

Site Plan Review Application Form

Date:	Major	Minor	Minor	
	Applicant Inform	nation		
Name				
Street		State	Zip	
Phone #				

Owner Information				
Name				
Street	City	State	Zip	
Phone #				

Development Information					
Name	_ Block: Lot:				
Street City	State Zip				
Location of nearest intersection of abutting street with other public streets:					

(Continued on next page)



Map dated:	Prepared by:	Entitled:
Present Use:		
Proposed Use:		
Lot Area:		Building Area:
		Number of Parking Spaces:
Property Part of:		Subdivision Granted on:
Area in acres of any additi	onal adjoining	land owner of applicant:
Does this constitute:	a. New Applic b. Revision o	cation f resubmission of a prior application
Variances requested:		

Attach a copy of any deed restrictions or covenants that will apply.

NOTE: Submit 17 sets at least 10 days prior to next Regular Meeting. The Planning Board generally meets on the 2nd Thursday of each month and the Zoning Board meets on the 1st.

For Official Use					
Application Fee Paid: \$	Date Received:				
Received By:	Case No:				
Board Action:	Date:				



Checklist Site Plan

21-8.12 Site Plan Elements. The applicant shall cause a site plan map at an appropriate scale to be prepared by a civil engineer surveyor, land planner, architect, or other competent person. Site plan elements shall include those listed below which are appropriate to the proposed development or use as indicated by the planning board or its representative in the presubmission conference.

a. Legal Data

- 1. Lot and block of the property taken from the latest tax records.
- 2. Name and address of the owner of record.
- 3. Name and address of person, firm or organization preparing the map.
- 4. Date, north point, and written and graphic scale.
- Sufficient description or information to define precisely the boundaries of the property. All distances shall be in feet and hundreths of a foot. All angles shall be given to the nearest ten seconds or closer. The error of closure shall not exceed one in ten thousand.
- 6. The locations, names, and existing widths of adjacent street rights-of-way and curb lines.
- 7. The location and owners of all adjoining lands as shown on the latest tax records.
- 8. Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to public use within or adjoining the property.
- 9. A complete outline of existing deed restrictions or covenants applying to the property.
- 10. Existing zoning.

PROVI YES	NO	NA	WAIVE	COMMENT



b. Natural Features

- 1. Existing contours with intervals of two feet or less referred to a datum satisfactory to the board. Contour interval may be altered by agreement and permission of planning board.
- 2. Location and width of any existing watercourses and marshes.
- 3. Approximate boundaries of any areas subject to flooding or storm overflows, including the approximate highs of water elevation in the last five years.
- 4. Location of existing watercourses, marshes, rock out crops, and significant existing features.

c. Existing Structures and Utilities

- 1. Locations of uses and outlines of structures drawn to scale and within 100 feet of the lot line for both subject property and adjacent property.
- 2. Paved areas, sidewalks and vehicular access between the site and public streets.
- 3. Locations, dimensions, grades, and flow direction of existing sewers, culverts, water lines as well as other underground and above ground utilities within and adjacent to the property.
- 4. Other existing development, including fences, landscaping and screening.
- 5. Location and design of external lights and lighted areas.

YES	NO	NA	WAIVE	COMMENT

PROVIDED:



d. Proposed Development

- 1. The location of proposed buildings or structure improvements.
- 2. The location and design of all uses not requiring structures, such as off-street parking and loading areas.
- 3. The location and plans for any outdoor signs.
- 4. The location, direction, power and time of use for any proposed outdoor lighting and public address system.
- The location and arrangement of proposed means of access, including sidewalks, driveways or other paved area. Profiles indicating grading and cross-sections showing width of sidewalks and location and size of utility lines.
- 6. Any proposed grading, screening, and other landscaping.
- 7. The location of all proposed water lines, valves, and of all sewer lines or alternate means of water supply and sewage disposal and treatment.
- 8. An outline of any proposed deed restrictions or covenants.
- 9. Any contemplated public improvements on or adjoining the property.
- 10. If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.
- 11. Written determination from the Zoning Officer of whether or not the subject property is located in the flood zone.

e. Any other information deemed by the planning board necessary to determine conformity of the site plan with the intent and regulations of this chapter.

PROVIDED:

YES	NO	NA	WAIVE	E COMMENT



SITE PLAN - A development plan of one (1) or more lots on which is shown:

- a. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, drainage, floodplains, marshes and waterways.
- b. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping, structures and signs, lighting and screening devices.
- c. Any other information that my be reasonably required in order to make an informed determination pursuant to this chapter.

SITE PLAN, MAJOR - Any site plan not classified as a minor site plan.

SITE PLAN, MINOR - A development plan involving and increase in floor area of less than ten (10) percent of the existing building and/or five (5) or fewer new parking spaces, which does not involve planned development, any new street, or extension of any off-tract improvement the installation cost of which is prorated pursuant to N.J.S.A. 40:55D-42 and which contains the information reasonably required to make an informed decision on the application.

SKETCH PLAT - The sketch map of a development of sufficient accuracy to be used for the purpose of discussion and classification and meeting the requirements of this chapter.

SLUMP BLOCK - Unstable areas of very steep slope with tendency for vertical separation and collapse.

STEEP SLOPES - Slopes greater than 20%, to be developed in accordance with Section 21-65U.

STOP LINE - The point at a street intersection, either painted on the pavement or at the extension of the curbline or edge of pavement of the intersecting street, at which a vehicle stops before proceeding through the intersection.