

LAND USE

230 Attachment 5

**Township of Delaware**

**Township of Delaware  
Major Subdivision Preliminary Application – Checklist B  
[Amended 10-29-2007 by Ord. No. 2007-30LU]**

<p>Project Name:</p> <p>Street Location:</p> <p>Applicant:</p> <p>Signature of Applicant:</p>	<p>Zoning District:</p> <p>Block:                      Lot:</p> <p>Any section for which a waiver is specifically being requested shall be accompanied by a narrative paragraph explaining why the applicant is entitled to such waiver. The waiver(s) from this checklist may be approved for subdivision completeness, but the information may be required prior to approval of this subdivision application.</p>
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Maps, Reports and Other Written Information Required for Complete Application		Complies		Waiver Req'd	N/A
		Appl.	Plan. Bd.		
1.	Three copies of the Township application.				
2.	A completed checklist with all items addressed.				
3.	Eighteen copies of the plat, folded so that the block, lot and owner's name are visible (rolled plats are not acceptable).				
4.	Application fee – Delaware Township.				
5.	Executed escrow agreement and appropriate review fee.				
6.	Any prior variance(s) or subdivision(s) including dates and details. Attach copy of resolution(s).				
7.	Completed Hunterdon County Planning Board application with appropriate fee must be filed with the County and proof of filing submitted with this application.				
8.	Completed Hunterdon County Soil Conservation District application must be filed with the county and proof of filing submitted with this application.				
9.	Request to Delaware Township Road Naming Committee shall be filed with that Committee and proof of filing submitted with this application.				

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		Appl.	Plan. Bd.		
10.	Certification from NJDEP for water and sewer if 50 or more dwelling units are proposed and/or 150 acres or more are involved.				
11.	A copy of the deed by which title was obtained.				
12.	A copy of all recorded easements, restrictions and rights-of-way on the tract.				
13.	Variance request(s) and fee(s), if applicable, including detailed explanation(s).				
14.	Affidavit of ownership or letter from owner authorizing submission of the plat if applicant is not the owner.				
15.	Certification from the Tax Collector indicating that all taxes have been paid to date on the property.				
16.	Certification from the Administrative Officer and the Board of Health Secretary indicating that all municipal levies and fees have been paid.				
17.	Certification from the Tax Assessor indicating that the correct number for each tax block and each lot within each tax block as determined by the Municipal Tax Assessor is in conformity with the Municipal Tax Map.				
18.	Completed Delaware and Raritan Canal Commission application must be filed with the Commission and proof of filing submitted with Delaware Township application.				
19.	Type(s) of architecture and use(s) of proposed building(s).				
20.	Approximate date of start of construction, if known.				
21.	Construction schedule for all improvements.				
22.	A tentative phasing or section plan for the entire subdivision indicating all infrastructure improvements including proposed lot lines and building setbacks.				
23.	Information on safe sustainable groundwater yields for each geological formation.				

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24.	If individual wells are proposed, a certification from a professional geologist or hydrogeologist stating that, based on the water-related characteristics of the underlying geological formation(s) of the property, there is sufficient probability that an adequate water supply will be available for use by the residents of the proposed development as well as all existing residents.				
25.	If lots will connect with a public water and/or sewer system, the applicant shall present proof of permission to connect with such system(s).				
26.	Six copies of an Agricultural Information Report, as requested in § 230-117 of this chapter.				
27.	Six copies of an Environmental Information Report, as required in § 230-118 of this chapter.				
28.	Eighteen copies of a Soil Erosion and Sedimentation Plan, as required in § 230-113 of this chapter.				
29.	Six copies of a Stormwater Management Study and Calculations, as required in § 230-114 of this chapter.				
30.	Six copies of an Educational Impact Study, as required in § 230-88F(4) of this chapter.				
31.	Six copies of a Traffic Impact Study.				
32.	Six copies of proposed deed restricted agricultural or open space plans.				
<b>PLAT DETAILS</b>					
33.	Plats shall be clearly and legibly drawn or reproduced at a decimal scale not less than one inch equals 100 feet.				
34.	Scale of map, both written and graphic.				
35.	All plats shall be of standard size, as specified by the Map Filing Law, namely, 8" x 13", 15" x 21", 24" x 36" or 30" x 42".				
36.	Name, address, and signature and seal of licensed New Jersey Professional Engineer or Land Surveyor who prepared plat.				
37.	Name(s) and mailing address(es) of owner(s) and applicant(s).				
38.	Title block indicating name of development, if any.				

