

Section 17-82-1-G. Checklist for Preliminary Major Site Plan
 Case # _____ (To be filled in by Borough)

Sheet 1 of 5

Date _____	Review Date _____	Status _____
Property Address _____	_____	_____
Applicant _____	_____	_____
Owner _____	_____	_____

PAPER
DOCUMENTATION

SHOWN
Yes No N/A

REMARKS

	Yes	No	N/A	REMARKS
1. One (1) copy of fully and properly completed "Checklist For General Information", including compliance with all items contained therein.				
2. Affidavit of intent to service from utility co. having jurisdiction (electric, telephone, gas, sewer TBSA)				
3. List of any other Federal, State, County or Special District approvals which will be required				
4. Compliance with requirements of Flood Damage Prevention regulations (Chapter 17, (Article X), including				
5. Provide a copy of the NJDEP approved <i>Stream Encroachment Permit</i> & map				
6. Proof of submission to/ receipt of approval for wetlands LOI and any required permits and/or buffer approvals from the NJDEP				
7. Proof of application to Soil Conservation District for Soil Erosion & Sediment Control Certificate				
8. MAJOR SITE PLAN MAP:				
A.. Scale 1"=20' Minimum, 1"=50' Maximum				
B. Sheet size: 24" x 36" Maximum				
C. Information Block:				
i. Tract Name				
ii. Tax Map sheet no.				
iii. Block and Lot Numbers				
iv. Date				

D. Owner and Applicant name and address				
E. North Arrow				
F. Graphic Scale				
G. Key Map				
H. Name, signature and seal of licensed Engineer, Land Surveyor or Architect preparing map. (NOTE: At least 1 copy of a Licensed Surveyor signed and sealed survey must accompany this submission.)				
I. Existing lot lines and dimensions				
J. Zone schedule showing level of compliance with all applicable zoning requirements, as it relates to existing and proposed conditions				
K. Location of existing streets within 100 feet of site				
L. Location of existing buildings within 100 feet of site				
M. Location and description of existing utilities, within 200' of the subject property:				
i. Sanitary sewers				
ii. Storm drains/systems				
iii. Water mains/systems				
iv. Gas				
v. Underground utility services				
vi. Overhead utility services				
vii. Other				
N. Location and description of proposed utilities: all on-site and off-site to the extent that they are to be changed:				
i. Sanitary sewers				
ii. Storm drains/systems				
iii. Water mains/systems				
iv. Gas				
v. Underground utility services				
vi. Overhead utility services				
vii. Other				

O. Existing topography at 2' intervals for slopes \leq to 10%, 5' intervals between 10% & 20% and 10' intervals in steeper locations				
i. High points				
ii. Low points				
P. Proposed topography at 2' intervals for slopes \leq to 10%, 5' intervals between 10% & 20% and 10' intervals in steeper locations				
i. High points				
ii. Low points				
Q. Existing spot elevations at building corners and other critical locations throughout the site				
R. Proposed spot elevations at building corners and other critical locations throughout the site				
S. Show limits & elevation of NJDEP <i>Flood Hazard Area</i> and elevation of 100-Year Flood boundary within Property				
U. Show limits of NJDEP approved LOI - Including delineation of wetlands and buffers				
V. Provide depiction of the NJDEP approved <i>Stream Encroachment Line</i>				
W. Existing vehicular and pedestrian ingress and egress				
X. Proposed vehicular & pedestrian ingress and egress				
Y. Existing lighting & landscaping plan				
Z. Proposed lighting & landscaping plan				
AA. Existing solid waste enclosure/facilities				
BB. Proposed solid waste enclosure/facilities, including screening of same				
CC. Existing recyclable enclosure/facilities				
DD. Proposed recyclable enclosure/facilities, including screening of same				
EE. Location, description and dimension setbacks of all existing buildings, parking areas, driveways and other structures.				
FF. Location, description and dimension setbacks of all proposed buildings, parking areas, driveways and other structures.				

GG. Locations of any existing non-building mounted signs, along with details of same				
HH. Locations of all proposed non-building mounted signs, along with details of same.				
II. Locations of any building mounted signs (existing and proposed), along with details of same.				
JJ. Locations of all non-building mounted signs (existing and proposed), along with details of same.				
KK. Construction details for all proposed improvements				
LL. Acreage of Tract				
MM. Municipality				
NN. County				
OO. Existing information within 200' of the subject property that is to be provided:				
i. Right-of way widths and improvements contained therein				
ii. Watercourses				
iii. Railroads				
iv. Bridges				
v. Culverts and drainage pipes/systems				
vi. Rock out-croppings				
vii. Any other natural features that provide information relative to the subject site (i.e.: woods, swamps, etc.)				
PP. Existing building finished floor elevations				
QQ. Proposed building finished floor elevations				
9. Provide stormwater management analysis and design, confirming compliance with applicable Borough, County, State and/or Federal requirements				
10. Show existing site lighting				
11. Show proposed site lighting				

<p>12. Proposed on-site subsurface sewerage disposal system, for areas not served by the Municipal sewerage collection system, including requisite approvals by the Municipal, County and/or State Agencies, as appropriate.</p>				
<p>13. Proposed on-site well/potable water system, for areas not served by the Municipal potable water distribution system, including requisite approvals by the Municipal, County and/or State Agencies, as appropriate.</p>				
<p>14. Traffic Impact Study: Required for applications creating more than 50 dwelling units or more than 40,000 square feet of non-residential building floor area or more than 20 seats for a food establishment, or pro-rata combination of the three.</p>				
<p>15. Environmental Impact Study: Required for applications creating more than 50 dwelling units or more than 40,000 square feet of non-residential building floor area or more than 20 seats for a food establishment, or pro-rata combination of the three or for development within the <i>NJDEP Flood Hazard Area</i>.</p>				
<p>16. Fiscal Impact Study: Required for applications creating more than 50 dwelling units or more than 40,000 square feet of non-residential building floor area or more than 20 seats for a food establishment, or pro-rata combination of the three.</p>				
<p>17. Fee: Contribution fixture rate payment for lighting @ \$269.00/light fixture</p>				
<p>18. Applications that are subject to requirements of a <i>Low-Moderate Set-Aside Development</i>, must provide an affordability control plan and marketing program pursuant to the requirements of CHAPTER 28, ARTICLE VI-D, of the Borough's <i>Zoning Ordinance</i></p>				
<p>19. ARCHITECTURAL PLANS:</p>				
<p>A. Scale 1"=20' Minimum, 1"=50' Maximum</p>				
<p>B. Sheet size: 24" x 36" Maximum</p>				
<p>C. Floor Plans</p>				
<p>D. Building façade elevations</p>				
<p>20. Samples of all exterior finishes</p>				