

LAND USE

104 Attachment 2

Borough of Glen Gardner

SCHEDULE B

Schedule B is applicable to minor and major subdivisions, preliminary and final site plans and preliminary and final major subdivisions.

| | | Minor Site Plan | Minor Sub. | Prelim. Site Plan | Prelim. Major Sub. | Final Site Plan | Final Major Sub. |
|----------------------------|--|--------------------------------|-----------------------|----------------------------------|-----------------------------------|--------------------------------|---------------------------------|
| Plat Specifications | | | | | | | |
| 1. | Plat clearly and legibly drawn or reproduced at a scale not smaller than one inch equals 100 feet. | X | X | X | X | X | X |
| 2. | All documents must be signed and sealed by appropriate N.J. licensed professional person. | X | X | X | X | X | X |
| 3. | Plat prepared to scale based on deed description or other reasonable accurate data for the purpose of review and discussion by the Planning Board. | X | X | X | X | X | X |
| General Information | | | | | | | |
| 4. | Metes and bounds description of parcel in question based upon current on-site land survey information showing the date the survey was performed. | X | X | X | X | X | X |
| 5. | Property line shown in bearings and distances. Bearings to be in degrees, minutes and seconds. Curves to have arc length, radius chord bearings and distances. | X | X | X | X | X | X |
| 6. | Key map, based on Tax Map, showing location of tract to be considered in relation to surrounding area, within 500 feet. | X | X | X | X | X | X |
| 7. | Title block containing name and address of applicant, preparer and preparer's seal, lot and block numbers, date prepared, date of last revision and zoning district. Title block must comply with Title 45 (Map Filing Law ¹). | X | X | X | X | X | X |
| 8. | Each block and lot numbered in conformity with the Municipal Tax Map as determined by the | X | X | X | X | X | X |

¹ Editor's Note: See N.J.S.A. 46:23-9.9 et seq.

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| 9. | Municipal Tax Assessor. Scale of map, both written and graphic. | X | X | X | X | X | X |
| 10. | North arrow giving the basis of the bearing reference. | X | X | X | X | X | X |
| 11. | Space for signatures of Chairman and Secretary of the Planning Board. | X | X | X | X | X | X |
| 12. | Names and addresses of all property owners within 200 feet of subject property. | X | X | X | X | X | X |
| 13. | Location of existing and proposed property lines with dimensions in feet to the nearest hundredth. | X | X | X | X | X | X |
| 14. | Acreage of affected parcel to the nearest hundredth of an acre. | X | X | X | X | X | X |
| 15. | Zoning district in which parcel is located, indicating all setbacks, height and floor area ratio, both as to required and proposed. Indicate the above both written and graphically. | X | X | X | X | X | X |
| 16. | Performance standards, if applicable, such as impervious surface ratio, open space ratio and density. | X | X | X | X | X | X |
| 17. | Number of lots resulting from a subdivision, including areas in acres if one acre or over or in square feet if under one acre. | | X | | X | | X |
| 18. | Site capacity calculations, if applicable. | X | X | X | X | X | X |
| Natural Features | | | | | | | |
| 19. | Topography of the site and within 200 feet thereof. | X | X | X | X | | |
| 20. | Contours in intervals of 2 feet up to 10% grade and 5 feet over 10% grade. | X | X | X | X | | |
| 21. | Rock outcroppings. | X | X | X | X | | |
| 22. | Floodplains. | X | X | X | X | X | X |
| 23. | Wetlands. | X | X | X | X | X | X |
| 24. | Natural and artificial watercourses, waterbodies and encroachment lines. | X | X | X | X | X | X |
| 25. | Wooded areas, including predominant association and size. | X | X | X | X | X | X |
| 26. | Location of trees 6 inches in caliper, as measured 4 1/2 feet above ground level, outside of wooded areas, designating species | X | X | X | X | X | X |

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| | of each. | | | | | | |
| 27. | Soil types as shown by the current Soil Conservation Service Survey maps. | X | X | X | X | X | X |
| 28. | Areas in which construction is precluded due to the presence of natural resource restrictions. | X | X | X | X | | |
| 29. | All areas to be disturbed by grading or construction. | X | X | X | X | | |
| Man-Made Features On-Site and Within 200 Feet Thereof | | | | | | | |
| 30. | Location of existing structures and their setbacks from existing and proposed property lines. | X | X | X | X | X | X |
| 31. | Location of existing easements or rights-of-way, including power lines. | X | X | X | X | X | X |
| 32. | Location of existing railroads, bridges, culverts, drainpipes, water and sewer mains, and other man-made installations affecting the tract. | X | X | X | X | X | X |
| 33. | Location of existing wells and septic systems. | X | X | X | X | | |
| 34. | Location, results and date of all percolation tests and soil logs for each lot. | X | X | X | X | | |
| 35. | Plans and profiles of proposed streets. | | | X | X | X | X |
| 36. | Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas and electric, showing feasible connections to existing or proposed utility systems. | | | X | X | X | X |
| 37. | Location and description of monuments, whether set or to be set, of all corners found, set, to be set and specific type (i.e. rebar, iron pipe, railroad spike, p.k. nail, etc.) | X | X | | | X | X |
| 38. | Location, names and widths of all existing and proposed streets on the property and within 200 feet of the tract. | X | X | X | X | X | X |
| 39. | Required road dedication. | X | X | X | X | X | X |
| 40. | Sketch of prospective future street system of the entire tract where a preliminary plat covers only a portion thereof. | | | X | X | | |

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| Miscellaneous | | | | | | | |
| 41. | Proposed sight easements where required. | X | X | X | X | X | X |
| 42. | Proposed drainage easements where required. | X | X | X | X | X | X |
| 43. | Soil erosion and sediment control plan in accordance with Article XXIV of this chapter. | X | X | X | X | | |
| 44. | Stormwater management plan in accordance with Article XXIII of this chapter. | X | X | X | X | | |
| 45. | Landscaping plan, including the types, quantity, size and location of all proposed vegetation, along with planting specifications. The scientific and common name of all vegetation shall be included. Landscaping plan to be prepared by a certified landscape architect. | X | X | X | X | X | X |
| 46. | Environmental impact statement (EIS) in accordance with Article VII, § 104-51B of this chapter. | X | X | X | X | X | X |
| 47. | Historic preservation plan in accordance with the requirements of Article XXV of this chapter, as applicable. | X | X | X | X | X | X |
| 48. | Copies of covenants and deed restrictions, if any, existing rights-of-way or easements, including easements by use. | X | X | X | X | X | X |
| 49. | The purpose of any proposed easement of land reserved or dedicated to public or common use shall be designated. | X | X | X | X | X | X |
| 50. | Any sections for which a waiver is specifically requested and a narrative paragraph explaining why the applicant is entitled to such waiver. | X | X | X | X | X | X |
| 51. | A letter of interpretation regarding wetlands from the New Jersey Department of Environmental Protection, as applicable. | X | X | X | X | X | X |
| 52. | As-built plans. | | | | | X | X |