

LAND USE

230 Attachment 6

**Township of Delaware**

**Major Subdivision Final Application – Checklist C**

[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. A waiver(s) from this checklist may be approved for subdivision completeness, but 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.	Affidavit of ownership or letter from owner authorizing submission of the plat if applicant is not the owner.				
7.	Certification from the Tax Collector indicating that all taxes have been paid to date on the property.				
8.	Certification from the Administrative Officer and Board of Health Secretary indicating that all municipal levies and fees have been paid.				
9.	The correct number for each tax block and each lot, as determined and assigned by the Municipal Tax Assessor in conformity with Municipal Tax Map.				
10.	An engineer's estimate of the quantities and costs of all improvements that are required to be installed by the developer as a condition of the preliminary subdivision approval.				

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11.	A performance guarantee in the appropriate amount to ensure the completion of all unfinished or unacceptable subdivision improvements, as determined by the Municipal Engineer. The performance guarantee shall be in a form which is acceptable to the governing body, as recommended by the Municipal Attorney.				
12.	Written verification from the Administrative Officer that the applicant has complied with all terms and conditions of the preliminary major subdivision approval.				
13.	A letter from the Municipal Chief Financial Officer stating that monies have been paid to the Township as reimbursement for all professional review fees and engineering inspection costs of construction improvements or installations incurred to date.				
<b>PLAT DETAILS</b>					
14.	Plats shall be clearly and legibly drawn or reproduced at a scale not less than one inch equals 100 feet.				
15.	Scale of map, both written and graphic.				
16.	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".				
17.	Name, address, signature and seal of licensed New Jersey Professional Land Surveyor who prepared the map, including a certification and date conducted as to the complete boundary survey.				
18.	Title block with name(s) and address(es) of owner(s) and name of development, if any.				
19.	Title block giving name(s) of subdivider(s) with mailing address(es).				
20.	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.				
21.	Current Tax Map Sheet number, block and lot number of property to be subdivided.				
22.	Zone district(s) in which tract is located; if within more than one district, the most accurate measurements available within each district.				

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23.	Delaware and Raritan Canal Review Zone designation.				
24.	North arrow, giving reference meridian.				
25.	Date of original plat; date of each revision.				
26.	Plat shall contain each of the applicable certifications, as required by the New Jersey Map Filing Law.				
27.	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.				
28.	Acreage of tract to be subdivided to the nearest hundredth of an acre.				
29.	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.				
30.	A letter from the Planning Board Attorney stating that he has reviewed and approved the form of all necessary deed restrictions.				
31.	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 two decimal places) 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 must extend to the original tract line in or near the center of the street.)				
32.	Lot frontage and lot width as measured at front setback line as required by this chapter.				
33.	Building setback lines (front, side, rear) shown typically and for all lots.				
34.	Lot depth as required by this chapter.				
35.	Locations and descriptions of all monuments whether set or to be set, such monuments to be placed in accordance with the Map Filing Law.				
36.	Locations of existing structures and their setbacks from existing and proposed property lines or structures.				

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<b>STREETS</b>					
37.	Locations, widths and names of all existing and proposed streets on the property and within 200 feet of the tract.				
38.	Required road dedication.				
<b>EASEMENTS</b>					
39.	Sight easements where required.				
40.	Conservation, drainage and/or conservation and drainage easements where required.				
41.	The purpose of any easement or land 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>					
42.	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.				
43.	As-built drawings certified by a New Jersey licensed professional engineer shall be submitted for any completed improvements, including but not limited to, streets, curbing, sidewalks, drainage facilities, drainage structures, utilities, location of test wells, parking and loading areas.				