

LAND USE AND DEVELOPMENT

90 Attachment 3

**Checklist Addendum C  
For Determining Completeness of  
Application for Preliminary Plat Approval of Major Subdivision  
Township of Franklin, Warren County, New Jersey  
[Amended 12-28-1997 by Ord. No. 98-17; 4-8-2002 by Ord. No. 2002-5]**

Application No. _____	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
Applicant: _____						
Location: _____						
Block _____ Lot _____ Zoning District _____						
Name of Project (if any): _____						
Signature of Applicant: _____						
1. Sixteen copies of completed review application.						
2. Ten copies of plats.						
3. All plats shall be of standard size as specified by the Map Filing Law, namely 8½" x 13", 24" x 36" or 30" x 42".						
4. Name of development, if any.						
5. Plats drawn to a scale of not less than 1" = 100'.						
6. Date of map and any revisions thereto.						
7. Name and address of owner and applicant and owners of property within 200 feet, and consent of owner to the application.						
8. Name, address, signature and seal of licensed land surveyor who prepared map.						
9. Tax Map sheet, block and lot number of tract.						
10. Written and graphic scale.						
11. Reference meridian.						
12. Zoning district boundaries and schedule of pertinent area, yard and building requirements and proposed data.						
13. Key map showing the location of the site and its relation to the overall tract, roads and highways, railroads, streams, rivers, drainageways, zone boundaries, municipal boundaries and surrounding lots within 800 feet of the tract based on Tax Map information at a scale no less than 1" = 800'.						
14. Minimum front, side and rear yard setback lines for each lot.						
15. Lot frontage and minimum lot circle for each lot.						

**Checklist Addendum C  
(continued)**

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16. Calculation for determination of minimum lot area for each lot pursuant to the schedule of area, bulk and yard requirements (§ 90-56B) shall be on the plat. Supporting data will be supplied with application.						
17. Residential cluster details (if applicable).						
18. Numerical designation for each proposed lot using the decimal system [example: Lot 9, two lots: 9.01, 9.02].						
19. Topography within 200 feet of the site based on sea level datum with two-foot contour interval and reference to monuments and identification of bench marks established on or near the site, including existing buildings, watercourses, marshes, railroads, bridges, culverts, drainpipes and any natural features such as wooded areas and rock formations.						
20. Engineering plans prepared, signed, and sealed by a licensed New Jersey professional engineer.						
21. All percolation tests and soil log locations and results for each lot, in accordance with § 90-46L shall be on the plat.						
22. Soil erosion and sediment control plan.						
23. 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. Scales for plans and profile: one inch equals not more than 50 feet horizontal, one inch equals not more than five feet vertical; cross section scale: one inch equals not more than five feet horizontal and vertical. For each proposed street and improvements to existing public roads, the plan and profile shall be drawn on the same sheet.						

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(continued)**

	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
24. Construction details of all proposed improvements.						
25. Flood hazard area delineation based on NJDEP and FEMA mapping.						
26. Written confirmation from all necessary serving public utilities that they have the present physical ability and legal authority to serve the proposed development.						
27. All existing and proposed easements, rights-of-way, watercourses and restrictions in and within 200 feet of the tract.						
28. Plans and profiles of proposed water and sanitary sewers, showing feasible connections to existing or any proposed utility system.						
29. A grading plan showing existing and final contours for each lot.						
30. Preliminary designs of bridges or culverts.						
31. Stormwater management plan provisions, including calculations, watershed map and a general description of proposed future maintenance of stormwater management facilities.						
32. Copy of any proposed protective covenants or deed restrictions applying to the land being subdivided.						
33. Certification by a New Jersey licensed engineer that there are no wetlands as defined by N.J.A.C. 7:7A within the area of the lands to be subdivided or a letter of interpretation from the NJDEP of the extent of wetlands within the lands to be subdivided.						
34. Names and addresses of all stockholders or individual partners owning at least 10% interest in the applicant (N.J.S.A. 40:55D).						

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(continued)**

	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
35. Certification from Tax Collector that no taxes or assessments for local improvements are due or delinquent on the subject property.						
36. Development impact statement.						
37. All fees and deposits paid by certified check.						
38. Proof of application submissions to other review agencies. (See instructions.)						
39. Review deposit escrow agreement.						
40. Six copies of a Phase I Geologic Investigation per § 90-72.						

Date Received: \_\_\_\_\_ Complete: \_\_\_\_\_ Incomplete: \_\_\_\_\_

Comments from township:

\_\_\_\_\_  
Administrative Officer