

LAND USE AND DEVELOPMENT

60 Attachment 16

Pittsgrove Township Development Regulations Ordinance
Checklist
Schedule "C" - Preliminary Major Site
Plan Information Requirements
[Amended 12-8-2009 by Ord. No. 15-2009]

In addition to the information required for a zoning permit, all site plans shall fulfill the information requirements of § 60-35 of the Development Regulations Ordinance prior to review by the Land Use Board.

Instructions: Fill in the name of the applicant or the development and date below. Then using the column of brackets at left place the appropriate letter that corresponds to the status of the item requested. An application shall not be considered complete until all the materials and information specified below have been submitted and determined to be complete by the Land Use Board.

Name of Applicant or Development _____ Date: _____

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Table with 2 columns: Applicant's Response and Official Use Only. Rows include requirements for site plan preparation, site plan details, key map, owner information, tax map, adjoining owners, and property boundaries.

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a separate map at an appropriate scale may be submitted.	
<input type="checkbox"/> 6. The location, design and dimensions of each new and existing use and building.	<input type="checkbox"/>
<input type="checkbox"/> 7. The building or use setback distances from all property lines.	<input type="checkbox"/>
<input type="checkbox"/> 8. The names, location, dimensions and arrangement of existing or proposed streets, vehicular access ways and driveways, sight triangles, off-street parking areas, methods of separating land traffic and parking traffic within off-street parking areas and loading and unloading areas, and the computations used to determine the number of off-street parking and loading spaces required.	<input type="checkbox"/>
<input type="checkbox"/> 9. A survey prepared by a land surveyor licensed by the State of New Jersey shall accompany site plans and shall show the boundaries of the parcel and the limits of the proposed streets, recreation areas and other property to be dedicated to public use or to common open space. In case of new commercial, industrial or public buildings, the site plan shall be accompanied by preliminary architectural floor plans and elevations of the front, side and rear of any structures with the name, address, professional number and seal of the architect involved; and all signs to be erected, constructed, and placed on-site or modified to the extent necessary to apprise the Land Use Board of the scope of the proposed work, shall be shown. Any existing structures shall be identified either as to remain or be removed.	<input type="checkbox"/>
<input type="checkbox"/> 10. All existing and proposed on-tract buildings, structures, and other facilities and improvements (including fences, sheds, bridges, sidewalks and drainage facilities) or parts thereof, with notations as to their respective existing and proposed uses; all existing off-tract buildings, structures, and other facilities and improvements (including fences, sheds, bridges, sidewalks and drainage facilities) or parts thereof within 200 feet of the tract or tracts that are the subject of the application; all on-tract wooded areas; all off-tract wooded areas within 200 feet of the tract or tracts that are the subject of the application; and all on-tract trees having a diameter of 15 inches or more measured three feet above ground level. A landscaping plan shall be provided as required by and conforming to § 60-42BB.	<input type="checkbox"/>
<input type="checkbox"/> 11. North arrow, zone district(s) in which the lot(s) involved is located and is adjacent.	<input type="checkbox"/>
<input type="checkbox"/> 12. Date of the original drawing and each subsequent revision or amendment thereto; title of plan and development name on each sheet; and total area to one square foot.	<input type="checkbox"/>
<input type="checkbox"/> 13. All dimensions, areas and distances needed to confirm conformity with this chapter such as, but not limited to, building lengths, building coverage, lot lines, parking and loading spaces, setbacks and yard	<input type="checkbox"/>

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dimensions (the building envelope), and buffer areas.	
<input type="checkbox"/> 14. The location, design and dimensions of open areas, buffer areas, pedestrian walkways and any recreation areas and facilities proposed by the developer.	<input type="checkbox"/>
<input type="checkbox"/> 15. A landscaping and buffering plan as required by and in conformance with § 60-42BB showing what will remain and what will be planted, indicating the names of plants and trees and their dimensions, the approximate time and method of planting, and all nonplant material to be used in landscaping.	<input type="checkbox"/>
<input type="checkbox"/> 16. Contours at two-foot intervals for slopes averaging 5% or greater and one-foot contours for slopes less than 5%, unless determined by the Township Engineer to be unnecessary in whole or in part.	<input type="checkbox"/>
<input type="checkbox"/> 17. Grading plan showing existing and proposed spot elevations based upon the United States coastal geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations.	<input type="checkbox"/>
<input type="checkbox"/> 18. A copy of the applicable wetlands map and soils map of the site involved as well as a calculation of the acreage of wetlands and uplands areas shall be submitted when wetlands are located on the site involved. If wetlands are located on the tract involved, then there must be submitted a letter of certification from a New-Jersey-licensed professional surveyor that at least 50% of the tract involved is highlands as required by § 60-57.	<input type="checkbox"/>
<input type="checkbox"/> 19. The location, size, and direction of flow of all streams, brooks, ditches, lakes and ponds. The boundaries of the flood plains of all watercourses shall also be shown.	<input type="checkbox"/>
<input type="checkbox"/> 20. Plans, design details and calculations for all storm drainage facilities.	<input type="checkbox"/>
<input type="checkbox"/> 21. A lighting plan for the site including the location and design of proposed lighting for buildings, signs, parking and loading areas, driveways and grounds.	<input type="checkbox"/>
<input type="checkbox"/> 22. Cross sections and centerline profiles of all existing and proposed streets and watercourses.	<input type="checkbox"/>
<input type="checkbox"/> 23. Preliminary plans and profiles of proposed utility layouts and water and sewer facilities.	<input type="checkbox"/>
<input type="checkbox"/> 24. If on-site sewage disposal is required, the results and location of all permeation tests and test boring locations shall be shown on the plan.	<input type="checkbox"/>
<input type="checkbox"/> 25. The size, type, location and design including content of all proposed signs.	<input type="checkbox"/>
<input type="checkbox"/> 26. The identification of all abutting land that is currently assessed as	<input type="checkbox"/>

