

ORDINANCE O-26-15

AN ORDINANCE OF THE TOWNSHIP OF HOWELL AMENDING CHAPTER 188 “LAND USE”, ARTICLE IV STANDARDS OF PERFORMANCE SECTION 188-24 OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF HOWELL.

WHEREAS, the Township of Howell has a responsibility to ensure that its land use ordinances reflect current environmental standards, public health requirements, and the evolving infrastructure needs of the Township’s residents; and

WHEREAS, accordingly, the Township’s sewer and septic system requirements were reviewed and updated to remain consistent with current standards and best practices; and

WHEREAS, the amendments set forth herein were reviewed by the Township Planner and Township Engineer, who have evaluated the existing sewer and septic system requirements in light of current standards and infrastructure conditions, and have recommended the amendments herein as necessary and appropriate to meet the Township’s current needs;

WHEREAS, the Township of Howell Planning Board adopted the Master Plan Reexamination Report dated April 2026, prepared by the Township Planning Board Planner, on April 27, 2026, which recommended the updating of the Township’s sewer and septic regulations; and

WHEREAS, the Township Council finds that amending Chapter 188, Article IV, Section 188-24 to update the Township’s sewer requirements is necessary and appropriate to protect the public health, safety, and welfare, to prevent environmental degradation, and to ensure that all new development is served by adequate and properly regulated sewage facilities in accordance with current standards.

BE IT HEREBY ORDAINED by the Township Council of the Township of Howell is amending Chapter 188 Land Use, of the Revised General Ordinances of the Township of Howell shall Article IV Standards of Performance Section 188-24 Sewers; water meters be amended as follows:

NOTE: Sections of the Code are to be amended as set forth below. All additions are shown in ***bold italics with underlines***. All deletions are shown in ***bold italics with strikeouts***. All sections that are unchanged remain in regular typeface.

§ 188-24 Sewers; water meters.

A. ~~Mindful of the grave potential for environmental degradation due to the cumulative effect of the use of individual septic systems on lots of less than 40,000 square feet in area and the mandate of the Revised Statutes of the State of New Jersey that municipal land use ordinances provide for adequate sewage facilities for residents, neither the Planning Board~~

~~nor the Board of Adjustment shall approve a subdivision creating lots of less than 40,000 square feet in area where said proposed lots will be serviced by individual septic systems unless the applicant is able to establish at the time of submission to the reviewing Board compliance with N.J.A.C. 7:9A et seq., Standards for Individual Subsurface Sewage Disposal Systems. The applicant must have completed soil logs and permeability testing and demonstrate on the subdivision plan that all required setbacks can be met. Further, and~~
Without regard to lot area, in any development which requires the installation of new streets, the Planning Board may require the developer to install so called "dry sewer lines" capable of providing sewage removal for a building by connection to public sewer facilities at such time as they become available. In all other cases involving existing lots, requisite approvals for the installation of a septic system shall be received from the Board of Health and other appropriate officials before any building permit shall be issued.

~~[Amended 4-6-2010 by Ord. No. O-10-06]~~

B. Water meter requirements. Where sanitary sewers are installed at the time of construction for active use at the time of the issuance of the certificate of occupancy and in connection with the construction of a single-family dwelling, the developer shall install two water meters for each home. The first water meter shall be for internal water use. The second water meter shall be for external water use, including, but not limited to, an irrigation system.

[Added 2-20-2007 by Ord. No. O-07-1]

SECTION 2. REPEALER

The remainder of all other sections and subsections of the aforementioned ordinances not specifically amended by this Ordinance shall remain in full force and effect.

SECTION 3. INCONSISTENT ORDINANCES

All other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency.

SECTION 4. SEVERABILITY

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication according to law.

NOTICE

The Ordinance published herewith was introduced and passed on first reading by the Township Council of the Township of Howell on **April 28, 2026** and will be further considered for final passage and adoption at the Township Municipal Building on 4567 Route 9 North, Howell, New Jersey on **May 12, 2026 at 7:00 p.m.** or as soon thereafter as the matter can be reached on the Agenda, at which time and place all persons interested therein shall be given an opportunity to be heard and during the week prior thereto, and up to, and including, the date of such meeting, copies of said Ordinance will be available at the Clerk's Office in the Township of Howell Municipal Building to the members of the general public who shall request same.

Introduction:

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilman Nadel</i>	X		X			
<i>Councilwoman O'Donnell</i>			X			
<i>Councilman Wrubel</i>		X	X			
<i>Deputy Mayor Fischer</i>			X			
<i>Mayor Leggio</i>			X			

I, Allison Ciranni, Municipal Clerk of the Township of Howell, in the County of Monmouth, State of New Jersey, hereby certify this to be a true copy of the action of the Mayor and Township Council, at the Regular Meeting held April 28, 2026. WITNESS my hand this 29th day of April 2026.



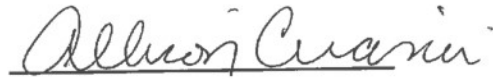
Allison Ciranni, RMC
Municipal Clerk
Township of Howell

This is to certify that the foregoing Ordinance was adopted by the Township Council at a regular meeting of the Township of Howell held on June 23, 2026.

Adoption:

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilman Nadel</i>	X		X			
<i>Councilwoman O'Donnell</i>			X			
<i>Councilman Wrubel</i>		X	X			
<i>Deputy Mayor Fischer</i>						X
<i>Mayor Leggio</i>			X			

I, Allison Ciranni, Municipal Clerk of the Township of Howell, in the County of Monmouth, State of New Jersey, hereby certify this to be a true copy of the action of the Mayor and Township Council, at the Regular Meeting held June 23, 2026. WITNESS my hand this 24th day of June 2026.



Allison Ciranni, RMC
Municipal Clerk
Township of Howell