Gift	73 Main St	(732) 938-9051	0.64	Gift Shops
Farmingdale Liquor Store	85 Main St # 4	(732) 938-2100	0.65	Liquors - Retail
A Stitch In Time	93 Main St # 100-A	(732) 938-3233	0.67	Embroidery
International Flavors	4 Ethan Dr	(732) 751-1213	0.69	Cosmetics And Perfumes - Retail
Ernst Flo Industries	116 Main St	(732) 938-2641	0.79	Retail Shops And Markets

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