

TOWNSHIP OF SOUTH ORANGE VILLAGE
VILLAGE HALL
SOUTH ORANGE, NEW JERSEY 07079

RECEIVED MAR 18 2019

PLANNING BOARD and ZONING BOARD APPLICATION FORM

To be completed by Township Staff Only

Date Filed 3/18/19 Application No. 1035
Planning Board _____
Zoning Board of Adjustment X Application Fees \$150.00
Escrow Deposit \$300.00
Scheduled for: Review for Completeness _____ Hearing _____

To be Completed by Applicant

1. APPLICANT:

Name(s) Alexandra and Eitan Konigsburg
Address 46 Park Place, South Orange, NJ 07079
Telephone Number (710) 772-3476
Applicant is a ☐ Corporation ☐ Partnership ☒ Individual

2. OWNER:

Name(s) Alexandra and Eitan Konigsburg
Address 46 Park Place, South Orange, NJ 07079
Telephone Number (710) 772-3476

3. CORPORATE DISCLOSURE:

Pursuant to N.J.S.A. 40:55D-48.1 and 40:55D-46.3, set forth on a separate sheet the names, addresses and telephone numbers of all persons who own ten percent (10%) or more of the following: Stock of the Corporate Applicant; interest in the Partnership Applicant, stock of a corporation owning ten percent (10%) or more of a corporate or partnership Applicant; partnership owning ten percent (10%) or more of a partnership Applicant.

APPLICANTS OTHER THAN INDIVIDUALS, COMPLETE AND ATTACH "CERTIFICATE OF OWNERSHIP" FORM INCLUDED WITHIN THE APPLICATION PACKET.

4. SUBJECT PROPERTY:

Street Address 46 Park Place
Nearest Intersecting Street South Orange Avenue
Tax Map Page _____ Lot 7 Block 1009
Page _____ Lot _____ Block _____

PROPERTY DIMENSIONS:

Frontage 50 Ft.
Depth 144.67 Ft.

LOT AREA

Acreage 0.26 acres
Square Feet 11,250

ZONE DISTRICT:

RA60

PRESENT USE:

Single family home.

5. Any existing or proposed restrictions, covenants, easements or association by-laws affecting the subject property _____ YES ☒ NO. (If yes, attach description of same.)

6. APPLICANT'S ATTORNEY:

Name _____

Firm _____

Address _____

Telephone Number () _____

Fax Number () _____

7. APPLICANT'S ENGINEER and/or SURVEYOR: Architect

Name Maryann Kril

Firm Maryann Kril, RA

Professional License _____

Telephone Number (518) 573-6667

Fax Number () _____

8. TYPE OF APPLICATION: (Check applicable sections)

A. SUBDIVISION

- [] Informal Review
[] Minor Subdivision
[] Preliminary Major Subdivision
[] Final Major Subdivision

B. SITE PLAN

- [] Informal Review
[] Minor Site Plan
[] Preliminary Site Plan
[] Final Site Plan

C. VARIANCES

- ☐ Appeal decision of Administrative Officer
- ☐ Map or Ordinance Interpretation
- ☒ Relief pursuant to NJSA 40:55D-70(c)
- ☐ Relief pursuant to NJSA 40:55D-70(d)
- ☐ Direct issuance of a permit for a lot not abutting an improvement street
- ☐ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way or flood control basin.

D. CONDITIONAL USE

Describe: _____

9. If a variance is requested, list the section or sections of the ordinance from which relief is sought and a brief statement as to the reason the variance is sought (attach additional pages as needed):

~~See attached~~ 185-165 Schedule
of Lot, Yard and Bulk Regulations for expansion
of existing single-family residence.

10. If a waiver from one or more design standards is requested, list the section(s) which are to be waived:

11. List any waivers of submission requirements requested along with the applicable section(s):

~~See attached~~

12. Have there been any previous or are there any pending applications, appeals or subdivisions involving or affecting the subject property?