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<p>qualified farmland under the New Jersey Farmland Assessment Act, and the location of an agricultural buffer strip of 200 feet in width along any boundary with land that is assessed as qualified farmland under the New Jersey Farmland Assessment Act as required by § 60-42E(7). The location of an agricultural buffer strip shall not be required for that portion of land that is to be placed in farmland use and is five acres or more in area.</p>	
<p><input type="checkbox"/> 27. A certification of the Pittsgrove Township Tax Assessor certifying the identification of all abutting land that is assessed as qualified farmland under the New Jersey Farmland Assessment Act.</p>	<input type="checkbox"/>
<p><input type="checkbox"/> C. For any development located on an arterial or collector road as defined in the adopted Township Master Plan or any development which will be expected to provide parking spaces for 50 or more vehicles, the number of copies required by Checklist Schedule "A" of a traffic analysis will be required to be submitted as part of the preliminary submission. Said analysis shall be prepared by a qualified professional traffic engineer or planner and shall include the following:</p> <ol style="list-style-type: none"> 1. Estimated trip generation for said development. 2. Directional distribution of traffic from development. 3. Trip assignment and analysis. 4. A capacity analysis of all roadways to be affected by said development as determined by the above referenced data. 5. Identification of congestion and turning-movement traffic. 6. An explanation of how the applicant proposes to handle any conflicts or problems, and/or recommendations for such conflicts' or problems' mitigation or elimination including an assessment of the developer's share of such conflict and cost for their mitigation or elimination. 7. Such other information and/or data as found necessary and required by the Land Use Board. 	<input type="checkbox"/>
<p><input type="checkbox"/> D. A soil erosion and sediment control plan or statement of non-applicability is required.</p>	<input type="checkbox"/>
<p><input type="checkbox"/> E. The number of copies required by Checklist Schedule "A" of an environmental impact statement as per Checklist "D", are required to be submitted for site plans including, where applicable, a cultural resource survey as per § 60-42L.</p>	<input type="checkbox"/>
<p><input type="checkbox"/> F. In the case of a development for which a homeowners association is required or proposed as per § 60-48M, the site plan shall be accompanied by such information as will permit the Land Use Board to make detailed findings concerning the ability of the association to adequately perform the function for which it is designed. Information to</p>	

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<p>be submitted by the applicant in this regard and subject to approval and revision is as follows:</p> <ol style="list-style-type: none"> 1. The time when the association is to be created in relation to the project's timetable. 2. Mandatory or automatic nature of membership in the organization by a resident/occupant and his/her successor(s) as well as the Township. 3. Permanency of common, buffer, open space and recreational areas' or drainage improvement areas' protective covenants. 4. Liability of the organization for insurance, taxes and maintenance of all facilities. 5. Provisions made for pro rata sharing of costs and assessments. 6. Capacity of the organization to administer common facilities and preserve the benefits of the common, buffer, open space or recreational areas or drainage improvement facilities. 7. The restrictions, covenants and other devices establishing the automatic membership in the association and the responsibilities of membership. 8. Such other information as necessary to assure that the provisions of § 60-42M are satisfied. 	<p>[]</p>
<p>[] G. Such other information or submissions which shall have been made known to the applicant in writing at the time said applicant received the application form and this or other checklists for use in applying for development approval.</p>	<p>[]</p>
<p>[] H. Site plans for industrial uses or use of an industrial nature as determined by the Land Use Board, shall be accompanied by information regarding compliance with the industrial use standards contained in § 60-42N.</p>	<p>[]</p>
<p>[] I. An affordable housing production plan providing: [Added 12-27-2006 by Ord. No. 12-2006]</p> <ol style="list-style-type: none"> 1. A calculation of the affordable housing obligation for the development based on the proposed development and COAH's third-round rules; 2. The manner in which the affordable housing obligation is to be addressed; 3. A floor plan indicating the location of all proposed affordable units where units are to be provided on site and the manner in which they shall comply with the growth share ordinance and applicable COAH regulations. 	<p>[]</p>