

ANDOVER TOWNSHIP LAND USE BOARD

CHECK LIST #1 -- GENERAL REQUIREMENTS

Applicant: BHT Properties, LLC. c/o Ram Adar **File No.** _____
Block 151 **Lot**²¹ _____

This checklist is for general reference only. Further information may be required by the reviewing authority. The following designations are to be used when completing the checklist:
 Y -- provided; NA -- not applicable; W -- waiver requested

Item No.	Application Requirements	Applicant	Board
1.	Sixteen (16) copies of completed application form, signed and notarized, inclusive of items in this checklist	✓	
2.	Sixteen (16) copies of plans, maps, and construction details as required (see appropriate checklist) All plats shall be certified, signed and sealed.	✓	
3.	Fees and escrow deposit in two separate checks made payable to Andover Township. A W-9 form is required if escrow amount is \$5,000 or more	✓	
4.	Itemized calculation of fees and escrow	✓	
5.	Certification of Township Tax Collector that all taxes and assessments have been paid to date	✓	
6.	Site Inspection Form	✓	
7.	Affidavit of Ownership	✓	
8.	Corporate Form – If Applicant is a corporation or a partnership, list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class as required by N.J.S.A. 40:55D-48.1 et seq.	✓	
9.	County and State agency applications for approval - proof of submission	✓	
10.	Copy of deed to the current owner including any easements or restrictions to use of property	✓	
11.	Narrative of application and a list of all variance and waiver requests including statement of reasons why variance/waivers should be granted	✓	
12.	CD containing PDF files of plans, maps, and details	✓	
13.	Completed check list for the following: (Check one or more as necessary) <input type="checkbox"/> Checklist #2: Minor Subdivision <input type="checkbox"/> Checklist #3: Preliminary Major Subdivision <input type="checkbox"/> Checklist #4: Final Major Subdivision <input checked="" type="checkbox"/> Checklist #5: Site Plan and Conditional Use <input checked="" type="checkbox"/> Checklist #6: Final Site Plan <input type="checkbox"/> Checklist #7: Variance <input type="checkbox"/> Administrative Appeal <input type="checkbox"/> Ordinance Interpretation <input type="checkbox"/> Bulk or other "C" variance <input type="checkbox"/> Use Variance <input type="checkbox"/> Checklist #8: Lot Line Adjustment <input type="checkbox"/> Checklist #9: Site Plan Waiver Note: Applications for amended plans require submission of the checklist associated with the original application.		

ANDOVER CODE

Checklist #5 – Preliminary Site Plan – Conditional Use

Applicant: BHT Properties, LLC; c/o Ram Adar
 Block 151 Lot 21

File No. _____

This checklist is for general reference only. Further information may be required by the reviewing authority. The following designations are to be used when completing the checklist:

√ - provided; NA – not applicable; W – waiver requested.

The applicant shall provide a written statement justifying the waiver request or why a checklist item is not applicable.

Item No.	Application Requirements	Applicant	Board
1.	Sixteen copies of preliminary site plan clearly drawn, certified and sealed by New Jersey licensed land surveyor at a scale not smaller than 1 inch equals 30 feet showing metes and bounds of entire tract.	√	
2.	Sheet Sizes; 11" x 17", 24" x 36", 30" x 42". Folded to show title block.	√	
3.	The plans should contain the following: A. Name of Development B. Name, address and phone number of Owner C. Name, address and phone number of Applicant D. Date of Preparation E. Block and Lot(s) to be developed F. Name & Address, signature, seal, and license number of person(s) preparing the map G. Graphic and written scale, north arrow and reference meridian H. Revision box & date of each revision	√	
4.	Title block stating type of application, name of development, name of municipality, block and lot and street location.	√	
5.	Names of property owners within 200 feet of subject property, their block and lot designation, per the most recent tax record. Include a copy of the certified list of property owners obtained from the tax assessor.	√	
6.	Any municipal limits within 200' of the development and the names of the adjoining municipalities.	√	
7.	Key map showing location of entire tract and 500' outside of the perimeter of the subject property with portion being subdivided delineated, and including the following: a. Block and lot of subject premises and adjoining properties b. Adjoining street(s), their name(s), and R.O.W. width(s) c. Scale of not less than one inch equals 400 feet; North arrow d. Delineated zone districts with designation	W	