☐ YES ☒ NO

If YES, please provide type of application, date and disposition of same:

13. PROJECT DESCRIPTION:

Explain in detail the proposed changes to the property including: proposed use, number of dwelling units, number of employed, etc. (attach additional pages as needed):

See attached

14. APPLICANT CERTIFICATION:

I certify that the foregoing statements and the materials submitted are accurate and true. I further certify that I am the Individual Applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the Application for the Corporation or that I am a General Partner of the partnership Applicant.

I acknowledge that the Application Fee submitted with the Application is non-refundable and that I have been advised further the escrow review fee will be deposited in an escrow account. The Escrow Fee is established to cover the costs of professional services including engineering, planning, legal and other expenses associated with the review of Application. Monies not utilized in the review process shall be returned in accordance with the applicable Ordinances. If additional Application or Escrow Fees are deemed necessary, I agree to furnish such sum(s) to the municipality with fifteen (15) days of written notification.

C. J. R. [Signature]
SIGNATURE OF APPLICANT

3/14/19
DATE

Sworn to and subscribed
before me this 14th day of MARCH, 2019

[Signature]
Notary Public

Philip D. Luchs
Notary Public
New Jersey

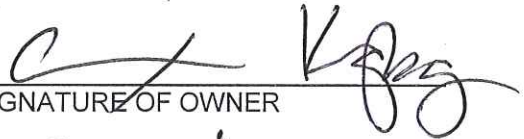
My Commission Expires September 30, 2020
No. 2400923

Philip D. Luchs
Notary Public
New Jersey
My Commission Expires September 30, 2020

15. OWNER CERTIFICATION:

I certify that I am the Owner of the Property which is the subject of this application and if I am not the Applicant in this matter, that I have authorized the Applicant to make this application.

I further understand that the Applicant has deposited Application and Escrow Fees in connection with this Application. I am furthermore aware that if additional fees are required by the municipality pursuant to the applicant's certification (Item 14 above) and said fees are not paid by the Applicant, it is understood that I, as the property owner, shall become responsible for same. It is understood and acknowledged that a lien may be placed on the subject property should said fees not be paid within fifteen (15) days of written notification.


SIGNATURE OF OWNER

3/14/19
DATE

Sworn to and subscribed
before me this

14th day of MARCH, 2019


Notary Public

Philip D. Luchs
Notary Public
New Jersey

My Commission Expires September 30, 2020
No. 2400923

TOWNSHIP OF SOUTH ORANGE VILLAGE

CERTIFICATE OF PAID TAXES

ARTICLE VI (n) Certificate from Tax Collector that all taxes are paid to date.

Owner: Alexandra and Eitan Konigsberg Phone No. (718) 772-3476
Address: 46 Park Place
City/State: South Orange, NJ Zip Code: 07079

TITLE and LOCATION OF PROPERTY: _____

Block No. 1009 Lot No. 7 Zone No. PA60 No. of Lots 1
Tax Sheet No. _____

TAXES AS RECORDED FOR 2019

First Quarter PAID Second Quarter _____
Third Quarter _____ Fourth Quarter _____

The TAX COLLECTOR of the Township of South Orange Village

Ademuke Zacheus, dated MARCH 14TH, 2019,
(Name)

certifies that the above taxes are paid to date.

TOWNSHIP OF SOUTH ORANGE VILLAGE
County of Essex
State of New Jersey

Application No. _____
Date: _____

ESCROW AGREEMENT

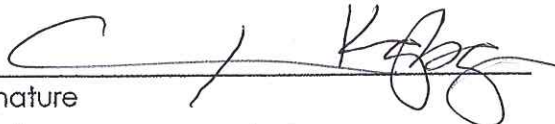
Complete the Following Information

Applicant Name Alexandra and Eitan Konigsburg

Application Number _____

Block 1009 Lot(s) 7

I understand that the sum of \$ 300 has been deposited in an escrow account. In accordance with the Ordinances of the Township of South Orange Village, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board under the provisions of N.J.S.A. 40:55D-1 et seq. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.


