

LAND USE, DEVELOPMENT AND ZONING

176 Attachment 8

**Township of Waterford**

**Checklist**

**Details Required for Preliminary Major Subdivision or Preliminary Major Site Plan  
(§ 176-40)**

Township Application # \_\_\_\_\_

- \_\_\_\_\_ Fees set forth in § 176-20C(1) and (2) and § 176-20H or L
- \_\_\_\_\_ Signed escrow agreement
- \_\_\_\_\_ Certification from the Township Tax Collector that taxes are current
- \_\_\_\_\_ Certificate of filing from Pinelands Commission
- \_\_\_\_\_ Certified list of property owners
- \_\_\_\_\_ Notice mailed and published
- \_\_\_\_\_ Affidavit of personal or certified mail service
- \_\_\_\_\_ Proof of Publication
- \_\_\_\_\_ Three copies of application, **which includes any requested design waivers or variances**
- \_\_\_\_\_ Three copies of checklist
- \_\_\_\_\_ Three copies of environmental impact statement and
  - \_\_\_\_\_ A cultural resource survey
  - \_\_\_\_\_ A traffic impact statement
  - \_\_\_\_\_ A municipal services and utilities impact statement analyzing the probable impact on municipal services, including:
    - \_\_\_\_\_ Feasibility of providing potable water to the site to meet the required demand
    - \_\_\_\_\_ Stormwater management calculations
    - \_\_\_\_\_ Feasibility of conveying and treating the sewage generated by the proposed development within an existing system
    - \_\_\_\_\_ Schools
    - \_\_\_\_\_ Police, fire and ambulance services and protection
    - \_\_\_\_\_ Road and traffic, specifically with reference to any Township circulation plan
    - \_\_\_\_\_ Sanitation and trash disposal
    - \_\_\_\_\_ Supporting data to show how conclusions were determined
- \_\_\_\_\_ Three copies of protective covenants, easements and/or deed restrictions
- \_\_\_\_\_ Twelve copies of the major subdivision plat or major site plan
  - \_\_\_\_\_ A key map with North arrow
  - \_\_\_\_\_ Composite environmental constraints map at the same scale as the preliminary plat

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- \_\_\_\_\_ A boundary survey by a licensed New Jersey land surveyor, certified on a date within six months of the date of submission
- \_\_\_\_\_ Title block
  - \_\_\_\_\_ Name of subdivision, etc., on each sheet
  - \_\_\_\_\_ Name, title, address and telephone number of applicant
  - \_\_\_\_\_ Name, title, address, telephone number, signature, seal and license number of professional who prepared the plat
  - \_\_\_\_\_ Name, title and address of the owner or owners of record
  - \_\_\_\_\_ Scale (written and graphic)
  - \_\_\_\_\_ Date prepared
  - \_\_\_\_\_ Dates and list of specific revisions entered on each sheet
  - \_\_\_\_\_ Space for the application number
- \_\_\_\_\_ Certification of ownership or consent from owner
- \_\_\_\_\_ Approval signature and date lines for the Chairman, Secretary (and Township Engineer for major subdivisions)
- \_\_\_\_\_ If a corporation or partnership, names and addresses of all partners, or the names and addresses of all stockholders owning 10% or more of any class of stock of the corporation
- \_\_\_\_\_ The name of all adjacent property owners and adjacent block and lot numbers as they appear on the most recent tax list prepared by the clerk of the appropriate Board
- \_\_\_\_\_ Acreage figures to the nearest tenth (with/without areas within public rights-of-way)
- \_\_\_\_\_ Existing tax sheet number and existing block and lot numbers
- \_\_\_\_\_ Proposed block and lot numbers provided by the Township Tax Assessor (for major subdivisions)
- \_\_\_\_\_ Tract boundary line (heavy solid line)
- \_\_\_\_\_ Zoning district, area and bulk requirements, required and proposed
- \_\_\_\_\_ Existing and proposed contours
- \_\_\_\_\_ Proposed structures and uses within the tract
- \_\_\_\_\_ Existing structures and uses within the tract and 300 feet of its boundary
- \_\_\_\_\_ The features for preservation
- \_\_\_\_\_ Features which represent any constraints for development, generally indicating the area most suitable for development, the area least suitable for development and various degrees of suitability between these two extremes
- \_\_\_\_\_ All wetlands, swamps, ponds, streams, intermittent or otherwise, rivers, lakes and lands subject to flooding within the tract and within 300 feet
  - \_\_\_\_\_ Wetland buffer areas
  - \_\_\_\_\_ Floodplain limits
  - \_\_\_\_\_ Location, extent and water level elevation of all existing or proposed lakes or ponds
  - \_\_\_\_\_ When the property to be subdivided or developed is located along a stream or lake, the applicant shall submit stream test results
    - \_\_\_\_\_ Direction of flow

