



## Seegull, LLC Tax Lot 4.01 Block 108

### Preliminary Site Plan Checklist Non-Applicability & Waiver Requests

The following are checklist items for which non-applicability determination is requested.

Checklist Item 9, B1 & B2:

Required: Zone box data showing required and proposed for each lot: lot area & lot width

Justification: This lot is subject to the standards of the 1023 Limecrest Road

Redevelopment Plan, which does not include lot area and lot width requirements.

Checklist Item 19:

Required: Location and description of monuments, whether set or to be set.

Justification: No monuments were set or are to be set.

Checklist Item 20:

Required: A copy of all existing protective covenants or deed restrictions...

Justification: No protective covenants or deed restrictions affect the property.

Checklist Item 24:

Required: Depict critical areas and historic preservation districts.

Justification: There are neither critical areas nor preservation districts on the site.

Checklist Item 26:

Required: Plats involving a corner lot or lots, the required site triangle easement.

Justification: The lot is not a corner lot.

Checklist Item 28:

Required: For residential development compliance with the New Residential Construction Off-Site Conditions Disclosure Act.

Justification: The lot is non-residential.

Checklist Item 28:

Required: For residential development compliance with the New Residential Construction Off-Site Conditions Disclosure Act.

Justification: The lot is non-residential.



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Checklist Item 29:

Required: When a stream is proposed for alteration, improvement, or relocation, or ...

Justification: No streams exist on the property.

Checklist Item 30:

Required: Natural features on site and within 200 feet of the site (Items B, C, D, E, F)

Justification: No flood hazard areas, wetlands, transition areas, vernal pools, natural and artificial watercourses, streams, shorelines, water boundaries, encroachment lines, aquifer recharge areas, or areas where construction is precluded are found onsite.

Checklist Item 36:

Required: Tree permitting plan in accordance with Ordinance Chapter 170

Justification: No trees are to be harvested for commercial purposes.

Checklist Item 37:

Required: Plan and profile of existing and proposed roadways including...

Justification: No existing or proposed roadways on site.

Checklist Item 38:

Required: For public sewer and water, public or private utility letter verifying hook-up ability.

Justification: No public sewer or water available.

Checklist Item 39:

Required: Roadway cross sections every fifty feet along the centerline alignment.

Justification: No existing or proposed roadways on site.

Checklist Item 43:

Required: Sketch of any anticipated future road systems for preliminary plats...

Justification: No anticipated future road systems.

Checklist Item 49:

Required: Location of model home, temporary sales office, construction office ...

Justification: No construction office expected onsite.

Checklist Item 53:

Required: Off-Site or Public Improvements Plan at a scale sufficient to allow a thorough engineering review.

Justification: No off-site or public improvements are proposed.



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Checklist Item 54:

Required: Organization documents, including ...

Justification: Proposed development is non-residential.

Checklist Item 55:

Required: Copies of the proposed developers agreement, if any.

Justification: No proposed developers agreement.

Checklist Item 59:

Required: If applicant plans to warehouse, store, wholesale or sell any materials listed in Ordinance 190-54 ...

Justification: No materials listed in Ordinance 190-54 are to be stored, wholesaled, or sold at the site.



The following are checklist items for which waivers are requested.

Checklist Item 34:

Required: Environmental Impact Statement, applicability determined per Ordinance 131-12, contents as described in Ordinance 131-13.

Justification: An EIS is required because the proposed development is industrial. A waiver from this requirement is requested on the basis of the property's lack of expected adverse impacts to items mentioned in Ordinance 131-12 F as addressed below.

- (1) Description of Development and Surrounding Area: The proposed development involves the construction of a concrete plant and an office/maintenance building along with associated improvements. The adjacent property, Tax Lot 4.02 Block 108, is in the General Industrial (GI) Zone. Properties directly across Limecrest Road (County Route 669) are in the Single Family Residential (R-2) Zone. These residential properties, Lot 4 Block 107 and Lot 5 Block 107, are undeveloped. The proposed development is not expected to result in adverse impacts to nearby properties or the surrounding area. Concerns are addressed in Items 2 through 12.
- (2) Sewage Disposal Effect: The proposed development has received approval from the Sussex County Health Department for the installation of a septic system. It is suspected that the existing system includes seepage pits. If this is the case, the proposed bed installation will lead to less sewage disposal effect.
- (3) Water Supply: The Stormwater Management Report prepared with this application demonstrates that groundwater recharge will increase in the post-developed condition. The existing site does not incorporate any stormwater infrastructure. The proposed infiltration basin reduces total suspended solids levels, improving the quality of water that is being recharged in the post-developed condition.
- (4) Drainage: The Stormwater Management Report prepared with this application demonstrates that the volume of runoff and peak flows discharging from the site will be reduced in the post-developed condition. The plan is in compliance with NJ Stormwater Management Rules for major development.
- (5) Refuse Disposal: All waste associated with the operations of the proposed site is to be disposed of in accordance with all applicable standards.



- (6) Air Impact: All applicable air quality standards are to be met.
- (7) Critical Impact Areas - Streams, Wetlands, Extreme Slopes, Vegetation:  
There are no streams on site. Wetlands are not threatened by the proposed development as evidenced by the letter written by Douglas Dykstra, PWS. Slopes of categories I, II and III are present on site. A soil erosion and sediment control plan has been prepared to limit potential erosion off site, including that associated with steep slopes. Vegetation on site is limited to trees along the north-eastern lot line. Removal of trees is proposed to facilitate construction of the proposed septic disposal bed and building. The proposed plan decreases impervious coverage on site and features native non-invasive species in its landscape plan. Therefore, negative impacts to vegetation are not expected.
- (8) Noise Impact: All applicable noise standards are to be met.
- (9) Construction Impact: Construction of the proposed site is not expected to have negative impacts on the surrounding area. All construction is to occur in accordance with all applicable standards.
- (10) Alternate Measures: Not applicable to this site.
- (11) Marketability: The marketability of surrounding properties is not expected to be negatively impacted by the proposed development. The proposed development converts an underutilized lot into a productive site.
- (12) Traffic: No negative impact expected. Please refer to the attached traffic report.

Checklist Item 44:

Required: Earthwork summary and estimate of off-site borrow or export material.

Justification: A temporary waiver is requested as this item is to be determined during the construction phase.



## **Final Site Plan Checklist Non-Applicability & Waiver Requests**

The following are checklist items for which non-applicability determination is requested. Justifications are only offered for items not addressed in the Preliminary Site Plan Checklist portion above.

**Checklist Item 1:**

Required: Sixteen certified copies of as-built plans showing the location of all improvements, as required in Ordinance 131-21...

Justification: To be provided after construction completion.

**Checklist Item 56:**

Required: Letter certifying conformance to Preliminary Site Plan by applicant's engineer.

Justification: Preliminary and Final Site Plan application.

**Checklist Item 60:**

Required: Evidence of the payment of off-tract/off-site pro rata share contributions.

Justification: No contributions are anticipated.



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The following are checklist items for which waivers are requested. Justifications are only offered for items not addressed in the Preliminary Site Plan Checklist portion above.

Checklist Item 55: (Temporary Waiver)

Required: Engineer's estimate and letter itemizing all elements covered under the performance bond.

Justification: Temporary waiver is requested so that this item may be completed at a later date closer to construction.

Checklist Item 62: (Temporary Waiver)

Required: Evidence of payment of mandatory development fees pursuant to Ordinance 190-32.2.

Justification: Temporary waiver is requested so that this item may be completed at a later date closer to construction.