Signature

Alexandra Konigsburg
Print Name

applicant
Title

Question #11 WAIVERS OF SUBMISSION REQUESTED

CHECKLIST ITEM	TITLE	NOTES
6	Deeds and affidavit title for lands	None of the items listed are applicable to this request
11	Letter from utility company	No proposed changes will include changes to utility access
12	Letter from Essex County Health Department	Not applicable to proposed changes or site
13	HEPSCD letter	Property not within HEPSCD
14	NJ state approvals	Property not within or adjacent to transit or environmental protection sites
29	Professional seals	Plans not prepared by engineer or land surveyor. However, a copy of survey used for a prior sale of this property as prepared by a professional surveyor is included with application.
31	Historic site or district	Property not in historic site or district
35	Existing critical environmental areas	Property is surrounded by similar residential properties and a small, public park (Grove Park).
37	Existing wells and septic system	None present on property

Question #13 PROJECT DESCRIPTION

Property currently includes a single family house, uncovered driveway, back patio, and walkway to a covered porch in front. The total existing lot coverage is 1532 square feet of a 7240 square foot lot. With all proposed changes, lot coverage would be approximately 2500 square feet, 34% of the total lot. The exterior of all additions to the current house on the property would use the same or visually similar materials to those currently on the house. None of the proposed changes would require the removal of any trees.

Proposed changes would include:

- Expansion of the house both in the front and back of the current building. It would remain a single family structure. Expansion in the front of the house would add a single-story room on the southern half of the house, making it flush with the current front of the house on the northern half, 12 feet forward from its current wall. Expansion on the northern half would enclose the current front porch, 7 feet forward from its current wall, making it part of the home's interior and adding a second story which would also become part of the home's interior. These changes would still allow for a lawn in front of the house and a flower-lined walkway which are already present. In addition to the structural changes, aesthetic improvements would be made to bring symmetry to the front windows as well as Victorian decorative touches. These would be in line with the home 1870's construction and the Montrose neighborhood's Victorian character.

Expansion in the back of the house would include the same attention to the home's historical construction and include a two-story addition across the back of the house, to include a bay window on both stories of the house, to overlook the backyard. It would run the current width of the house and extend the outer wall 20 feet into the current backyard area. An additional entryway will be placed along the house's northern side, under the carport as proposed below.

- Addition of a carport and extension of current driveway
Addition of a carport, sufficient to cover our personal vehicles would be added to the driveway. It would be constructed of materials and with aesthetics as close to the construction and decoration of the house as possible. It will measure the width of the current driveway (10 feet), while remaining within the property and run along the side of the house for approximately 26 feet. The roof will be peaked for any runoff to run into the front and back of the current property, avoiding runoff into neighboring properties. It will be lit with a pendant light hung from the ceiling and at least one sconce light at the entryway door. There will be no storage included in the carport, so that it only houses our personal vehicles as well as garbage and recycling bins as needed.
- Various additions to backyard
A pre-fabricated shed would be added to the backyard, sitting at the SE corner of the property. It would be made of wood or polyvinyl and be sufficient in size to house

gardening tools and machines (lawn mower and snow blower). It would not require any electrical or water hookups, nor would it be used for living or working in. The placement of the shed up against the corner of the property would allow maximum use of the remaining yard, as this corner is shaded by neighboring trees, and in line with the placement of backyard garages on neighboring properties. Additionally, the current wooden fence is in need of replacement due to age and would be replaced with a fence in the same style and materials. Currently, the fence is approximately 5.5 feet along two properties and 3.5 along another. The replacement fence would be at a uniform 5.5 feet for a neater appearance and would not interfere with sun into the neighbor's yard where raised as that neighbor is to the south of this property. Finally, a ground-level patio would run the width of the house and extend 12 feet into the backyard, half of which would be shaded by a wooden pergola.