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39.	Key map showing the location of the tract to be subdivided in relation to surrounding area, drawn at a scale of not less than one inch equals 800 feet.				
40.	Current Tax Map Sheet number, Block and Lot numbers of land to be subdivided.				
41.	Zone district in which tract is located; if within more than one district, the most accurate measurements available of the lands within each district.				
42.	Delaware and Raritan Canal Commission Review Zone designation.				
43.	North arrow, giving reference meridian.				
44.	Date of original plat; date of each revision.				
45.	Space on the plat for signatures of the Chairman and Secretary of the Municipal Agency and for Municipal Certification.				
46.	Names of all property owners within 200 feet of the property to be subdivided (including any rights-of-way disclosed on the most recent tax records).				
47.	Number of proposed lots after subdivision and their areas in acres (if one acre or more) to the nearest hundredth; or (if under one acre) in square feet to the nearest hundredth.				
48.	Certification from a licensed New Jersey Professional Land Surveyor that the plat is based upon an accurate survey of the tract(s).				
49.	Locations of existing and proposed property lines, tract boundary lines, rights-of-way lines of streets and easements, and all other site lines with their dimensions (in feet to the nearest hundredth) and bearings (in degrees, minutes, and seconds), distances and curve information (including central angle, radii, arc) and accurate dimensions to the actual street intersections as projected. (NOTE: Lot lines for tracts adjacent to existing public streets shall extend to the center of the street.)				
50.	Building setback lines (front, side, and rear) for all proposed lots and lands remaining.				
51.	Lot frontage and lot width measured at the front setback line as required by this chapter for each lot.				

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52.	Lot depth, as required by this chapter for each lot.				
53.	Lot area of each proposed lot showing compliance with § 230-12G by shading or crosshatching of a minimum 30,000 square feet of contiguous area exclusive of resource protection areas in which a circle with a diameter of 100 feet can be inscribed. Show the circle with the diameter, and indicate the number of square feet of contiguous area exclusive of resource protection areas.				
54.	Total acreage of tract to be subdivided to the nearest hundredth of an acre.				
55.	Permitted and proposed development density of the tract.				
56.	Calculations required at § 230-115C(2) based on mappings of the resource protection areas required at § 230-115B.				
57.	Identification (with specific notation) of slopes greater than 15%.				
58.	Contours, based upon a site topographic survey, to determine the natural drainage of the land. Contour intervals shall be: up to 10% grade, every two feet; over 10% grade, every five feet. At least two benchmarks shall be set by the surveyor with locations noted on the plans.				
59.	Cliffs (steep overhanging rock faces).				
60.	Wetlands based on 1986 New Jersey Wetland Maps and mappings by the NJDEP.				
61.	Evidence of Letter of Interpretation or application to NJDEP for a determination of the presence and location of wetlands on the property or for a permit to disturb wetlands, in accordance with state law.				
62.	Both 100- and 500-year floodplains shall be shown on the plat, as delineated on the most recent FEMA map, unless more specific information is available. For nondelineated streams having a watershed of 50 acres or more, a hydrologic study shall be conducted to determine the extent of floodplains on the subject tract.				

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63.	Streams and adjacent floodplains, wetlands and steep slopes within 300 feet of the proposed disturbance associated with the development approval sought. In addition, all other natural or artificial water bodies and watercourses, whether continuous or intermittent, and their banks, and any area adjacent thereto that is subject to inundation by reason of overflow or backflow of floodwaters, shall be shown.				
64.	Locations of headwaters, if applicable.				
65.	Locations of aquifer recharge areas, if available.				
66.	Other physical features such as ridges, existing floodplain woodlands and other woodlands and shrub areas, including predominant species and sizes, existing isolated trees 12 inches in diameter or more, hedgerows and fields on the tract and within 200 feet.				
67.	Landscape provisions required by § 230-106 of this chapter. The scientific and common names of all vegetation shall be included.				
68.	Areas in agricultural production within the last two years.				
69.	Hunterdon County Soil Survey information:				
	a. Soil types and boundaries, including analysis of development capability; information on fill material for any filled soil areas.				
	b. Erosion hazard.				
	c. Soil depth to bedrock.				
	d. Permeability of the soil by layers.				
	e. Limitations for foundations.				
	f. Limitations for septic tank absorption field where a septic system is proposed.				
	g. Limitations for local roads and streets.				
	h. Agricultural capacity classifications.				
	i. Height of seasonal high water table and type of water table.				
70.	Locations of all existing structures within 200 feet of the tract and their setbacks from existing and proposed property lines or structures.				