8.	<p>Appropriate approval blocks. The plans shall include a signature block for the Andover Township Land Use Board:</p> <p>APPROVED BY THE ANDOVER TOWNSHIP LAND USE BOARD</p> <hr/> <p>Land Use Board Chairperson Date</p> <hr/> <p>Land Use Board Secretary Date</p> <hr/> <p>Land Use Board Engineer Date</p>	√	
9.	<p>Zone Data Box showing:</p> <p>A. Zone Districts</p> <p>B. Required and proposed for each lot:</p> <p>1. Lot area</p> <p>2. Lot width</p> <p>3. Building height</p> <p>4. Structure Lot coverage and floor area ratio</p> <p>5. Setbacks, front, rear and side (accessory structures as required)</p> <p>6. Parking, impervious surface and any other applicable zone requirements</p>	√ √ √ √ √ √ √	
10.	<p>Tract Information:</p> <p>a. Area in square feet, and acres to the nearest hundredth, of the entire tract and all existing and proposed lots, and right-of-way dedications.</p> <p>b. Entire tract boundary (heavy solid line), existing and proposed property lines within the tract with distances in feet (to the nearest 0.01 feet) and bearings to the nearest second.</p> <p>c. Open space, buffer zones, recreation areas, Municipal and public areas and lands to be reserved or conveyed to the Township.</p> <p>d. Existing and proposed easements including sight, utility, access, conservation, drainage, slope and any other types of easements as appropriate.</p>	√ √ N/A √	
11.	Building envelopes excluding buffers and restricted areas showing delineated setback lines for each lot based on zone requirements.	√	
12.	Location of proposed structures showing setbacks required and distances from existing and proposed property lines.	√	
13.	Location of all structures (principal and accessory structures, driveways, parking areas, etc.) on, and within 200 feet of the existing tract boundaries with dimensions to existing property lines.	√	
14.	Lot width at street line of lot created; road frontage of remainder portion; cartway width; and right-of-way width and name of road on which property fronts.	√	
15.	<p>Location and size of existing and proposed utilities onsite and within 200 feet of the site with easement or right of way (if any) including:</p> <p>A. Sanitary sewers or septic systems</p> <p>B. Storm drains with grate and invert information</p> <p>C. Public water or wells</p> <p>D. Gas</p> <p>E. Telephone</p> <p>F. Electricity</p> <p>G. Cable TV</p>	√	
16.	Location of any railroad tracks, bridges, culverts, driveways, sidewalks, parking spaces, etc.	√	

17.	Existing and proposed contours within 200 feet at ten-foot intervals for slopes at or over twenty-five percent grade and at two-foot intervals for less than twenty-five percent grade. Provide spot elevations and top and bottom of wall elevations.	√	
18.	Soil classification data as mapped by the USDA Soil Conservation Service in Soil Survey of Sussex County.	√	
19.	Location and description of monuments, whether set or to be set.	N/A	
20.	A copy of all existing protective covenants or deed restrictions affecting the property and a statement as to whether such deeds or covenants are of record. Include a copy of the original deed documents.	√	
21.	An electronic copy of plans in .DWG format or a compatible format.	√	
22.	Copies of applications to Sussex County Planning Board, Sussex County Soil Conservation District, and/or NJDOT, if applicable.	√	
23.	One of the following:		
	(a) A letter of interpretation from the N.J.D.E.P. indicating the absence of freshwater wetlands, or indicating the presence and verifying delineation of the boundaries of freshwater wetlands, or	N/A	
	(b) A letter of exemption from the N.J.D.E.P. certifying that the proposed activity is exempt from the Freshwater Wetlands Protection Act, and regulations promulgated thereunder, or,	√	
	(c) A copy of any application made to the N.J.D.E.P. for any permit concerning a proposed regulated activity in or around freshwater wetlands	√	
Note:	The Land Use Board may waive the above requirements upon receipt of a letter by a certified wetland scientist that no wetlands exist on site, in close proximity to the subject property, on adjacent properties, on contiguous property owned by the Applicant, or on large properties, if the area of disturbance resulting from the project is clearly outside the limits of disturbance, all subject to approval by the Land Use Board Engineer.		
24:	Depict critical areas and historic preservation districts.	√	
25.	Percolation or permeability test(s) results witnessed by the Sussex County Health Department along with a certification by the engineer that each lot can support septic systems in accordance with NJAC 7:9A. The following shall be included:	√	
	A. Two (2) soil logs per lot	√	
	B. Permeability results for one of the test holes.	√	
	C. Location of test holes	√	
	D. Approximate location of primary disposal bed.	√	
26.	Plats involving a corner lot or lots, the required sight triangle easements.	N/A	
27.	Plans and computations for any storm drainage systems according to the Residential Site Improvement Standard, including drainage area map and the following:	√	
	A. The size, profile and direction of flow of all existing and proposed storm sewer lines within or adjacent to the tract and the location of each catch basin, inlet, manhole, culvert and headwall with the invert elevations of each.	N/A	
	B. The location and extent of any proposed dry wells, ground water recharge basins, detention basins or other water or soil conservation devices.	√	
28.	For residential development compliance with the New Residential Construction Off-Site Conditions Disclosure Act.	N/A	