METES AND BOUNDS DESCRIPTION
LOT 7, BLOCK 1009
TOWNSHIP OF SOUTH ORANGE VILLAGE
ESSEX COUNTY, NEW JERSEY

All that certain lot, parcel or tract of land situated and lying in the Township of South Orange Village, County of Essex, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point on the southeasterly R.O.W. line of Park Place (formerly Strathern Avenue, 50' R.O.W.), said point being a distance of 540.75 feet from its intersection with the northerly R.O.W. line of South Orange Avenue (80' R.O.W.), and running; thence

- 1) S52°47'00"E, a distance of 143.48 feet to a point; thence
- 2) S35°52'00"W, a distance of 50.02 feet to a point; thence
- 3) N52°47'00"W, a distance of 144.67 feet to a point marked by an iron pipe found; thence
- 4) N37°13'00"E, a distance of 50.00 feet to the Point and Place of Beginning.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

Being in accordance with a survey of said premises prepared by Morgan Engineering, LLC, Service@MorganEngineeringLLC.com, dated December 22, 2015, marked project #15-8865

Also known as Lot 7 in Block 1009 on the official tax maps of the Township of South Orange Village, Essex County, New Jersey.


FRANK R. DeSANTIS, P.L.S.
N.J. LIC. NO. 42001

12/22/15
DATE

(Project No. 15-8865)ao

TOWNSHIP OF SOUTH ORANGE VILLAGE
LAND DEVELOPMENT APPLICATION CHECKLIST
(Must be submitted with each Application)

All pages of this checklist must be submitted. An application shall not be considered complete until all the materials and information specified below have been submitted, unless upon receipt of a written waiver request from the applicant, a specified requirement is waived by the municipal agency. If an item is considered by the applicant to be "Not Applicable", a waiver request should be made.

The waiver request shall be granted or denied within 45 days of receipt of said request.

Any questions regarding the submission of Land Development Application documents should be directed to Administrative Clerk of the Township Engineering Department (973)378-7715 ext. 7706. All application materials should be submitted to the Administrative Clerk of the Township Engineering Department, Village Hall, 101 South Orange Avenue, South Orange, NJ 07079.

Instructions: This single checklist is designed for all land development applications. The applicant should identify the type of application being made and search down the appropriate column to the left of the page to identify which items are required by the presence of a circle. The circle can be filled in by the applicant to help keep track of those items that have been provided. The applicant should make a mark under the Applicant column to the right of the page to indicate either compliance or the seeking of a waiver. The Comments box can be filled in to provide additional information.

Example: In the example below, an applicant is seeking Final Major Site Plan Approval. The applicant will note that the 7th column is for that type of application (**bolded**). The applicant is seeking a waiver for the final plat until after approval as indicated by the x in the Waiver column and indicates the reason for the request in the comments field. The applicant will provide a Title Block on the plans submitted as indicated by the x in the Complies column.

Item Number	Subdivision		Site Plan		Variance 40:55D-70	Item Description	Applicant Status		Township Status		Comments
	Minor	Major	Minor	Major			Complies	Waiver	Complies	Waiver	
16	☐	☐	☐	☐	☐	A final plat/site plan prepared in accordance with the New Jersey Map Filing Law, including all certifications, signature lines, location and description of all monuments, whether found or to be set	☐	☒	☐	☐	Applicant seeks temporary waiver and will submit final plat following approval.
25	☐	☐	☐	☐	☐	Title block, including lot and block number(s) of subject property, original plan date and date(s) of all revisions, scale and graphic scale (all sheets)	☒	☐	☐	☐	

Name of Application _____ Application No. _____
 Block(s) 1009 Lot (s) 7 Date Filed 03/15/19

