

LAND USE

205 Attachment 5

Township of North Brunswick

Appendix E Bifurcated D Variance Checklist (To be completed by applicant)

Application for Approval of Variance Requested Pursuant to N.J.S.A. 40:55D-70d Where No Site Plan or Subdivision Application Accompanies the Variance Application

	Submitted	Waiver Requested	N/A	
1.	_____	_____	_____	Plot plan or survey accurately depicting the property in question and all structures appurtenant.
2.	_____	_____	_____	Sketch of proposed improvements on the plot plan, including accurate measurements of distance to all property lines.
3.	_____	_____	_____	Show all required yard setbacks as per Land Development Zoning Ordinance and yard setbacks proposed.
4.	_____	_____	_____	Computation of percentage of lot coverage, existing and proposed.
5.	_____	_____	_____	Additional information on plans pertaining directly to on-site parking, if required, and any required landscaping or buffering.
6.	_____	_____	_____	Clear statement of reasons for need of variance.
7.	_____	_____	_____	Sections of Zoning Ordinance involved.
8.	_____	_____	_____	Completion of application form.
9.	_____	_____	_____	Payment of all fees.
10.	_____	_____	_____	Satisfaction of all notice and publication requirements.
11.	_____	_____	_____	Photos of the property in the location of the proposed improvements.
12.	_____	_____	_____	Architectural sketches of proposed improvements.

Site Plan information as follows: (Note: For details of all submissions, see Article VII. Applicant shall check off all items as: submitted, not applicable or waiver requested.)

Scale:

NORTH BRUNSWICK CODE

	Submitted	Waiver Requested	N/A	
13.	_____	_____	_____	1 inch = 50 feet (40 or fewer acres).
14.	_____	_____	_____	1 inch = 100 feet (over 40 acres).
Size:				
15.	_____	_____	_____	8 1/2 inch x 14 inch.
16.	_____	_____	_____	15 inch x 21 inch.
17.	_____	_____	_____	24 inch x 36 inch.
18.	_____	_____	_____	30 inch x 42 inch.
Drawings submitted:				
19.	_____	_____	_____	Title sheet.
20.	_____	_____	_____	Site survey and layout plan.
21.	_____	_____	_____	Drainage plan.
22.	_____	_____	_____	Landscape plan.
23.	_____	_____	_____	Lighting plan.
Key map.				
Title block.				
24.	_____	_____	_____	Name of development, municipality and county.
25.	_____	_____	_____	Name and address of developer.
26.	_____	_____	_____	Scale.
27.	_____	_____	_____	Date of preparation.
28.	_____	_____	_____	Name, address, signature and license number of the professional engineer and other professionals who prepared the drawing.
29.	_____	_____	_____	Graphic scale and North arrow.
30.	_____	_____	_____	Revision box.
31.	_____	_____	_____	All existing tract boundary or lot lines.

LAND USE

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32.	_____	_____	_____	Existing block and lot number(s) of the lot(s) to be developed as they appear on the municipal tax map.
33.	_____	_____	_____	Name and addresses of the owner or owners of record and the names and addresses of all property owners within 200 feet of the extreme limits of the tract.
34.	_____	_____	_____	Lot and block number of each bordering lot.
35.	_____	_____	_____	Municipal boundaries within 200 feet of the tract and the names of the adjoining municipalities.
36.	_____	_____	_____	Zoning district boundaries affecting the tract.
37.	_____	_____	_____	The location of any portion which is to be developed in relation to the entire tract.
38.	_____	_____	_____	Acreage of the tract to be developed to the nearest tenth of an acre.
39.	_____	_____	_____	Locations of all existing structures showing front, rear and side yard setback distances.
40.	_____	_____	_____	Indication of whether existing structures and uses will be retained or removed.
41.	_____	_____	_____	The location of all existing utility rights-of-way and easements.
42.	_____	_____	_____	The names, exact location and width along the property line of all existing streets, recorded streets, or streets shown on an official map or Master Plan of the Township within the tract and within 200 feet of it.
43.	_____	_____	_____	All existing watercourses, including lakes and ponds, and drainage right-of-way within the tract or within 200 feet thereof.
44.	_____	_____	_____	Unique natural features or historic sites or structures within the tract and within 200 feet thereof.
45.	_____	_____	_____	A sketch of the proposed layout or disposition of remaining land, if any.

NORTH BRUNSWICK CODE

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46.	_____	_____	_____	The location of all proposed buildings, structures, signs and lighting facilities, together with all dimensions necessary to confirm conformity to this chapter.
47.	_____	_____	_____	The location and design of any off-street parking areas or loading areas, showing size and location of bays, aisles and barriers.
48.	_____	_____	_____	All means of vehicular access and egress to and from the tract or site onto public streets, showing the size and location of driveways, curb cuts, traffic signs, signals, channelization, acceleration and deceleration lanes.
49.	_____	_____	_____	Letters from private utility company(ies) stating that service will be available for proposed use.
50.	_____	_____	_____	Environmental impact assessment.
51.	_____	_____	_____	Traffic impact report.