29.	When a stream is proposed for alteration, improvement, or relocation, or when a drainage structure or fill is proposed over, under, in or along a running stream, and when the N.J.D.E.P. does not have jurisdiction, the following information shall be submitted:	N/A	
	A. Acreage of the drainage basin of any water course running through the property.	N/A	
	B. Delineation of the floodway, flood hazard area, and stream encroachment line, within the subject tract.	N/A	
	C. Hydraulic and hydrologic calculations supporting the determination of the floodway, flood hazard area and stream encroachment line including stream profiles, cross-sections of the affected stream.	N/A	
	All information and calculations submitted shall be in accordance with the requirements of the N.J.D.E.P.	N/A	
30.	Natural features on site, and within 200 feet of the site:	√	
	A. Cliffs, rock outcroppings and wooded areas	√	
	B. Flood hazard area delineation based on NJDEP and FEMA mapping	√	
	C. Freshwater Wetlands, Transition Areas and vernal pools	√	
	D. Natural and artificial watercourses, streams, shorelines and water boundaries and encroachment lines	√	
	E. Aquifer recharge areas, including safe sustained ground water yield	√	
	F. Areas in which construction is precluded due to presence of stream corridors and/or steep slopes	√	
	G. All areas to be disturbed by grading or construction	√	
31.	Delineation of steep slopes at the following categories: (i) 20% to 24.99% (ii) 25% to 34.99% (iii) 35% or greater	√	
32.	Slope disturbance table setting forth (a) the existing areas of steep slopes, in square feet in each of the categories set in item # 32; (b) the proposed areas of steep slope disturbance, in square feet, in each of the aforesaid categories; and (c) the percentage of steep slope disturbance in each of the aforesaid categories.	√	
33.	Limits of disturbance for all construction activities	√	
34.	Environmental Impact Statement, applicability determined per Ordinance §131-12, contents as described in §131-13.	√	
35.	Existing and proposed driveway locations with sight distance profiles. Sight distances shall conform to AASHTO sight design standards, or applicable Municipal Ordinance, based on posted speed limits. A design speed of 50 MPH shall be used if there is no posted limit.	W	
36.	Tree permitting plan in accordance with Ordinance Chapter 170	N/A	
37.	Plan and Profile of existing and proposed roadways including:	N/A	
	A. Location of edge of pavement, traffic striping and centerline	N/A	
	B. Roadway Names	N/A	
	C. Roadway and Right-of-Way width	N/A	
	D. Curbs, sidewalks and Guide Rail	N/A	
	E. Drainage and Sanitary Sewer structures and piping (water mains?)	N/A	
	F. All utilities including feasible connection points	N/A	
	G. Horizontal and Vertical Alignment annotation	N/A	
	H. Low and high points along profile	N/A	
	I. Plan view at a scale not less than 1" = 50'	N/A	
	J. Profile view at a scale of 1" = 50' horizontal and 1" = 5' vertical	N/A	