Application Submission Checklist

Item Number	Subdivision			Site Plan		Variance		Item Description	Quantities	Applicant Status		Township Status		Comments	
	Minor	Preliminary	Major	Minor	Final	40:55D-70	(a) & (b)			(c)	(d)	Complies	Waiver		Complies
1	☐	☐	☐	☐	☐	☐	☐	☐	☐	2	☒				
2	☐	☐	☐	☐	☐	☐	☐	☐	☐	20	☒				
3	☐	☐	☐	☐	☐	☐	☐	☐	☐	2	☒				
4	☐	☐	☐	☐	☐	☐	☐	☐	☐	1	☒				
5	☐	☐	☐	☐	☐	☐	☐	☐	☐	1	☒				
6	☐	☐	☐	☐	☐	☐	☐	☐	☐	1		☒		Not applicable to request	
7	☐	☐	☐	☐	☐	☐	☐	☐	☐	1	☒				

Item Number	Gen. Dev. Plan	Subdivision		Site Plan			Variance		Item Description	Quantities	Applicant		Township		Comments		
		Minor	Major	Minor	Preliminary	Final	40:55D-70	(a) & (b)			(c)	(d)	Complies	Waiver		Complies	Status
8	☐	☐	☐	☐	☐	☐	☐	☐	Ownership Disclosure Affidavit (Form Attached)	1	☒		☒				
9	☐	☐	☐	☐	☐	☐	☐	☐	Public hearing notification (Form Attached)	1	☒		☒				
10	☐	☐	☐	☐	☐	☐	☐	☐	Letter(s) signed by a responsible officer of the water company, sewer authority, or other utility company which provides water, sewer, gas, telephone, and/or electricity, stating approval for each proposed utility installation design and indicating who will construct the facility.	1	☒		☒		No additional utilities to be installed to existing home.		
11	☐	☐	☐	☐	☐	☐	☐	☐	Application Form - County: Completed County Planning Board application forms (if applicable, i.e. on a County Road or impacting County drainage facility), including copy of a check made payable to Essex County.	1	☒		☒		Not on County road		
12	☐	☐	☐	☐	☐	☐	☐	☐	Completed Essex County Health Department application., including copy of a check made payable to Essex County.	1	☒		☒		Not applicable to proposed changes on site		
13	☐	☐	☐	☐	☐	☐	☐	☐	Hudson-Essex-Passaic Soil Conservation District application and submitted soil erosion and sediment control plan, including copy of a check made payable to "HEPSCD".	1	☒		☒		Land not in HEPSCD		
14	☐	☐	☐	☐	☐	☐	☐	☐	New Jersey state approvals: Copies of any and all Department of Transportation and Department of Environmental Protection approvals.	1	☒		☒		Land not in or adjacent to relevant DOT or DEP areas.		
15	☐	☐	☐	☐	☐	☐	☐	☐	A digital copy of the Site Plan in a format approved by the Township Engineer. Plan to show lot lines, easements, buffers, existing and proposed structures.	1							

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance		Item Description	Quantities	Applicant		Township		Comments
		Minor	Preliminary	Major	Minor	Preliminary	Major	40:55D-70	(a) & (b)			(c)	(d)	Complies	Waiver	
16	☐	☐	☐	☐	☐	☐	☐	☐	☒	A final plat/site plan prepared in accordance with the New Jersey Map Filing Law, including all certifications, signature lines, location and description of all monuments, whether found or to be set	1	☒		☒	☐	
17	☐	☐	☐	☐	☐	☐	☐	☐	☐	Environmental Impact Assessment – should include, at least, the following: • Map of the site • Description of proposed development • Inventory of existing conditions, to include: ◦ Hydrology ◦ Geology ◦ Soils ◦ Topography & Slope ◦ Drainage ◦ Vegetation ◦ Air quality ◦ Wildlife ◦ Noise • Required permits & approvals • Assessment of Impacts • Impact mitigation steps • Alternatives to development	1					
18	☐	☐	☐	☐	☐	☐	☐	☐	☒	Photograph(s) of the subject premises that may prove useful in helping the Board make a more informed decision on the application.	20	☒		☒	☐	
19	☐	☐	☐	☐	☐	☐	☐	☐	☐	Traffic & Parking Impact Assessment – should include, at least, the following: • Peak traffic generation (AM/PM) • Predicted future conditions (build/no-build) • Level of Service impacts • Mitigation requirements • Parking generation • Onsite & offsite parking capacity • Compliance with ordinance standards	1					

