

DEVELOPMENT REGULATIONS

40 Attachment 1

DOCUMENTS REQUIRED TO BE SUBMITTED (Subsection 40-12.2)									
				MINOR APPLICATION		MAJOR APPLICATION			
						Subdivision		Site Plan	
Item No.	Description	Variance	Informal Concept Plan	Subdivision	Site Plan	Preliminary	Final	Preliminary	Final
A.	Application Form	X		X	X	X	X	X	X
B.	Project Plat Information								
1.	Name and address of owner and applicant.	X	X	X	X	X	X	X	X
2.	Notarized signature			X (Final Plat prior to filing)			X (Final Plat prior to filing)		
3.	Name, signature license number seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat.	X	X	X	X	X	X	X	X
4.	Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.	X	X	X	X	X	X	X	X
5.	Key map at specified scale showing location to surrounding properties, streets, municipal boundaries, etc., within 500' of property.	X	X	X	X	X	X	X	X
6.	North Arrow & Scale.	X	X	X	X	X	X	X	X
7.	Schedule of required and provided zone district requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.	X	X	X	X	X	X	X	X
8.	Signature blocks for chairman, secretary, and municipal engineer.			X	X	X	X	X	X
9.	Proof that taxes are current.	X		X	X	X	X	X	X

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10.	Certification blocks required by map filing law.			X			X		
11.	Monumentation as specified by map filing law.			X			X		
12.	Date of current property survey.			X	X	X	X	X	X
13.	Plans to a scale of not less than 1"=100' on one of four of the following standard sheet sizes 8 1/2" x 13" 15" x 21" 24" x 36" 30" x 42"			X	X	X	X	X	X
14.	Metes and bounds description showing dimensions, bearings of original and proposed lots.			X			X		
15.	Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords, and central angles for all center-line curves on streets.			X		X	X	X	X
16.	Acreage of tract to the nearest tenth of an acre.	X	X	X	X	X	X	X	X
17.	Date of original preparation and of each subsequent revision. Include brief narrative of each revision.	X		X	X	X	X	X	X
18.	Size and location of any existing and proposed structures with all setbacks dimensioned (for concept plan, general location only, setbacks not required).	X	X	X	X	X	X	X	X
19.	Size and location of all existing structures within 200' of the site boundaries.			X	X	X	X	X	X

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20.	Tax lot and block numbers of existing and proposed lots.			X		X	X		
21.	Proposed lot lines and area of proposed lots in square feet.		X	X		X	X		
22.	Any existing or proposed easement or land reserved for or dedicated to public use.	X	X	X	X	X	X	X	X
23.	Property owners within 200 feet of subject property.	X		X	X	X	X	X	X
24.	Location of streams, floodplains, wetlands or other environmentally sensitive areas on or within 200' of the project site (Note: variance applications need only show these features on-site).	X		X	X	X	X	X	X
25.	List of Variances required or requested.	X		X	X	X	X	X	X
26.	List of requested design waivers or exceptions.			X	X	X	X	X	X
27.	Phasing Plan as applicable to include: 1. Circulation plan, including signage, separating construction traffic from traffic generated by intended use of site. 2. Timetable and phasing sequence.					X	X	X	X
28.	Preliminary architectural plans and elevations.	X	X		X			X	X
29.	Site identification signs, traffic control signs, and identification signs.				X	X	X	X	X
30.	Sight Triangles.			X	X		X	X	X

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31.	Proposed street names when new road is proposed.					X	X	X	X
32.	Parking plan showing spaces, size, and type, aisle width curb cuts, drives, driveways, and all ingress and egress areas and dimensions, the number of spaces required by ordinance, and the number of spaces provided.				X			X	X
33.	Solid waste management and recycling plan showing holding location and provisions for waste and recyclables.				X	X	X	X	X
C.	Construction Plans								
1.	Site layout showing all roadways, circulation patterns, curb, sidewalk, buffers, structures, open space, recreation, etc., as applicable.				X	X	X	X	X

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2	Grading and utility plan to include as applicable: a. Existing and proposed contours at 1' intervals for grades 3% or less and at 2' intervals for grades more than 3%. b. Elevations of existing and pro- posed drainage structures. c. Location and in- vert elevation of existing and pro- posed drainage structures. d. Location of all streams, ponds, lakes wetland areas. e. Locations of existing and proposed utilities including depth of structures, locations of manholes, valves, services, etc.				X	X	X	X	X
3.	Profiles of existing and proposed road- ways including all utilities and storm water facilities. Roadway cross sections at 50' intervals. Horizontal and vertical scales to be the same.					X	X	X	X

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4.	Landscaping Plan to include: a. Location of existing vegetation and clearing limits. A tree save plan is required for all large applications. b. Proposed buffer areas and method of protection during construction. c. Proposed landscaped areas. d. Number, type and location of proposed plantings including street trees. e. Details for method of planting, including optimum planting season.				X	X	X	X	X
5.	Soil Erosion and Sediment Control plan prepared in accordance with the standards for Soil Erosion and Sediment Control Standards in New Jersey.				X	X	X	X	X
6.	Lighting plan to include: 1. Location and height of proposed fixtures. 2. Detail for construction of fixture.				X	X	X	X	X

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7.	Construction details for all improvements 1) Roadways 2) Curb 3) Sidewalk 4) Driveway Aprons 5) Drainage Inlets 6) Pipe Bedding 7) Outfalls 8) Manholes 9) Gutters 10) Plantings 11) Soil Erosion & Sediment Control Structures 12) Parking lots				X	X	X	X	X
D.	Supplementary Documents								
1.	List of all Federal, State, regional and/or municipal approvals for permits required.	X		X	X	X	X	X	X
2.	Copies of any existing or proposed deed restrictions or covenants.	X		X	X	X	X	X	X
3.	Freshwater Wetlands Letter of Interpretation for the project area.			X	X	X	X	X	X
4.	Performance Guarantees.			X	X		X		X
5.	Executed Developers Agreement.						X		X
6.	Disclosure Statement (see N.J.S.A. 40:55D-48.1 et seq.)				X	X	X	X	X
7.	Statement from utility companies as to serviceability of site.			X	X	X	X	X	X
8.	Stormwater Management calculations.				X	X	X	X	
9.	Payment of all applicable fees.	X	X	X	X	X	X	X	X

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10.	Environmental Impact Statement.				X	X		X	
11.	Proof of application with NJDEP for CAFRA Permit, where applicable.			X		X	X	X	X