

LAND USE AND DEVELOPMENT

60 Attachment 23

**Pittsgrove Township Development Regulations Ordinance
Checklist
Schedule "J" - Supplemental Details For Specific Uses**

The following identified uses require that the subject subdivision plat and/or site plan include supplemental details for the specific use as listed and noted below. Any plats and/or plans which involve these specific uses shall include the following applicable information:

Instructions: Fill in the name of the applicant or the development and date below. Then within 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 is determined complete by the Land Use Board.

Name of Applicant or Development _____ **Date:** _____

C - Complete I - Incomplete NA - Not Applicable WR - Waiver Requested

Applicant's Response **Official Use Only**

**GASOLINE SERVICE STATIONS AND/OR
REPAIR GARAGES OR CAR WASHES:**

- [] 1. The location of all fuel tanks and pumps. []
- [] 2. The dimensions and capacity of each tank. []
- [] 3. The depth the tanks will be buried. []
- [] 4. The location and use of all structures, whether principal or accessory, to be constructed on the site. []
- [] 5. The location and maximum number of automobiles or motor vehicles in need of service and which are to be garaged or parked on the premises at one time. and []
- [] 6. Design details for any proposed canopy structure including proposed lighting and any use of a portion of said canopy as a sign which if so proposed shall comply with the provisions of § 60-82. A detailed elevation of the drawing with dimensions including sign area, design and location shall be provided. to be located over the motor fuel dispensing areas of the gasoline service station. []

PLANNED COMMERCIAL CENTER

- [] A planned commercial center may require the submission of a market analysis as provided for in § 60-94, and when required by the Land Use Board. []

PITTSBOROUGH CODE

C - Complete I - Incomplete NA - Not Applicable WR - Waiver Requested

Applicant's Response

Official Use Only

PLANNED HIGHWAY BUSINESS DISTRICT DEVELOPMENTS:

- [] 1. Details of how the entire tract of land will be able to be utilized if the proposed new development for which the site plan is being submitted is to be located in just a portion of the property. Said details shall include how the entire lot or tract shall ultimately be accessed, provided with utilities, and that no part of the property is landlocked or "wasted" in terms of development potential since there is a finite amount of frontage along the State highway. []
- [] 2. Location and orientation of proposed development shall be designed and shown to assure future expansion into unused portions of the lot or tract and show consideration to such future expansion in terms of vision from the highway, access and sign placement and design to accommodate future uses on the lot or tract. []
- [] 3. Identification of existing land use on adjoining properties and specific site use areas, structures or utilities adjacent to the proposed development. To this extent, the site plan shall show all structures, utility locations or site use areas such as buildings, wells, septic systems, utility lines or facilities, parking or loading areas, driveways and vacant land within twenty (20) feet of a shared property line. []
- [] 4. Details of shared services, facilities or access including parking, driveways, lighting or signs as provided in Article IX or XI of this chapter, or a statement detailing contact with adjoining property owners and why share services, facilities or access is not possible. and []
- [] 5. Details of why concern with the remainder of the lot is not justified due to physical features of the site that preclude further development such as the presence of environmentally sensitive lands. []

PUBLIC UTILITY OF AN ESSENTIAL SERVICE

- [] 1. A statement detailing the need and purpose of the installation. []
- [] 2. Proof shall be furnished that the proposed installation in the location specified is necessary for the efficient and convenient operation of the public utility or essential service involved and for the satisfactory and convenient provision of service to the neighborhood or area in which the use is to be located. []