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance			Item Description	Quantities	Applicant Status		Township Status		Comments
		Minor	Preliminary	Major	Minor	Preliminary	Major	(d) & (b)	(c)	(d)			Complies	Waiver	Complies	Waiver	
20					☐	☐				☐	An affirmative statement in writing indicating how all applicable conditional use standards are met. (If for a Conditional Use)	1					
21				☐			☐				An engineer's cost estimate of all the improvements identified on the approved preliminary plan, whether completed or remaining to be completed at the time of final plat.	1					
22		☐	☐	☐							Certification from the Township of South Orange Village Tax Assessor approving the block and lot designations	1					
23			☐				☐				"As-Built" plans or final plats depicting all the proposed site improvements approved during the preliminary site plan application and any deviations noted in the actual constructed improvements. As applicable: 2 mylars, 2 vellums and 20 prints	2					
							☐					2					
												20					
24			☐								Certification from the Township of South Orange Village approving the road names and subdivision name.	1					

Plans shall show or include the following:

Item Number	Gen. Dev. Plan	Subdivision				Site Plan			Variance 40:55D-70	Item Description	Quantities		Applicant Status	Township Status	Comments
		Minor	Preliminary	Final	Major	Minor	Preliminary	Final					Complies	Waiver	
25	☐	☐	☐	☐	☐	☐	☐	☐	☐	Title block, including lot and block number(s) of subject property, original plan date and date(s) of all revisions, scale and graphic scale (all sheets)	☒		☒	Complies	
26	☐	☐	☐	☐	☐	☐	☐	☐	☐	Name, address and telephone number of record owner and applicant	☒		☒	Complies	
27	☐	☐	☐	☐	☐	☐	☐	☐	☐	North arrow with reference (all sheets)	☒		☒	Complies	
28	☐	☐	☐	☐	☐	☐	☐	☐	☐	Drawn at a scale not less than 1 inch equals 50 feet	☒		☒	Complies	
29	☐	☐	☐	☐	☐	☐	☐	☐	☐	Professional Seals - All plans or plats prepared by a New Jersey licensed engineer or a licensed Land Surveyor. Each sheet must be signed and sealed by the appropriate professional.	☒		☒	Complies	Plans not prepared by engineer or land surveyor
30	☐	☐	☐	☐	☐	☐	☐	☐	☐	Zoning compliance schedule, including notation as to any variances/waivers requested	☒		☒	Complies	
31	☐	☐	☐	☐	☐	☐	☐	☐	☐	Historic Site or District: Identification of any historic site or historic district shown on the Master Plan or in the Zoning Regulations involving the property.	☒		☒	Complies	Not in historic site or district
32	☐	☐	☐	☐	☐	☐	☐	☐	☐	Boundary information, lot lines, both existing and proposed, with bearing and distance, including existing lot lines to be removed based upon a current survey. Original boundary survey used to prepare the plan should be provided with the application.	☒		☒	Complies	
33	☐	☐	☐	☐	☐	☐	☐	☐	☐	Setback lines - All front, side and rear setback lines shall be shown in accord with the applicable zoning.	☒		☒	Complies	
34	☐	☐	☐	☐	☐	☐	☐	☐	☐	Areas and dimensions of lots: All lot areas, existing and proposed to be shown in acres and square feet. The minimum lot area within 100 feet of the front property line should be identified if different from entire lot area.	☒		☒	Complies	

