

DEVELOPMENT REGULATIONS

145 Attachment 8

Township of Commercial

Checklist Schedule H, 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, in 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 it 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 (§ 145-54)

- 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.
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 §145-54. A detailed elevation (drawing) with dimensions, including sign area, design and location, shall be provided. This detail requirement shall be applicable to any canopy structure, including a separate canopy to be located over the motor fuel dispensing areas of the gasoline service station.
7. The actual floor space area and/or ground area to be devoted to or used for motor vehicle storage or parking on the premises.

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**Applicant's
Response**

**Official Use
Only**

8. The location of any church, hospital, nursing home or assisted living facility, theater, library, public playground, athletic field, public or private school, firehouse, municipal building, existing service station or public garage or any other public or other building in which the persons gather, which is located within 1,000 feet of the proposed gasoline dispensing area(s).

Planned Neighborhood Commercial Center (§ 145-58)

- A planned neighborhood commercial center may require the submission of a marketing analysis as provided for in § 145-58B(10), and when required by the Land Use Board.

Recreational Clubs, Lodges, Places of Worship and Assembly Halls (§ 145-61)

An applicant for a conditional use permit for a recreational club, lodge, place of worship, assembly hall or similar use or structure for congregation shall file with the application to the Land Use Board:

1. A statement setting forth full particulars on the operation and use of said facility;
2. A copy of the organization's articles of incorporation, if a corporation, or trade name certificate which is required to be filed under Title 56 of the New Jersey Revised Statutes; and
3. When so requested by the Land Use Board, a list of the names and addresses of all officers, directors, and/or trustees of said organization or group.

Local Communication Facilities (§ 145-65)

An application for modification of a local communication facility as per the provision of § 145-65 shall submit 20 copies of the following documents or site plans:

1. A site plan with details stipulated in Checklist Schedule "D," including the type, method of construction and height of any proposed tower and any accessory structure(s); on-site land use and zoning for the property involved; land uses and zoning within 200 feet (including adjacent municipalities); any roads within 200 feet; proposed means of access; limits of clearing; and setbacks from property lines.
2. For modifications of the setback requirement, the application shall identify all parcels of land where the proposed tower could be located, attempts by the applicant to contact and negotiate an agreement for co-location, and the result of such attempts.

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[]	3. A description of how the plan addresses any adverse impact that might result from approving the modification.	[]
[]	4. Description of off-site or on-site factors which mitigate any adverse impact which might occur as a result of the modification.	[]
[]	5. A technical study that documents and supports the criteria submitted by the applicant upon which the request for modification is based. The technical study shall be certified by a licensed professional engineer and shall document the existence of the facts related to the proposed modification and its relationship to surrounding rights-of-way and properties.	[]
[]	6. Photographs of the proposed site of the facility showing current conditions;	[]
[]	7. The setback distance from the nearest structure not part of the facility project.	[]
Roadside Stand or Artisan's Display (§ 145-63)		
[]	1. Twenty copies of a drawing of the layout of the proposed roadside stand or area where the artisan's display will be located and identification of its components and other details sufficient in scope and accuracy to enable the Land Use Board to determine if the proposed use meets the intent and standards of §145-63 in addition to any site plan review required. In the case of a building, structure or display piece to be utilized, then front and side elevation of said structure, building or display piece shall be provided in triplicate.	[]
[]	2. Said drawing shall show details of any illumination proposed for said roadside stand or artisan's display with any required narrative description necessary.	[]
Resource Extraction (§ 145-62)		
[]	1. The applicant shall file 20 copies of a completed resource extraction application form available from the Township Land Use Board office which shall include or be accompanied by the following information:	[]

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<input type="checkbox"/>	a. The name, address and telephone number of the applicant, lessees, mining operator, and property owner. In the case of a lease agreement between the landowner and mining operator, the application shall be accompanied by the written consent of the landowner granting the municipality the right of access to make inspections to ensure compliance during the periods of operation and to perform all necessary reclamation of bonded property in the event of forfeiture of the performance bond.	<input type="checkbox"/>
<input type="checkbox"/>	b. Name and day and night telephone numbers of the person(s) responsible for the daily operation of the mining facility having the authority to act as agent for the operation.	<input type="checkbox"/>
<input type="checkbox"/>	c. The current Township Zoning Map designation of the area where the applicant proposes to engage in a mining operation.	<input type="checkbox"/>
<input type="checkbox"/>	d. Location to include all road names and tax map sheets, block and lot number(s)	<input type="checkbox"/>
<input type="checkbox"/>	e. Total acreage (to nearest one-tenth of an acre) of permit area, tax lot, and sum of all contiguous land owned or leased by the same owner or leaseholder.	<input type="checkbox"/>
<input type="checkbox"/>	2. The applicant's name and address and the applicant's interest in the subject property;	<input type="checkbox"/>
<input type="checkbox"/>	3. The owner's name and address, if different from the applicant's, and the owner's signed consent to the filing of the application;	<input type="checkbox"/>
<input type="checkbox"/>	4. The legal description, including block and lot designation and street address, if any, of the subject property;	<input type="checkbox"/>
<input type="checkbox"/>	5. A description of all existing uses of the subject property;	<input type="checkbox"/>
<input type="checkbox"/>	6. A brief written statement generally describing the proposed development;	<input type="checkbox"/>
<input type="checkbox"/>	7. A USGS quadrangle map, or copy thereof, and a copy of the municipal tax map sheet on which the boundaries of the subject property and the zoning designation are shown;	<input type="checkbox"/>
<input type="checkbox"/>	8. A topographic map at a scale of one inch equals 200 feet, showing the proposed dimensions, location and operations on the subject property;	<input type="checkbox"/>

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<input type="checkbox"/>	9. The location, size and intended use of all buildings;	<input type="checkbox"/>
<input type="checkbox"/>	10. The location of all points of ingress and egress;	<input type="checkbox"/>
<input type="checkbox"/>	11. A location map, including the area extending at least 300 feet beyond each boundary of the subject property, showing all streams, wetlands and significant vegetation, forest associations and wildlife habitats;	<input type="checkbox"/>
<input type="checkbox"/>	12. The location of all existing and proposed streets and rights-of-way, including railroad rights-of-way;	<input type="checkbox"/>
<input type="checkbox"/>	13. A soils map;	<input type="checkbox"/>
<input type="checkbox"/>	14. A reclamation plan on which is included;	<input type="checkbox"/>
<input type="checkbox"/>	a. Method of stockpiling topsoil and overburden;	<input type="checkbox"/>
<input type="checkbox"/>	b. Proposed grading and final elevations;	<input type="checkbox"/>
<input type="checkbox"/>	c. Topsoil material application and preparation;	<input type="checkbox"/>
<input type="checkbox"/>	d. Type, quantity and age of vegetation to be used;	<input type="checkbox"/>
<input type="checkbox"/>	e. Fertilizer application, including method and rate;	<input type="checkbox"/>
<input type="checkbox"/>	f. Planting method and schedules; and	<input type="checkbox"/>
<input type="checkbox"/>	g. Maintenance requirements schedule.	<input type="checkbox"/>
<input type="checkbox"/>	15. A signed acknowledgment from both the owner and the applicant that they are responsible for any resource extraction activities which are contrary to any provision of this Ordinance or of the approved resource extraction plan done by any agent, employee, contractor, subcontractor or any other person authorized to be on the parcel by either the owner or the applicant.	<input type="checkbox"/>