

Case # _____

Received

**WARREN TOWNSHIP BOARD OF ADJUSTMENT
APPLICATION FOR FINAL SITE PLAN APPROVAL**

SITE NAME _____

APPLICATION is hereby made for approval of Final Site Plan. This building(s) is located in the _____ zone(s). Preliminary approval was granted on _____
DATE OF RESOLUTION

Preliminary plans were signed on _____
(Approval Date of Preliminary Plans)

1. Applicant's Name _____ Phone _____

Address: _____

2. Owner's Name _____ Phone _____

3. Attorney's Name _____ Phone _____

Firm and Address _____

4. Name & address of person preparing plans _____ Phone _____
Profession

Name _____

Address _____

5. Location of Property _____
(Street)

(Tax Map Block) (Lot) (Total Area Acreage)

6. Total square footage of building _____ Total square footage of lot _____

7. List any zoning variances required and if so, in addition, attach hereto as a separate rider your factual basis and legal theory for the relief sought.

8. Deed restrictions that apply or are contemplated. (If no restrictions, state "NONE", if "YES" attach copy.

No	Item	Submitted	Not Applicable	Waiver Requested	Planning Board
5.	Disclosure Statement: Application by corporation or partnership for approval of a site to be used for commercial purposes shall list all stockholders holding ten percent (10%) or more of stock in any class and/or all individual partners having ten percent (10%) or greater interest in the partnership or corporation. Any applicant who is incorporated must be represented by an attorney.				
6.	Disclosure Statement: Listing of names and addresses of all stockholders or individuals of ten percent (10%) ownership interest of corporation or partnership which is ten percent (10%) owner of applying corporation or partnership.				
7.	Owner's letter of consent if applicant other than owner.				
8.	List any variances being sought, including all information necessary for proper deliberation.				
9.	Certification by Tax Collector that all taxes have been paid through the current quarter.				
10.	<p>Copy of all existing protective covenants or deed restrictions of every nature affecting the premises sought to be developed or any part thereof and including a statement as to whether such deeds or covenants are of record.</p> <p>All plats that encompass a watercourse protection area as outlined and defined in Section 15-10 shall contain the following certification:</p> <p>"This lot encompasses land in a Watercourse Protection Area and is subject to all the standards and requirements of the Floodplain and Watercourse regulations."</p>				
11.	A copy of abstract of the deed or deeds or other instruments by which title is derived with the names of all owners.				
12.	14 FOLDED blue on white prints in accordance with the following:				
13.	The final plans must fully conform to the preliminary plans as approved by the Board of Adjustment , including revisions required as conditions of approval.				

Revised 1-1-93; 7-16-97;6/3/2010

No.	Item	Submitted	Not Applicable	Waiver Requested	Planning Board				
14.	Preliminary plans must be signed by the Board prior to filing for final.								
15.	Scale (1" – 50') minimum.								
16.	Graphic Scales								
17.	Key map (not less than 1" = 800 ft.)								
18.	Date and all revision date(s) shown on cover sheet.								
19.	Name and address of applicant must be shown on plans.								
20.	Name and address of person(s) preparing the plans, signature, date, seal and license number must be shown on plans.								
21.	Name and address of owner of record and/or authorized agent must be shown on plans.								
22.	North arrow.								
23.	Existing block and lot number(s) of the lot(s) as they appear on the official municipal tax maps.								
24.	Entire tract shown.								
25.	Name of project.								
26.	All title blocks should meet requirements of N.J.A.C. 13.40 Sections 1.3, 1.4, 1.5, 1.6.								
27.	Survey of tract certified by professional licensed land surveyor, with actual building setback shown with boundaries and area within 1/100 acres.								
28.	Names of owners within two hundred (200') feet) with respective block and lot numbers.								
29.	Tax map identification (sheet number, block and lot numbers) on plans.								
30.	Zone boundaries within 200 ft.								
31.	Final Site Plan should be clearly indicated as "FINAL" or "AS BUILT"								
32.	Signature block for endorsement of the Chairman and Board of Adjustment Secretary on cover sheet of plans in lower right-hand corner of plan: <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-top: 1px solid black; width: 70%;"></td> <td style="border-top: 1px solid black; width: 30%; text-align: right;">Date</td> </tr> <tr> <td style="border-top: 1px solid black;"></td> <td style="border-top: 1px solid black; text-align: right;">Date</td> </tr> </table>		Date		Date				
	Date								
	Date								
33.	Improvements and utilities within two-hundred feet (200').								
34.	Existing rights-of-way.								
35.	Any adjacent lots in which applicant has a direct or indirect interest.								

