

BOROUGH OF DUNELLEN LAND DEVELOPMENT CHECK LIST FOR PRELIMINARY MAJOR SUBDIVISION

Application #: _____

Applicant: _____

Block: _____, Lot: _____

Applicant should check off each item as included in their application with an "X" to indicate that the item has been provided. If the applicant requests a waiver for any item, the item should be marked with a "W" to indicate that a waiver is being requested. No items should be marked as "Not Applicable". Any sections for which a waiver is specifically being requested shall include a narrative paragraph explaining why the Applicant is entitled to such waiver.

SECTION A

GENERAL REQUIREMENTS

1. Fifteen copies of the appropriate application form(s), completely filled in. _____
2. Certificate from Collector as to taxes due. _____
3. Receipt indicating that fees are paid. _____
4. Fifteen copies of any required plot plan, site plan, or subdivision plan. _____
5. Affidavit of ownership. If Applicant is not the owner, Applicant's interest in land; e.g., tenant, contract/purchaser, lien holder, etc. _____
6. 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, _____
 - (b) a letter of exemption from the N.J.D.E.P. certifying that the proposed activity is exempt from the Freshwater Wetlands Protections Act, and regulations promulgated there under, 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. The Planning Board may waive the above requirements where it can be established by applicant and verified by the board and its professionals that no wetlands exist on site or on contiguous property owned by the applicant. _____
7. If lots are proposed to be subdivided fronting on or requiring access directly to a State Highway, Applicant shall submit copies of any permits issued by N.J.DOT pursuant to N.J.A.C. 16:47-1 et. seq. _____
8. If a corporation or 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. 40:55D-48.1 et seq. _____
9. Number of witnesses and their expertise, if any. _____
10. Statement as to any requirements for which waiver is sought, together with a statement of reasons why waivers should be granted. _____

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SECTION B

PLAT SPECIFICATIONS

1. Plat clearly and legibly drawn or reproduced at a scale not smaller than 1 inch equals 100 feet.
2. Sheet size either 15 x 21, 24 x 36, or 30 x 42.
3. Plans shall be prepared by an architect or engineer if application involves only the location of proposed buildings and their relationship to the site and the immediate environs.
4. Plans shall be prepared by an architect, planner or engineer if application involves only the location of drives, parking layout, pedestrian circulation, and means of ingress and egress.
5. Plans shall be prepared by an engineer if application involves only drainage facilities for site plans of ten acres or more; or involving stormwater detention facilities; or traversed by a water course.
6. Plat prepared to scale based on deed description, tax map or similarly reasonable accurate data for the purpose of review and discussion by the Municipal Agency. (Concept discussion only)

GENERAL INFORMATION

7. Metes and bounds description of parcel in question based upon current land survey information.
8. Property line shown, length in feet and hundredths, bearings in degree, minutes and seconds.
9. Key map showing location of tract to be considered in relation to surrounding area, within 1,000 feet.
10. Title block containing name of applicant, preparer, lot and block numbers, date prepared, date of last amendment and zoning district.
11. Each block and lot numbered in conformity with the municipal tax map as determined by the municipal tax assessor.
12. Scale of map, both written and graphic.
13. North arrow giving reference meridian.
14. Space for signatures of Chairman and Secretary of the Municipal Agency.
15. Names of all property owners within 200 feet of subject property.
16. Location of existing and proposed property lines with dimensions in feet to the nearest two decimal places.
17. Zoning district in which parcel is located, indicating all setbacks, lot coverage, height, floor area ratio, and density, both as to required and proposed. Indicate the above both written and graphically.
18. Acreage of affected parcel to the nearest hundredth of an acre.
19. Number of lots following subdivision including areas in acres if one acre or over or in square feet if under one acre.

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20. Provide a polaroid or other similar photograph of the premises in question taken from the opposite side of the street.

21. Constraints provision calculations.

NATURAL FEATURES (TOPOGRAPHY) TOPOGRAPHY OF THE SITE AND WITHIN 200 FEET THEREOF

22. Contours to determine the natural drainage of the land. Intervals shall be: up to 10% grade-2 feet; over 10% grade-5 feet.

23. Cliffs and rock outcroppings.

24. Flood plains.

25. Natural and artificial watercourses, streams, shorelines and water boundaries and encroachment lines.

26. Aquifer recharge areas, including safe sustained ground water yield.

27. Wooded areas indicating predominant species and size.

28. Location of trees 6 inches or more in diameter, as measured four feet above ground level, outside of wooded area, designating species of each.

29. Areas in which construction is precluded due to presence of stream corridors and/or steep slopes.

30. All areas to be disturbed by grading or construction.

MAN-MADE FEATURES ON SITE AND WITHIN 200 FEET THEREOF

31. Location of existing structures and their set-backs from existing and proposed property lines.

32. Location of existing easements or rights of way including power lines.

33. Location of existing railroads, bridges, culverts, drain-pipes, water and sewer mains and other man-made installations affecting the tract.

34. Location of existing wells and septic systems.

35. When Applicant intends to use a conventional septic disposal system: location of test holes, test results and approximate location of the intended disposal field.

36. Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas, communications and electric, showing feasible connections to existing or proposed utility systems.

37. Location and description of monuments whether set or to be set.

38. Location, names and widths of all existing and proposed streets on the property and within 200 feet of the tract.

39. Required road dedication.

40. Road orientation (as it relates to energy conservation).

41. Sketch of prospective future street system of the entire tract where a preliminary plat covers only a portion thereof.

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MISCELLANEOUS

- 42. Proposed sight easements where required. _____
- 43. Proposed drainage easements where required. _____
- 44. Natural resource inventory information including:
 - a. Soil types as shown by the current Soil Conservation Survey Maps. _____
 - b. Soil depth to restrictive layers of soil. _____
 - c. Soil depth to bedrock. _____
 - d. Permeability of the soil by layers. _____
 - e. Height of soil water table and type of water table. _____
 - f. Flood plain soil (status). _____
 - g. Limitation for foundation. _____
 - h. Limitation for septic tank absorption field (only where septic tank is proposed to be used). _____
 - i. Limitation for local road and streets. _____
 - j. Agricultural capacity classifications. _____
 - k. Erosion hazard. _____
- 45. Landscaping plan including the types, quantity, size and location of all proposed vegetation. The scientific and common names of all vegetation shall be included. _____
- 46. Soil Erosion and Sediment Control Plan consistent with the requirements of the local soil conservation district. _____
- 47. Design calculations showing proposed drainage facilities to be in accordance with the appropriate drainage run-off requirements. _____
- 48. The purpose of any proposed easement of land reserved or dedicated to public or common use shall be designated and the proposed use of sites other than residential shall be noted. _____
- 49. Location of all signs, including type, size, height, construction materials, type of illumination, in accordance with the Ordinance. _____
- 50. Any sections for which a waiver is specifically being requested and a narrative paragraph explaining why the Applicant is entitled to such waiver. _____