38.	For public sewer and water, public or private utility letter verifying hook-up availability	W	
39.	Roadway cross sections every fifty feet along the centerline alignment	N/A	
40.	Circulation plans including existing and proposed streets, curbs, aisles, lanes, driveways, fire lanes, parking spaces, loading areas, walks, etc., indicating dimensions and material types.	N/A	
41.	Signage, including location of signs and appropriate detail such as size, height, materials and lighting.	√	
42.	Soil erosion and sediment control plan (see Ordinance Chapter. 136)	√	
43.	Sketch of any anticipated future road systems for preliminary plats that cover only a portion of the site thereof. Include all locations considered suitable for future connections to other adjoining tracts.	N/A	
44.	Earthwork summary and estimate of off-site borrow or export material.	√	
45.	Landscape Plan including the types, quantity, size and location of all proposed plantings. The scientific and common names shall be included. Include buffering plan showing berms, fences and construction details.	√	
46.	Lighting Plan including the fixture types, pole types, mounting heights, direction, shielding, wattage, isolux patterns, time of operation and footing details. The Lighting Plan shall also show the minimum required footcandle isolux patterns superimposed on the proposed development plan to ensure proper lighting distribution.	√	
47.	Fire Protection Plans and Details including the proposed units, available water supply, storage tanks, watermain size, flow and hydrant/tank locations. (see Ordinance §159-7E)		
48.	Location of material storage, equipment storage, storage trailers, stockpiles, waste material (stumps, rocks, construction debris, etc.)	√	
49.	Location of model home, temporary sales office, construction office, temporary parking, landscaping, lighting, fencing, sanitary facilities and signs.	W	
50.	Provisions for solid waste handling including dumpster location and details (screening, fencing, etc.)	√	
51.	Compliance with A.D.A. requirements.	√	
52.	Preliminary architectural plans and elevations depicting dimensioned floor plans and building height, rooftop mechanical unit screening, and general materials and colors.		
53.	Off-Site or Public Improvements Plan at a scale sufficient to allow a thorough engineering review.	N/A	
54.	Organization documents, including:		
	A. Article of Incorporation for any Homeowners Assoc., Condominium Association, or other organization to maintain the common open space or community facilities.	N/A	
	B. By-Laws and Membership Rules and Regulations of any such organization, defining its rights.	N/A	
	C. A copy of the Master Deed detailing the rights and privileges of individual owners of common property.	N/A	
	D. A copy of all materials submitted to the Dept. of Community Affairs as required by the N.J. Planned Real Estate Development Full Disclosure Act. Regulations and evidence of the status of acceptance of and/or approval by the Dept. of Community Affairs.	N/A	
	E. Covenants or easements restricting the use of the common open space element.	N/A	
	F. Covenants or agreements requiring homeowners or residents to pay the organization for the maintenance of the common open space and/or community facilities. This shall include a proposed schedule of membership fees for at least the first three years of operation.	N/A	
55.	Copies of the proposed developers agreement, if any	N/A	
56.	Construction details	√	
57.	The first floor elevation of any existing and proposed building(s)	√	

58.	Written description of proposed use of land and buildings, including number of employees, hours of operation, truck traffic, emission of noise, glare, air and water pollution, safety hazards, and description of industrial processes.		
59.	If applicant plans to warehouse, store, wholesale or sell any materials listed in Ordinance § 190-54, describe in detail the proposed use, storage and estimated annual quantities and answer all pertinent details as described in Ordinance § 131-8C(24).	N/A	
60.	Three copies of the appropriate application form(s), completely filled in. If any item is not applicable to the Applicant, it should so be indicated on the application form(s). If completeness waivers are sought, explain, in writing, why waivers should be granted.	√	
61.	Locate any public or private well, including block and lot, within 500 feet of the property line.	W	

November 22, 2019

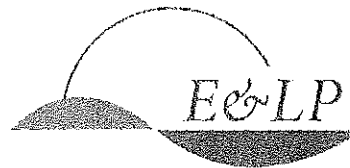
Andover Township Land Use Board
134 Newton Sparta Road
Newton, NJ 07860

RE: Site Plan Waiver
BHT Andover
Block 151, Lot 21
248 Stickles Pond Road.
Andover Township, NJ

CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE
GEOTECHNICAL

Preliminary Site Plan Checklist #5 Waiver Request

Checklist Item	Description	Reason for Waiver
7	Key map showing location of entire tract and 500' outside of the perimeter of the subject property with portion being subdivided delineated, and including the following: a. Block and lot of subject premises and adjoining properties b. Adjoining street(s), their name(s), and R.O.W. width(s) c. Scale of not less than one-inch equals 400 feet; North arrow d. Delineated zone districts with designation	Due to the size of the lot, many of the requirements are unfeasible. The scale necessary to display the entire tract in a key map is much greater than 1" = 400', and thus the requested level of detail would have rendered the map illegible.
35	Existing and proposed driveway locations with sight distance profiles. Sight distances shall conform to AASHTO sight design standards, or applicable Municipal Ordinance, based on posted speed limits. A design speed of 50 MPH shall be used if there is no posted limit.	A waiver is requested for this item.



140 West Main Street | High Bridge, NJ 08829
T: 908.238.0544 F: 908.238.9572

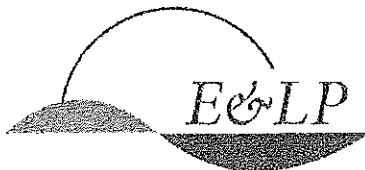
200 American Metro Blvd | Suite 114 | Hamilton, NJ
08542 T: 609.454.3433

399 Market Street | Suite 360 | Philadelphia, PA 19106

Checklist Item	Description	Reason for Waiver
38	For public and sewer and water, public or private utility letter verifying hook-up availability.	A waiver is requested for this item. We will not be connecting to a public or private utility for this project.
49	Location of model home, temporary sales office, construction office, temporary parking, landscaping, lighting, fencing, sanitary facilities and signs.	A waiver is requested for this item.
61	Locate any public or private well, including block and lot, within 500 feet of the property line.	A temporary waiver is requested for this item.

