

LAND USE

230 Attachment 7

Township of Delaware

Minor Subdivision Application – Checklist D

[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) may be approved for subdivision purposes but the information may be required prior to the issuance of a building permit.</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.	A completed checklist with all items addressed.				
2.	Three copies of the Township application.				
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(ies) 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 Department of Health application for review of soil testing (not septic design) and proof of filing submitted with this application.				
9.	Variance request(s) and fee(s), if applicable, including detailed explanation(s).				
10.	A copy of the deed by which title was obtained.				
11.	A copy of all recorded easements, restrictions and rights-of-way on the tract.				

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12.	Affidavit of ownership or letter from owner authorizing submission of the plat if applicant is not the owner.				
13.	Certification from the Tax Collector indicating that all taxes have been paid to date on the property.				
14.	Certification from the Administrative Officer and the Board of Health Secretary indicating that all municipal levies and fees have been paid.				
15.	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.				
16.	Metes and bounds description of the land in question based upon current land survey information.				
17.	A concept plan shall be required of all applicants prior to the submission of a formal application. Please refer to § 230-85 of this chapter for requirements for concept plan review. The concept plan shall include the mapping and calculation of resource protection areas pursuant to § 230-115B and C of this chapter.				
18.	If the lots will connect with a public water and/or sewer system, the applicant shall present proof that he has received permission to connect to such system(s).				
19.	Where a private accessway is proposed, the applicant shall submit a letter from the local fire company stating that the proposed road or road system is adequate for emergency access of fire apparatus.				
PLAT DETAILS					
20.	Plats shall be clearly and legibly drawn or reproduced at a decimal scale not less than one inch equals 100 feet.				
21.	Scale of map, both written and graphic.				
22.	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".				

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23.	Name, address, and signature and seal of licensed New Jersey Professional Engineer or Land Surveyor who prepared plat.				
24.	Title block with name(s) and mailing address(es) of owner(s) and of applicant(s) if different from owner(s).				
25.	Key map taken from the Tax Map showing the location of the tract to be subdivided in relation to surrounding area. Each lot to be subdivided shall be separately cross-hatched.				
26.	Current Tax Map Sheet number, block and lot numbers of land to be subdivided.				
27.	Zone district in which tract is located; if within more than one district, the most accurate measurements available of the lands within each district.				
28.	Delaware and Raritan Canal Commission Review Zone designation.				
29.	North arrow, giving reference meridian.				
30.	Date of original plat; date of each revision.				
31.	Space on the plat for signatures of the Chairman and Secretary of the municipal agency and for municipal certification.				
32.	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).				
33.	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.)				
34.	Building setback lines (front, side, rear) for all proposed lots and lands remaining.				
35.	Lot frontage and lot width measured at the front setback line as required by this chapter for each lot.				
36.	Lot depth, as required by this chapter for each lot.				

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37.	Total acreage of tract to be subdivided to the nearest hundredth of an acre.				
38.	Number of proposed lots after subdivision and their areas in acres (if one acre or more), or in square feet (if under one acre) to the nearest hundredth.				
39.	Lot area of each proposed lot showing compliance with § 230-12G by shading or cross hatching of a minimum of 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.				
NATURAL AND MAN-MADE FEATURES ON SITE AND WITHIN 200 FEET					
40.	Calculations required at § 230-115C(2) based on mappings of the resource protection areas required at § 230-115B.				
41.	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.				
42.	Identification (with specific notation) of slopes greater than 15%.				
43.	Cliffs (steep overhanging rock faces).				
44.	Wetlands based on 1986 New Jersey Wetland Maps and mappings by the NJDEP.				
45.	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.				
46.	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.				

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47.	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.				
48.	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. Limitation for foundations.				
	c. Limitation for septic tank absorption field where a septic system is proposed.				
	d. Agricultural capacity classifications.				
49.	Locations of all existing structures within 200 feet of the tract and their setbacks from existing and proposed property lines or structures.				
50.	Locations and description of all monuments whether set or to be set, such monuments to be placed in accordance with the Map Filing Law.				
51.	Locations of existing driveways within 200 feet of the tract.				
52.	Locations and types of existing easements or rights-of-way including power lines.				
53.	Locations of existing railroads, bridges, culverts, drainpipes, water and sewer mains and other man-made installations affecting the tract.				
54.	Stormwater management plan provisions, including design calculations, showing the proposed drainage facilities to be in accordance with the requirements of § 230-114, Stormwater management.				
55.	Locations of existing and proposed wells and septic systems as required by this chapter.				
56.	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.				

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	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.				
	c. Whenever any proposed lot or lands remaining to be created by minor subdivision consists of six or fewer acres in the A-1 Zone or 10 or fewer acres in the A-2 Zone, a soil permeability test shall be performed. The locations of all soil profile pits and borings, soil permeability tests and soil percolation tests, 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 Planning Board may waive the requirement for such soil permeability tests, provided the remaining lot created by the approved subdivision will not be a building lot and will be so deed-restricted.				
57.	Locations of any existing landfills or dumps on the site, including old farm dumps.				
58.	Locations, widths and names of all existing and proposed streets and private accessways on the property and within 200 feet of the tract.				
59.	Required roadway dedications.				
60.	Sight triangles and easements, where required.				

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61.	Conservation, drainage and/or conservation and drainage easements, where required.				
62.	The purpose of any easement or lands reserved or dedicated to public or common use shall be designated. Indicate the proposed use of such lands and proposed future responsibility for maintenance of such lands.				
63.	Indicate scenic, historical, archeological and landmark sites on the tract, and proposed responsibility for their preservation.				
MISCELLANEOUS					
64.	An approved septic system design and application from the County Health Department; approval of the proposed sewage disposal plan shall be required prior to the issuance of a building permit on any lot.				