## LAND USE, DEVELOPMENT AND ZONING

- \_\_\_\_\_ Proposed utility layouts including sewers, storm drains and water lines, and feasible connections to gas, telephone and electrical utility systems
- \_\_\_\_\_ The method of sewage treatment and solid waste disposal shall be shown
- \_\_\_\_\_ The location of existing utility structures such as water and sewer mains, utility structures, gas transmission lines and high tension power lines on the tract and within 200 feet of its boundaries
- \_\_\_\_\_ The location, type and width of all existing and proposed easements and the use for which they are intended to be limited
  - \_\_\_\_\_ Utilities
  - \_\_\_\_\_ Sight triangles for access driveways and corner lots
  - \_\_\_\_\_ Drainage and conservation easements and stream encroachment lines
  - \_\_\_\_\_ Protective covenants or deed restrictions
  - \_\_\_\_\_ Legal documentation that support the granting of an easement by an adjoining property owner
- \_\_\_\_\_ Deed descriptions (including metes and bounds), easements, covenants, restrictions and roadway dedications
- \_\_\_\_\_ Location of all drainage structures
  - \_\_\_\_\_ Drainage calculations and any proposed drainage improvements, including full details
- \_\_\_\_\_ Existing and proposed street and lot layout
  - \_\_\_\_\_ Circulation and parking details including, sight triangles at intersections, driveways ingress and egress; sidewalks; curbs; railroad ties; handicapped curb cuts; and improvement details for the above
  - \_\_\_\_\_ Horizontal and vertical alignments of the centerline of all proposed streets and of all existing streets abutting the tract within 200 feet, including curbing, sidewalks, bicycle routes, storm drains, drainage structures and cross sections every half and full station of all proposed streets and of all existing streets abutting the tract. Sight triangles, the radius of curb lines and street sign locations shall be clearly indicated at the intersections
  - \_\_\_\_\_ When a common drive is proposed, the applicant shall show sight triangle easement and limits for cross easements
  - \_\_\_\_\_ Existing and proposed monuments
  - \_\_\_\_\_ Lighting details
- \_\_\_\_\_ Landscaping design and planting schedule
  - \_\_\_\_\_ Existing and proposed wooded areas
  - \_\_\_\_\_ Proposed buffer areas noting any deed restrictions, if required
  - \_\_\_\_\_ Identification of existing vegetation outside of wooded areas and an indication as to whether existing vegetation is to remain or to be removed
  - \_\_\_\_\_ The location of natural and man-made features and improvements both within the tract and within 300 feet of its boundary
- \_\_\_\_\_ Freestanding sign details showing location and dimensions

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- \_\_\_\_\_ Identification of any lot or area to be reserved or dedicated to public use, showing all improvements such as landscaping, grading, walkways, bicycle paths and recreational facilities
- \_\_\_\_\_ Recreational facilities including full specifications of any paving, fencing, seeding and equipment
- \_\_\_\_\_ Soil logs and boring locations
  
- \_\_\_\_\_ Concerning site plans only, a written description of the proposed use and operation of the buildings, including emission of noise, glare, vibration, heat, odor, air and water pollution, safety hazards, expected truck and tractor trailer traffic and the proposed number of shifts to be worked, the maximum number of employees on each shift, and the hours of operation
- \_\_\_\_\_ Concerning site plans only, signed and sealed, scaled elevations by a licensed New Jersey architect of the front, side and rear of any structure to be erected or modified, floor plans and expansion plans incorporated into the building design
- \_\_\_\_\_ When applicable, additional right-of-way width granted to the Township or other appropriate governmental agency
- \_\_\_\_\_ Letters from the appropriate county and state agencies granting approval for the extension of utility services under their respective jurisdiction shall be submitted with the application
- \_\_\_\_\_ Evidence that a duplicate copy of the application for development has been filed with any other agency (including but not limited to the Camden County Planning Board, Camden County Board of Health, and Camden County Soil Conservation District) having jurisdiction over any aspect of the proposed development
- \_\_\_\_\_ For applications for development proposing to be served by public water and/or sewer service, certification from the County and Municipal Utilities Authorities that such public water and/or public sewer service is available
- \_\_\_\_\_ Proposals for soil erosion and sediment control as required by NJSA 4:24-39 et seq. and soil limits and information based on the Camden County Soil Survey prepared by the USDA

NOTE: All plats, plans and documents shall contain the Township assigned application number

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature and title of person who prepared checklist