Final Site Plan Checklist #6 Waiver Request

Checklist Item	Description	Reason for Waiver
7	Key map showing location of entire tract and 500' outside of the perimeter of the subject property with portion being subdivided delineated, and including the following: <ul style="list-style-type: none"> a. Block and lot of subject premises and adjoining properties b. Adjoining street(s), their name(s), and R.O.W. width(s) c. Scale of not less than one-inch equals 400 feet; North arrow d. Delineated zone districts with designation 	Due to the size of the lot, many of the requirements are unfeasible. The scale necessary to display the entire tract in a key map is much greater than 1"=400', and thus the requested level of detail would have rendered the map illegible.
35	Existing and proposed driveway locations with sight distance profiles. Sight distances shall conform to AASHTO sight design standards, or applicable Municipal Ordinance, based on posted speed limits. A design speed of 50 MPH shall be used if there is no posted limit.	A waiver is requested for this item.



To create solutions that inspire through the innovation of the natural and built environment.

Checklist Item	Description	Reason for Waiver
48	Location of model home, temporary sales office, construction office, temporary parking, landscaping, lighting, fencing, sanitary facilities and signs.	A waiver is requested for this item.

Soil Erosion & Sediment Control Checklist Waiver Request

Checklist Item	Description	Reason for Waiver
7A	Key map showing adjacent blocks and lots and at least (two) 2 existing streets.	Due to the scale, it is impractical to show all adjacent features as requested, at a reasonable scale, and also maintain legibility.
7C	4:1 maximum slope in side yard areas	A 3:1 slope was considered in order to minimize disturbance to the wetlands and wetland transition areas, as well as minimizing steep slope disturbance.
8	Phasing of large projects to minimize the total site disturbance at any given time.	Due to the continuous nature of the subsurface improvements, it is impractical to separate these into phases.
12	Plans for maintenance of permanent soil erosion and sediment control measures and facilities during and after construction, also indicating who shall have responsibility for such maintenance.	Plans to be submitted as a condition of approval under separate cover.



To create solutions that inspire through the innovation of the natural and built environment.

ANDOVER TOWNSHIP LAND USE BOARD

COMPLETENESS CHECK LIST

STEEP SLOPE SITE PLAN

Applicant: BHT Properties, LLC; c/o Ram Adar **File No.** _____

Block 151 **Lot(s)** 21

This checklist is for general reference only. Further information may be required by the reviewing authority. The following designations are to be used when completing the checklist:

✓ -- provided; NA -- not applicable; W -- waiver requested

The applicant shall provide a written statement justifying the *waiver request* or why a checklist item is not applicable.

Item No.	Application Requirements	Applicant	Board
1.	Certification of Township Tax Collector that all taxes and assessments have been paid to date.	✓	
2.	A legibly drawn plan at a scale as per site plan or subdivision requirements and in no case smaller than one inch equals fifty feet (1"=50') and no larger than one inch equals ten feet (1"=10') shall be submitted by a New Jersey licensed engineer, land surveyor or architect which provides sufficient on-site detail to evaluate the proposed development.	✓	
3.	Fees and escrow deposit in two separate checks made payable to Andover Township.	✓	
4.	The plan should contain the following: A. Name and Address of Developer B. Name and Address of Owner C. Date of Preparation D. Block and Lot(s) to be developed E. Name and Address, signature, seal and license number of person(s) preparing the map.	✓	
5.	Key Map: showing the subject property and all lands with lot and block numbers within 200 feet thereof with existing streets and zone boundaries.	✓	
6.	Graphic and written scale, north arrow.	✓	
7.	Revision box and date of each revision.	✓	
8.	Delineation of steep slopes at the following categories: (i) 20% to 24.99% (ii) 25% to 34.99% (iii) 35% or greater	✓	
9.	Slope disturbance table setting forth (a) the existing areas of steep slopes, in square feet in each of the categories set in item #8; (b) the proposed areas of steep slope disturbance, in square feet, in each of the aforesaid categories; and (c) the percentage of steep slope disturbance in each of the aforesaid categories	✓	

ANDOVER CODE

Checklist #6 – Final Site Plan – Conditional Use

Applicant: BHT Properties, LLC; c/o Ram Adar
 Block 151 Lot 21

File No. _____

This checklist is for general reference only. Further information may be required by the reviewing authority. The following designations are to be used when completing the checklist:

√ - provided; NA – not applicable; W – waiver requested.

