

DEVELOPMENT REGULATIONS

145 Attachment 2

Township of Commercial

Checklist Schedule B, Minor Site Plan Application
Plan Information Requirements

In addition to the information required for a zoning permit, all minor site plans shall fulfill the information requirements 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. Within the left column of brackets, mark with 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 _____

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

Table with 3 columns: Applicant's Response, Description of Requirements, and Official Use Only. It lists five items related to site plan requirements, each with a checkbox for the applicant's response and a checkbox for official use only.

COMMERCIAL CODE

Applicant's Response		Official Use Only
[]	6. The signature and seal of licensed land surveyor.	[]
[]	7. The classification of the zoning district in which the proposed development is located. If the property is in more than one zoning district, the plan shall indicate all zoning district lines. All front, side and rear yard setback lines shall be shown conforming to the Development Regulation Ordinance for zoning district in which said development is located.	[]
[]	8. The existing and proposed use of all buildings, structures (and including fences, sheds, bridges or sidewalks) or parts thereof located on site and any wooded areas within the tract involved along with any isolated trees with a diameter of eight inches or more measured three feet above ground level located on the property involved. A landscaping plan shall be provided, which plan conforms to § 145-72AA.	[]
[]	9. Streams, lakes and drainage rights-of-way within the limits of the property involved, including the location, width and direction of flow of all streams, brooks and drainage structures; existing natural or man-made features to be removed or relocated; flood hazard area and floodway lines, and steep slopes in excess of 5%.	[]
[]	10. 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 shall be submitted in the event wetlands are located on the site. If wetlands are located on the site, then there must be submitted a letter of certification from a New Jersey-licensed professional engineer that at least 50% of the site involved is upland as required by § 145-26. Additionally, wetlands must be mapped on the plan submitted.	[]
[]	11. All existing streets, roads, easements and rights-of-way within and adjoining the site, with existing right-of-way widths clearly indicated and as proposed in the Township Master Plan, and all existing and proposed driveways or other entrances onto a public street with all street names, existing and proposed sidewalks and sight triangle and other easements and their purpose shall be shown. Any curb openings, existing and proposed, with referenced location and width at curb line and at the property line shall be shown.	[]

DEVELOPMENT REGULATIONS

Applicant's Response		Official Use Only
<input type="checkbox"/>	12. The location and width of all existing or proposed utility easements in the area.	<input type="checkbox"/>
<input type="checkbox"/>	13. The location of any existing or proposed open space or recreational areas within or adjacent to the site.	<input type="checkbox"/>
<input type="checkbox"/>	14. The location of any municipal boundary lines within 200 feet of the site.	<input type="checkbox"/>
<input type="checkbox"/>	15. If a sign or signs are to be erected, attached to a structure or otherwise located on the site, the site plan shall be accompanied by details and information on the number, size, design and content of any sign or signs as permitted for in § 145-50.	<input type="checkbox"/>
<input type="checkbox"/>	16. Any existing and/or proposed type of paving.	<input type="checkbox"/>
<input type="checkbox"/>	17. The location of all stormwater inlets within 100 feet of the property boundaries along with a plan to accommodate stormwater runoff on the site or to direct same to a proper location. The site plan shall show the grade of the site established at least to the adjoining road(s) grade elevation(s).	<input type="checkbox"/>
<input type="checkbox"/>	18. The location of existing or proposed potable water and sanitary sewer facilities for the site and their suitability for the use proposed and such other details as may apply to the proposed improvements or change of use as necessary to reasonably determine the suitability of the site for the use proposed and the requirements of the Township Development Regulations Ordinance.	<input type="checkbox"/>
<input type="checkbox"/>	B. Such other details as may apply to the proposed construction, improvements or change of use.	<input type="checkbox"/>