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71.	Locations of any approved structures within 200 feet of the tract and their setbacks from existing and proposed property lines or structures, if known.				
72.	Locations of existing driveways within 200 feet of the tract.				
73.	Locations and types of existing easements or rights-of-way, including power lines.				
74.	Locations, sizes and capacities (where applicable) of existing railroads, bridges, culverts, drainpipes, water and sewer mains and other manmade installations affecting the tract.				
75.	Locations of existing and proposed wells and septic systems, as required by this chapter.				
76.	Locations of test wells which were installed to determine water supply and quality.				
77.	Soil Permeability Tests: All soil permeability testing shall have been performed in accordance with N.J.A.C. 7:9A, et seq., Standards for Individual Subsurface Sewage Disposal Systems.				
	a. The locations of all soil profile pits and borings, soil permeability tests and soil percolation tests, whether complete or incomplete, including all test replicates. Results of soil logs, soil permeability tests and soil percolation tests may be presented separately from the plat, provided they are accurately keyed to the plat. The minimum number of profile pits and/or soil borings shall conform with N.J.A.C. 7:9A-5.2, and shall not exceed 15 feet beyond the boundaries of the disposal field. The minimum number and location of soil permeability tests shall conform with N.J.A.C. 7:9A-6, and shall not exceed 15 feet beyond the boundaries of the disposal field.				
	b. The locations of all approved soil profile pits and borings, soil permeability tests and soil percolation tests shall be in conformance with the minimum setbacks as provided in § 230-12G.				
78.	Plans for a typical individual or advanced wastewater treatment sewage disposal system where private sewage disposal is proposed.				

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79.	Plans and profiles of proposed utility layouts such as sewers, storm drains, water, gas and electric utilities, showing feasible connections to existing or proposed utility systems.				
80.	Items, features and structures to remain or be removed, both above and below grade, on the tract.				
81.	Locations and capacities of all petroleum, fuel or other storage tanks, both above and below grade. Indicate type of substance stored or to be stored in the tanks and tanks to be removed.				
82.	Locations of any existing landfills or dumps on the site, including old farm dumps.				
83.	Stormwater Management Plan provisions, including design calculations showing the proposed drainage facilities to be in accordance with the requirements of § 230-114, Stormwater management.				
84.	A description of proposed future responsibility for maintenance of all stormwater management facilities.				
<b>STREETS</b>					
85.	Locations, widths and names of all existing and proposed streets and private accessways on the property and within 200 feet of the tract.				
86.	Required roadway dedications.				
87.	Sketch of prospective future street system (or, if permitted, private accessways) of the entire tract where proposed development covers only a portion thereof.				
88.	Plans, profiles, and cross sections at 50-foot intervals of all proposed streets and improvements to existing public roads, plans and profiles of all proposed drainage facilities in conformance with chapter requirements. Scales for plans and profile: one inch equals not more than 50 feet horizontal, one inch equals not more than 5 feet vertical; cross sections: one inch equals not more than 5 feet horizontal and vertical. For each proposed street and improvements to existing public roads, the plan profiles shall be drawn on the same plan sheet(s).				

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89.	Construction details and specifications for all proposed improvements, as required by § 230-105B.				
<b>EASEMENTS</b>					
90.	Sight triangles and easements, where required.				
91.	Conservation, drainage and/or conservation and drainage easements, where required.				
92.	The purpose of any easement or lands reserved or dedicated to public or common use shall be designated, indicating the proposed use of such lands and proposed future responsibility for maintenance of such lands.				
<b>MISCELLANEOUS</b>					
93.	Proposed form of homeowner's association regulations, if proposed.				
94.	Scenic, historical, archeological and landmark sites on the tract, identified and preserved, as far as practicable.				
95.	Photographs, black and white, color or Polaroid, of adequate size as determined by municipal agency, to show existing physical features, landscaping and any other conditions to be changed by the proposed project.				
96.	Grading plans for all proposed grading on slopes of 15% or greater and for all proposed buildings, indicating their relationship to existing and proposed grades.				
97.	A minimum of two site sections indicating elevation changes to be made to the land on account of the proposed buildings, to include tree masses and all existing and proposed buildings. At least two of these sections shall be at right angles, and any others shall be at such locations needed to explain the proposed project in the clearest manner.				
98.	An engineer's estimate of the quantities and costs of all improvements to be constructed and/or installed as a part of the development.				
99.	All proposed parking spaces, driveways and access points to public streets (or, if permitted, private accessways).				
100.	Locations, height, width and material specifications for all signs, temporary or permanent.				

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		<b>Appl.</b>	<b>Plan. Bd.</b>		
101.	Locations and specifications for all street lighting and fixtures, including complete manufacturer's literature.				
102.	Copies of all plats, reports, documentation and submissions related to this application shall have been delivered directly to the Planning Board's Engineer, Planner and Attorney. A copy of the transmittal letter, listing all enclosures, shall be submitted.				