The applicant shall provide a written statement justifying the waiver request or why a checklist item is not applicable.

Item No.	Application Requirements	Applicant	Board
1.	Sixteen certified copies of as-built plans showing the location of all improvements, as required in Ordinance § 131-21, including final engineering and architectural information (construction details), at a scale not smaller than one inch equals 30 feet. Provide one complete set of plans, report, etc in electronic format.	√	
2.	Sheet Sizes; 11" x 17", 24" x 36", 30" x 42". Folded to show title block.	√	
3.	The plans should contain the following: A. Name of Development B. Name, address and phone number of Owner C. Name, address and phone number of Applicant D. Date of Preparation E. Block and Lot(s) to be developed F. Name & Address, signature, seal, and license number of person(s) preparing the map G. Graphic and written scale, north arrow and reference meridian H. Revision box & date of each revision	√	
4.	Title block stating type of application, name of development, name of municipality, block and lot and street location.	√	
5.	Names of property owners within 200 feet of subject property, their block and lot designation, per the most recent tax record. Include a copy of the certified list of property owners obtained from the tax assessor.	√	
6.	Any municipal limits within 200' of the development and the names of the adjoining municipalities.	√	
7.	Key map showing location of entire tract and 500' outside of the perimeter of the subject property with portion being subdivided delineated, and including the following: a. Block and lot of subject premises and adjoining properties b. Adjoining street(s), their name(s), and R.O.W. width(s) c. Scale of not less than one inch equals 400 feet; North arrow d. Delineated zone districts with designation	W	

8.	Appropriate approval blocks. The plans shall include a signature block for the Andover Township Land Use Board: APPROVED BY THE ANDOVER TOWNSHIP LAND USE BOARD _____ Land Use Board Chairperson Date _____ Land Use Board Secretary Date _____ Land Use Board Engineer Date	√	
9.	Zone Data Box showing:	√	
	A. Zone Districts	√	
	B. Required and proposed for each lot:	√	
	1. Lot area	√	
	2. Lot width	√	
	3. Building height	√	
	4. Structure Lot coverage and floor area ratio	√	
	5. Setbacks, front, rear and side (accessory structures as required)	√	
	6. Parking, impervious surface and any other applicable zone requirements		
10.	Tract Information:	√	
	a. Area in square feet, and acres to the nearest hundredth, of the entire tract and all existing and proposed lots, and right-of-way dedications.		
	b. Entire tract boundary (heavy solid line), existing and proposed property lines within the tract with distances in feet (to the nearest 0.01 feet) and bearings to the nearest second.	√	
	c. Open space, buffer zones, recreation areas, Municipal and public areas and lands to be reserved or conveyed to the Township.	N/A	
	d. Existing and proposed easements including sight, utility, access, conservation, drainage, slope and any other types of easements as appropriate.	√	
11.	Building envelopes excluding buffers and restricted areas showing delineated setback lines for each lot based on zone requirements.	√	
12.	Location of proposed structures showing setbacks required and distances from existing and proposed property lines.	√	
13.	Location of all structures on, and within 200 feet of the existing tract boundaries with dimensions to existing property lines.	√	
14.	Lot width at street line of lot created; road frontage of remainder portion; cartway width; and width and name of right-of-way on which property fronts.	√	
15.	Location and size of existing and proposed utilities onsite and within 200 feet of the site with easement or right of way (if any) including: A. Sanitary sewers or septic systems B. Storm drains with grate and invert information C. Public water, water mains and wells D. Gas E. Telephone F. Electricity G. Cable TV	√	
16.	Location of any railroad tracks, bridges, culverts, driveways, sidewalks, parking spaces, etc.	√	