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36.	As built condition of streets and roads.				
37.	All distances to the nearest intersection with any public street (measured along sideline or centerline of adjacent street).				
38.	Zoning Schedule – indicating applicable zoning requirements and proposal including: <ul style="list-style-type: none"> a. Lot area in square feet. b. Lot width in feet. c. Front yard setback in feet. d. Both side yard setbacks in feet. e. Rear yard setback in feet. f. Rear and side yard setbacks for any accessory buildings. g. Maximum and lot coverage by building. h. Maximum height in stories and feet. i. Maximum lot coverage by all buildings and pavement. j. Floor area ratio. 				
39.	Location and size of existing buildings and structure on site and within two-hundred feet (200').				
40.	Designate and note existing structures on Historic Landmarks inventory maintained by Somerset County Planning Board.				
41.	Existing elevations and contours (two (2) ft. contour interval and extended minimum of one-hundred ft. (100') beyond tract).				
42.	Proposed elevations and contours (two feet (2') Contour interval).				
43.	Exterior wall material.				
44.	Exterior architectural design lighting illumination pattern and details.				
45.	Access streets names, widths, lengths.				
46.	Vehicular ingress and egress to and from site onto public streets.				
47.	Directional traffic flow on site.				
48.	Calculation of parking provided and required.				
49.	Location, scaled design of off-street parking.				
50.	Actual size and location of bays, aisles and planting areas.				
51.	Off-street parking paved and curbed.				
52.	Size and location of driveways and curb cuts.				
53.	Driveways conform to maximum and minimum dimensions required.				
54.	Site easements shown on plan.				
55.	Sidewalks, walkways and pedestrian lanes.				
56.	Fire lanes.				
57.	Loading spaces or docks.				

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58.	Existing and proposed storm sewer systems				
59.	Drainage calculations – reflecting any changes from preliminary.				
60.	Existing sanitary sewers.				
61.	Existing water mains and hydrants.				
62.	Existing gas lines.				
63.	Existing electric lines.				
64.	Existing telephone lines.				
65.	Existing common space.				
66.	Existing open space.				
67.	Solid waste collection and disposal method in accord with Chapter XI of the Revised General Ordinances of Warren Township.				
68.	Streams, waterways and flood plains on tract and within two-hundred feet (200') of tract.				
69.	Indication of wetland areas on tract, with classification and buffer where appropriate.				
70.	Buffer areas including height, width and type of buffer and its expected effectiveness in screening views, auto headlights and reducing noise.				
71.	Proposed or existing landscaping areas including types and sizes of plantings, and planting, staking and mulching details (include buffer area).				
72.	Areas of proposed dedication for public use.				
73.	Seeded or sodden areas, groundcover, retaining walls, fencing, shrubbery, trees, including height and caliper.				
74.	Location of single trees not in wooded areas with diameter of six (6) inches or more as measured three (3) feet above the base of the trunk.				

DEVELOPER'S ESCROW AGREEMENT

The undersigned applicant hereby agrees that if the Escrow Amount submitted with this application is not sufficient to cover professional charges and/or fees, here/she will provide additional funds as deemed necessary by the Escrow Official in accordance with Section 15-5.3 "Escrow Fees" of the Land Use Procedures and Development Ordinance of the Township of Warren.

In the event it is determined that additional funds are required, the Board Clerk or the Escrow Official shall notify the applicant. The applicant agrees to pay the additional fees within fourteen (14) days of said notice.

Applicant further agrees and acknowledges that, if the aforesaid "additional fees" are not paid within the time specified, all processing of the applicant's application will be terminated until the payment is made in full. In any event, no Certificate of Occupancy will be issued by the Construction Code Official until such time that the applicant has posted all outstanding balances to cover all escrow charges with the escrow official.

The Township agrees that in the event that amounts deposited in said escrow account shall be in excess of the amount required for professional review and charges, the excess funds plus any accrued interest due to applicant in accordance with law (MLUL 40:55D-53.1); shall be returned to the applicant within 90 days of the signing of the plans by the Chairman and Secretary of the Board, and/or publication of the Board's decision, providing the applicant has submitted a written request for this release.

If, however, no request for release is received, the monies shall remain in the individual escrow account until issuance of Certificate of Occupancy, at which time the unused monies shall be automatically released.

I, the applicant, have carefully read and understand the above Developer's Escrow Agreement, and hereby agree to abide by the conditions set forth above. I further understand that should I not abide by these conditions, summary collection proceedings may be initiated by the Township.

Date

Applicant's Signature

Applicant's Tax ID #