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance 40:55D-70	Item Description	Quantities	Applicant		Township		Comments	
		Minor	Preliminary	Major	Minor	Preliminary	Major				Complies	Waiver	Complies	Waiver		
35	☐	☐	☐	☐	☐	☐	☐	☐	Existing critical environmental areas: Location of any of the following features on the property and within 50 feet of the property: a. Critical environmental areas b. Stream corridors c. Flood boundaries d. Wetlands on the property If none exist, supply separate engineer's statement. Existing Trees: The location, species and size of all existing trees having a caliper of 4 inches or greater measured at breast height on site Existing wells and septic system on the property and within 100 feet of the property. Landscaping plan delineating all proposed exterior plantings, including ground cover, shrubs and trees, including size (planted and mature) and species of all materials, including common names. The plan shall be signed and sealed in accord with applicable laws A developer's agreement with the Village that addresses the affordable housing requirements Key map at a scale of not less than 1 inch equals 400 feet showing street names and zone district Signature blocks for Board Chairperson, Secretary and Engineer Approvals Statement - Confirmation that all federal, state, county and local permits or approvals have been obtained and a complete listing of the same		☐	☒	☐	☐	☐	None on property and property is surrounded by similar, residential properties + public park.
36	☐	☐	☐	☐	☐	☐	☐	☐			☒	☐	☐	☐		None exist
37	☐	☐	☐	☐	☐	☐	☐	☐			☒	☐	☐	☐		
38	☐	☐	☐	☐	☐	☐	☐	☐								
39	☐	☐	☐	☐	☐	☐	☐	☐								
40	☐	☐	☐	☐	☐	☐	☐	☐								
41	☐	☐	☐	☐	☐	☐	☐	☐								
42	☐	☐	☐	☐	☐	☐	☐	☐								

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance 40:55D-70	Item Description	Quantities	Applicant		Township		Comments
		Minor	Preliminary	Major	Minor	Preliminary	Major				Complies	Waiver	Complies	Waiver	
43	☐	☐	☐	☐	☐	☐	☐	(a) & (b)	(c)	(d)					
Utility systems - showing connections to existing and proposed systems including, but not limited to: a. Plans and profiles of storm drainage facilities (ditches, pipes, detention facilities, etc.) showing b. Materials, sizes, and elevations. c. Drainage area map and drainage calculations d. Plans and profiles of existing and proposed sanitary sewers and appurtenant facilities. e. Existing and proposed water mains, showing sizes and materials. f. Location of any proposed individual sewage disposal system along with percolation test results approved by the Board of Health. g. Existing electric and natural gas lines and proposed connections thereto h. Location of existing and proposed water wells. i. Letter of intent to serve the property from utilities (gas, electric, telephone, etc.) j. A statement containing estimated daily water consumption, volume and nature of sewage, waste and water to be disposed of and descriptions of water supply and sewage treatment facilities.															

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance 40:55D-70	Item Description	Quantities	Applicant		Township		Comments
		Minor	Preliminary	Major	Minor	Preliminary	Major				Final	Complies	Waiver	Complies	
44	☐	☐	☐	☐	☐	☐	☐	☐	Structure locations and use: Identify the locations and use of all existing structures within 200 feet of the property. For buildings on site, that are: a. Residential - Include number of proposed apartments or family units b. Office/Commercial/Industrial - Include number of employees, total and in maximum shift c. Require machinery operation or processes performed on site - Include a description of any proposed machinery operation, products, by-products and processes to be contained on the site, including a description of raw materials from which products are to be manufactured.		Complies	Waiver	Complies	Waiver	All structures within 200 feet of the property are residential.
45	☐	☐	☐	☐	☐	☐	☐	☐	Shortest distance between any existing or proposed buildings and a proposed or existing lot line. Include a minimum of two (2) ties from proposed structures to property lines for site plans. Architectural plans and elevations of all sides for proposed building or structures, Elevations at the corners of all proposed buildings, paved areas and property corners, if new buildings or paved areas are proposed. All such plans shall be signed and sealed in accord with the applicable laws Solid waste and recyclable material - A statement and/or details identifying provisions for the collection, storage and disposal of such shall be shown on the plan.						
46	☐	☐	☐	☐	☐	☐	☐	☐							
47	☐	☐	☐	☐	☐	☐	☐	☐							
48	☐	☐	☐	☐	☐	☐	☐	☐	The entire tract on one sheet at the same scale as the Tax Map sheet it appears on.						