17.	Existing and proposed contours within 200feet at ten-foot intervals for slopes at or over twenty-five percent grade and at two-foot intervals for less than twenty-five percent grade. Provide spot elevations and top and bottom of wall elevations.	√	
18.	Soil classification data as mapped by the USDA Soil Conservation Service in Soil Survey of Sussex County.	√	
19.	Location and description of monuments, whether set or to be set.	N/A	
20.	A copy of all existing protective covenants or deed restrictions affecting the property and a statement as to whether such deeds or covenants are of record. Include a copy of the original deed documents.	√	
21.	An electronic copy of plans in .DWG format or a compatible format.	√	
22.	Copies of applications to Sussex County Planning Board, Sussex County Soil Conservation District, and/or NJDOT, if applicable.	√	
23.	One of the following:		
	(a) A letter of interpretation from the N.J.D.E.P. indicating the absence of freshwater wetlands, or indicating the presence and verifying delineation of the boundaries of freshwater wetlands, or	N/A	
	(b) A letter of exemption from the N.J.D.E.P. certifying that the proposed activity is exempt from the Freshwater Wetlands Protection Act, and regulations promulgated thereunder, or,	√	
	(c) A copy of any application made to the N.J.D.E.P. for any permit concerning a proposed regulated activity in or around freshwater wetlands	√	
Note:	The Land Use Board may waive the above requirements upon receipt of a letter by a certified wetland scientist that no wetlands exist on site, in close proximity to the subject property, on adjacent properties, on contiguous property owned by the Applicant, or on large properties, if the area of disturbance resulting from the project is clearly outside the limits of disturbance, all subject to approval by the Land Use Board Engineer.		
24.	Depict critical areas and historic preservation districts.	√	
25.	Percolation or permeability test(s) results witnessed by the Sussex County Health Department along with a certification by the engineer that each lot can support septic systems in accordance with NJAC 7:9A. The following shall be included:		
	A. Two (2) soil logs per lot	√	
	B. Permeability results for one of the test holes.	√	
	C. Location of test holes	√	
	D. Approximate location of primary disposal bed.	√	
26.	Plats involving a corner lot or lots, the required sight triangle easements.	N/A	
27.	Plans and computations for any storm drainage systems according to the Residential Site Improvement Standard, including drainage area map and the following:	√	
	A. The size, profile and direction of flow of all existing and proposed storm sewer lines within or adjacent to the tract and the location of each catch basin, inlet, manhole, culvert and headwall with the invert elevations of each.	N/A	
	B. The location and extent of any proposed dry wells, ground water recharge basins, detention basins or other water or soil conservation devices.	√	
28.	For residential development compliance with the New Residential Construction Off-Site Conditions Disclosure Act.	N/A	

29.	When a stream is proposed for alteration, improvement, or relocation, or when a drainage structure or fill is proposed over, under, in or along a running stream, and when the N.J.D.E.P. does not have jurisdiction, the following information shall be submitted:	N/A	
	A. Acreage of the drainage basin of any water course running through the property.	N/A	
	B. Delineation of the floodway, flood hazard area, and stream encroachment line, within the subject tract.	N/A	
	C. Hydraulic and hydrologic calculations supporting the determination of the floodway, flood hazard area and stream encroachment line including stream profiles, cross-sections of the affected stream.	N/A	
	All information and calculations submitted shall be in accordance with the requirements of the N.J.D.E.P.	N/A	
30.	Natural features on site, and within 200 feet of the site:	√	
	A. Cliffs and rock outcroppings, and wooded areas	√	
	B. Flood hazard area delineation based on NJDEP and FEMA mapping	√	
	C. Freshwater Wetlands, Transition Areas and vernal pools	√	
	D. Natural and artificial watercourses, streams, shorelines and water boundaries and encroachment lines	√	
	E. Aquifer recharge areas, including safe sustained ground water yield	√	
	F. Areas in which construction is precluded due to presence of stream corridors and/or steep slopes	√	
	G. All areas to be disturbed by grading or construction	√	
31.	Delineation of steep slopes at the following categories: (i) 20% to 24.99% (ii) 25% to 34.99% (iii) 35% or greater	√	
32.	Slope disturbance table setting forth (a) the existing areas of steep slopes, in square feet in each of the categories set in item # 31; (b) the proposed areas of steep slope disturbance, in square feet, in each of the aforesaid categories; and (c) the percentage of steep slope disturbance in each of the aforesaid categories.	√	
33.	Limits of disturbance for all construction activities	√	
34.	Environmental Impact Statement, applicability determined per Ordinance §131-12, contents as described in §131-13.	√	
35.	Existing and proposed driveway locations with sight distance profiles. Sight distances shall conform to AASHTO sight design standards, or applicable Municipal Ordinance, based on posted speed limits. A design speed of 50 MPH shall be used if there is no posted limit.	W	
36.	Tree permitting plan in accordance with Ordinance Chapter 170	N/A	
37.	Plan and Profile of existing and proposed roadways including:	N/A	
	A. Location of edge of pavement, traffic striping and centerline	N/A	
	B. Roadway Names	N/A	
	C. Roadway and Right-of-Way width	N/A	
	D. Curbs, sidewalks and Guide Rail	N/A	
	E. Drainage and Sanitary Sewer structures and piping	N/A	
	F. All utilities including feasible connection points	N/A	
	G. Horizontal and Vertical Alignment annotation	N/A	
	H. Low and high points along profile	N/A	
	I. Plan view at a scale not less than 1" = 50'	N/A	
	J. Profile view at a scale of 1" = 50' horizontal and 1" = 5' vertical	N/A	

