

LAND USE

205 Attachment 1

Township of North Brunswick

Appendix A
Site Plan Completeness Checklist
(To be completed by applicant)
[Amended 5-15-2006 by Ord. No. 06-09]

	Submitted	Waiver Requested	N/A	
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Original and 14 copies of application forms.
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application form signed and notarized.
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Owner consent.
4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15 complete sets of plans (site plan, lighting, details, etc.) shall be submitted, together with 15 reduced copies of plans measuring 11 inches by 17 inches.
5.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application fee.
6.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Escrow fee.
7.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Signed escrow transmittal form.
8.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Signed authorization form.
9.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Three complete "Tax and Assessment Payment Report" forms which will be forwarded to the Collector of Revenue office for verification that no delinquent taxes or assessments are due.
10.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Survey of property which is less than 1 year old prepared by a New Jersey Licensed Land Surveyor showing: <ul style="list-style-type: none"> a. Boundaries of the property. b. Building and setback lines and the lines of all existing streets, roads, reservations, easements, rights-of-way and areas dedicated to public use, within 200 feet of the property. c. Title, reference meridian, scale. d. Name and address of record owner. e. Name, address, professional license number and seal of the surveyor who prepared the survey.

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The following shall be on the plans submitted:

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11.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Key map showing site and its relation to surrounding area. Map shall be at a scale of not less than one inch equals 1,000 feet. Names of all streets and Township boundaries within 500 feet shall be shown.
12.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plans certified by appropriate professional as stipulated by N.J.S.A. 45:8, N.J.A.C. 13:40-7.1 et seq.
13.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date (of original and revisions), scale, and North arrow.
14.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Zone data, including zone district and tax map block, lot and street number.
15.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of all existing and proposed buildings or structures with spot elevations.
16.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Names of all owners of record of all adjoining property, and property directly across the street or streets from the property involved, and the block and lot numbers of all the property shown on the plan.
17.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed contours at 1-foot intervals based on National Geodetic Vertical Datum 1929 to determine general slope and natural drainage of the land. Where necessary to evaluate drainage, the Board shall require contours to be shown for all lands within 200 feet of the property in question.
18.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed easements.
19.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The location of all existing watercourse, wooded areas, rights-of-way, streets, roads, highways, freeways, railroads, canals, rivers, buildings, structures or any other feature directly on the property or beyond the property if such feature has an effect upon the use of said property.
20.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All existing schools and zoning district boundaries within 200 feet of the property. Such features shall be shown on a separate map or as a key map on the detailed map itself.

LAND USE

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21.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The distances, as measured along the center lines of existing streets abutting the property to the nearest intersection with any public street.
22.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of existing edge of pavement and proposed edge of pavement of all roadways abutting site.
23.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of all existing and proposed storm drainage structures and utility lines, including telephone, power, water, sewer, gas, etc., whether publicly or privately owned, with pipe sizes, grades and direction of flow.
24.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed use or uses of land and buildings, including outdoor storage.
25.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Size and location of all driveways and curb cuts.
26.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cross sections and construction details of all streets, pavement, curb, sidewalks and walkways.
27.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking and loading layout.
28.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total number of parking or loading spaces.
29.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dimensions of parking or loading spaces, aisles and parking islands.
30.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Interior traffic and pedestrian circulation.
31.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Percent total impervious coverage.
32.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Percent total building coverage.
33.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building dimensions.
34.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Area, finished floor elevation and height of proposed and existing building or structures.
35.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Preliminary architectural plans for proposed buildings, including building elevations (each side) indicating materials and colors to be used in construction, height and general design or architectural styling.
36.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location, direction of illumination and intensity of all outdoor lighting. Type if fixture and height of lighting area to be indicated and isolux lines are to be superimposed on the plan.

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37.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Manufacturer's catalogue cut sheet for proposed lighting.
38.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The location, size, materials, illumination and construction details of existing and proposed signs.
39.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed screening and landscaping, including a planting plan, with quantity, species, caliper and location of planting noted in accordance with § 205-106.
40.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of and identification of proposed open spaces, parks or other recreation areas.
41.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name, address, professional license number and seal of the architect, engineer, planner or surveyor preparing the site plan.
42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refuse enclosure location and detail.
43.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fencing detail.
44.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Percolation test and soil log results (if applicable) certified by New Jersey Licensed Professional Engineer.
45.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soils Report, including location of seasonal high ground water table.
46.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Evidence of soil erosion and sediment control plan submittal to Freehold Soil Conservation Service (if soil disturbance meets or exceeds 5,000 square feet).
47.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Evidence of submittal to New Jersey Department of Transportation for Access Permit and Drainage Permit (Routes 1, 27 and 130 properties only).
48.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Traffic study, including anticipated traffic volumes, capacity of existing or proposed roads traffic impact on road network and need for traffic improvements.
49.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Evidence of submittal to New Jersey Department of Environmental Protection for stream encroachment permit (if applicable).

LAND USE

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50.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A Letter of Interpretation from New Jersey Department of Environmental Protection Freshwater Wetlands Division, including evidence that notice was given to the Municipal Clerk pursuant to N.J.S.A. 13:9B. If the New Jersey Department of Environmental Protection deems that wetlands are present, or the applicant does not receive a response to its request for a Letter of Interpretation, the applicant shall show such areas on a survey of the property, prepared by a Licensed Surveyor of the State of New Jersey.
51.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Evidence of submittal to Middlesex County Planning Board (if on county road or involving county drainage structure).
52.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Management Report.
53.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of the steps to be taken by the applicant to eliminate any drainage problems which may be caused by the development of the site and to mitigate impact from prior upstream development.
54.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copy of any protective covenants or deed restrictions that are intended to cover all or any part of the tract.
55.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	"Letter of Intent" detailing size of proposed building, proposed use, number of tenants, number of employees, anticipated hours of operation, traffic, etc. for multifamily residential developments. The applicant shall determine whether the dwelling units are going to be offered for sale, for rent or for both sale and rent.
56.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Such other items and information pertaining to the site as the Planning and Engineering Departments reasonably determine would be necessary or helpful to the Planning or Zoning Board in reviewing the application.
57.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Staging plan for any area that will be developed in stages, a total development plan must be submitted in accordance with this section.

NORTH BRUNSWICK CODE

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58.	<u>✓</u>	<u> </u>	<u> </u>	Location of 100-year flood limit as depicted on current State of New Jersey, Department of Environmental Protection, Bureau of Flood Plain Management, Delineation of Floodway and Flood Hazard Area Map. If stream has not been studied, then a copy of the application for floodplain delineation to NJDEP Land Use Regulation Program should be provided, if applicable.