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance 40:55D-70	Item Description	Applicant Status		Township Status		Comments
		Minor	Preliminary	Final	Minor	Preliminary	Final			Complies	Waiver	Complies	Waiver	
49	☐	☐	☐	☐	☐	☐	☐	(d) (c) (a) & (b)	Existing and proposed rights-of-way and easements within and adjoining the tract, with dimensions and existing improvements accurately shown					
50	☐	☐	☐	☐	☐	☐	☐		Current topographic survey with contours at 2-foot intervals within the tract and within 50 feet of the tract.					
51	☐	☐	☐	☐	☐	☐	☐		Grading plan showing all grading on site and off site based upon 2-foot contour topographic survey; provide typical cross sections where necessary.					
52	☐	☐	☐	☐	☐	☐	☐		Stormwater management plan - showing how stormwater will be controlled and in what manner it will be released; including pre- and post-development drainage area map, drainage calculations and water quality control methods					
53	☐	☐	☐	☐	☐	☐	☐		Circulation plan showing proposed vehicular and pedestrian circulation systems, showing how the proposed ties into the existing system, including: a. Location of off-street parking and loading spaces with dimensions b. Width of traffic aisles c. Direction of traffic flow d. Profiles, and cross sections of all streets, common driveways or private roads e. Vision clearance triangles at street intersections and where driveways and curb cuts intersect with streets f. Specifications and construction details sheet of existing and proposed paving and curbing g. Dimensions, location and treatment of proposed entrances and gates to public rights of way h. Identify use of traffic control devices, signs and traffic signals, channelization and all other traffic alterations					

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance		Item Description	Quantities		Applicant Status		Township Status		Comments
		Minor	Preliminary	Final	Minor	Preliminary	Final	(a) & (b)	(c)				Complies	Waiver	Complies	Waiver	
54	☐		☐	☐		☐	☐			Parking Calculations: a. Number of required parking spaces b. Number of proposed parking spaces c. Location of the parking area d. Dimensions from parking spaces to the property lines, street and structures							
55			☐	☐		☐	☐			Lighting plan clearly delineating all exterior lighting, including a. Proposed isolux patterns b. Mounting height, c. Pole type d. Manufacturer's identification e. Construction details							
56			☐	☐		☐	☐			Sign plans showing all exterior signage, both identification and traffic control. The size and type of signs and height shall be delineated.							
57			☐	☐		☐	☐			Soil erosion and sediment control plan designed in accord with the Hudson-Essex-Passaic Soil Conservation District, including two (2) copies of the application(s) made thereto	2						
58	☐		☐	☐						Residential cluster details including amount (SF and acres) and location of common open space to be provided, location and description of the organization to be established for the ownership and maintenance of any common space.							
59				☐			☐			A certification from the applicant's engineer stating that the final plat conforms to the preliminary plat as submitted and approved.							
60				☐			☐			Soil Permeability Logs , a minimum of two (2), with the permeability test results for each proposed lot or use if on-site sewerage disposal system proposed.							

Application Incomplete pending the Board's determination regarding the following written waiver requests:

By: _____ Date: _____

Application Incomplete with the following information to be submitted or written waiver requests provided:

By: _____ Date: _____