38.	Roadway cross sections every fifty feet along the centerline alignment	N/A	
39.	Circulation plans including existing and proposed streets, curbs, aisles, lanes, driveways, fire lanes, parking spaces, loading areas, walks, etc., indicating dimensions and material types.	N/A	
40.	Signage, including location of signs and appropriate detail such as size, height, materials and lighting.	√	
41.	Soil erosion and sediment control plan (see Ordinance Chapter. 136)	√	
42.	Sketch of any anticipated future road systems for preliminary plats that cover only a portion of the site thereof. Include all locations considered suitable for future connections to other adjoining tracts.	N/A	
43.	Earthwork summary and estimate of off-site borrow or export material.	√	
44.	Landscape Plan including the types, quantity, size and location of all proposed plantings. The scientific and common names shall be included. Include buffering plan showing berms, fences and construction details.	√	
45.	Lighting Plan including the fixture types, pole types, mounting heights, direction, shielding, wattage, isolux patterns, time of operation and footing details. The Lighting Plan shall also show the minimum required footcandle isolux patterns superimposed on the proposed development plan to ensure proper lighting distribution.	√	
46.	Fire Protection Plans and Details including the proposed units, available water supply, storage tanks, watermain size, flow and hydrant/tank locations. (see Ordinance §159-7E)		
47.	Location of material storage, equipment storage, storage trailers, stockpiles, waste material (stumps, rocks, construction debris, etc.)	√	
48.	Location of model home, temporary sales office, construction office, temporary parking, landscaping, lighting, fencing, sanitary facilities and signs.	W	
49.	Provisions for solid waste handling including dumpster location and details (screening, fencing, etc.)	√	
50.	Compliance with A.D.A. requirements.	√	
51.	Preliminary architectural plans and elevations depicting dimensioned floor plans and building height, rooftop mechanical equipment screening, and general materials and colors.		
52.	Off-Site or Public Improvements Plan at a scale sufficient to allow a thorough engineering review.	N/A	
53.	Organization documents, including:		
	A. Article of Incorporation for any Homeowners Assoc., Condominium Association, or other organization to maintain the common open space or community facilities.	N/A	
	B. By-Laws and Membership Rules and Regulations of any such organization, defining its rights.	N/A	
	C. A copy of the Master Deed detailing the rights and privileges of individual owners of common property.	N/A	
	D. A copy of all materials submitted to the Dept. of Community Affairs as required by the N.J. Planned Real Estate Development Full Disclosure Act. Regulations and evidence of the status of acceptance of and/or approval by the Dept. of Community Affairs.	N/A	
	E. Covenants or easements restricting the use of the common open space element.	N/A	
	F. Covenants or agreements requiring homeowners or residents to pay the organization for the maintenance of the common open space and/or community facilities. This shall include a proposed schedule of membership fees for at least the first three years of operation.	N/A	
54.	Copies of the proposed developer's agreement, if any.	N/A	

55.	Engineer's estimate and letter itemizing all elements covered under the performance bond.	√	
56.	Letter certifying conformance to Preliminary Site Plan by applicant's engineer.	√	
57.	CD containing electronic copies of plans in CAD format and copies of reports and studies where applicable.	√	
58.	Evidence of fulfillment of growth share affordable housing obligations pursuant to Ordinance 190-32.1 and 190-100C	N/A	
59.	Copies of all permits issued by other agencies having jurisdiction.	√	
60.	Evidence of the payment of off-tract/off-site pro rata share contributions.	N/A	
61.	Comparison reports, stating differences between the final plan and the plan receiving preliminary approval.	√	
62.	Evidence of payment of mandatory development fees pursuant to Ordinance §190-32.2.	N/A	
63.	The location and use of all property to be reserved by covenant in the deed for the common use of all property owners or otherwise.	N/A	
64.	Three copies of the appropriate application form(s), completely filled in. If any item is not applicable to the Applicant, it should so be indicated on the application form(s). If completeness waivers are sought, explain, in writing, why waivers should be granted.	√	