

Case # _____

Received

**WARREN TOWNSHIP BOARD OF ADJUSTMENT
APPLICATION FOR FINAL MAJOR SUBDIVISION**

SITE NAME: _____

APPLICATION is hereby made for FINAL approval of a major subdivision to be 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 _____

Address _____

3. Attorney's Name _____ Phone _____

Firm and Address _____

4. Name & Address of person preparing Plans _____ Phone _____
Profession

Name _____

Address _____

5. Location of Subdivision _____
(Street Address)

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

6. Number of proposed lots: _____

7. List any zoning variances required and if so, in addition, attach hereto as a separate rider your 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.

Rev. 6-11-13;

9. Development plans _____

a. Sell lots only? (yes or no) _____ Construction of homes for sale? (yes or no) _____

b. Other _____

10. Briefly describe any prior or presently pending proceedings before the Warren Township Board of Adjustment or any other federal, state, or local board or agency involving the property which is the subject of this application.

11. List any other material accompanying this application, i.e., plans, drainage calculations, etc.

12. List any changes to the final maps that were not shown on the preliminary (if any):

Applicant's Signature

Date

CONSENT OF OWNER IF OTHER THAN APPLICANT

I, the undersigned, being the owner of the lot or tract described in the foregoing application, hereby consent to the making of this application and the approval of the plans submitted herewith.

Date: _____

No.	Item	Submitted	Not Applicable	Waiver Requested	Zoning Board
7.(a)	Disclosure Statement listing names and addresses of all stockholders or individual partners owning at least 10% of the interest in the partnership or corporation in accordance with <u>N.J.S.A. 40:55D-48.1</u> . Any applicant who is incorporated must be represented by an attorney.				
7.(b)	Disclosure statement of 10% ownership interest of corporation of partnership which is 10% owner of applying corporation or partnership in accordance with <u>N.J.S.A. 40:55D-48.2</u>				
8.	Disclosure Statement listing names and addresses of all stockholders or individual partners owning at least 10% of the interest in the partnership or corporation. Any applicant who is incorporated must be represented by an attorney				
9.	Owner's letter of consent if applicant is other than owner.				
10.	Certification by Tax Collector that all taxes have been paid through the current quarter.				
11.	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.				
12.	A copy of abstract of the deed or deeds or other instruments by which title is derived with the names of all owners.				
13.	Two (2) translucent reproducible mylars and two (2) cloth copies to be supplied for signatures following action by the Board of Adjustment				
14.	12 FOLDED blue on white prints in accordance with the following:				
15.	Identification as "Final Plat"				
16.	The final plans must fully conform to the preliminary plans as approved by the Board of Adjustment, including revisions required as conditions of approval.				
17.	Preliminary plans must be signed by the Board of Adjustment prior to filing for final				

No.	Item	Submitted	Not Applicable	Waiver Requested	Zoning Board
18.	Name and address of owner(s) of record.				
19.	Names of property owners adjacent to tract, along with respective block and lot designations				
20.	The name of the map, municipality and county shall be shown.				
21.	The map must show streets, avenues, roads, lanes, or alleys				
22.	Signature lines and certifications must comply with the map filing law (copy attached)				
23.	Scale must be inches to feet and be large enough to contain legibly written data on the dimensions, bearings, and all other details of the boundaries, and it shall also show the graphic scale (1" = 100' min)				
24.	It shall show the dimensions, bearings and curve data sufficient to enable the definite location of all lines and boundaries shown thereon, including public easements and areas dedicated for public use.				
25.	Block and lot designations shall be shown				
26.	The reference meridian used for bearings on the map shall be shown graphically				
27.	All municipal boundary lines crossing or adjacent to subdivision shall be shown and designated				
28.	All natural and artificial watercourses, streams, and water boundaries and encroachment lines shall be shown				
29.	Watercourse protection area certification to be included if applicable: "This development permit application encompasses lands in a Watercourse Protection Area and is subject to all the standards and requirements of the Flood Damage Prevention Chapter (Section 15-10) of the Revised General Ordinances of the Township or Warren"				
30.	The map shall clearly show all monumentation as required by Chapter 141 P.L. 1960, including monuments found, monuments set, and monuments to be set.				
31.	Any curve data shall be shown on both sides; namely radius, length of curve and sub-tended angle				
32.	The date of the survey shall be shown				

No.	Item	Submitted	Not Applicable	Waiver Requested	Zoning Board
33.	New Jersey State Coordinates to be indicated at all out bound monumentation				
34.	Land Surveyor Certification shall be in accordance with attached Map Filing Law				
35.	All maps shall be in total accordance with Chapter 141 P.L. 1960 of the Map Filing Law				
36.	All maps should have the following certification from the Map Filing Law:				

- a) I hereby certify that this map complies with the provisions of Chapter 141 P.L. 1960 and further certify that it has been approved for filing in the office of the County Clerk of Somerset County by the "Proper Authority." The Board of Adjustment of the Township of Warren.

This certification shall expire if this map is not properly filed with the said County Clerk on or before _____.

(Chairman)

(Date)

Secretary of Board of Adjustment

Date

- b) I, hereby, certify that this map and survey has been made under my supervision, and complies with the provisions of "the map filing law"
(Include the following, if applicable)

I do further certify that the monuments as designated and shown hereon have been set.

Licensed Land Surveyor and No.
(Affix Seal)

- c) If monuments are to be set at a later date, the following endorsement shall be shown on the map.

I certify that a bond has been given to the municipality, guaranteeing the future setting of the monuments shown on this map and so designated.

Municipal Clerk

- d) There shall be endorsed thereon a certification of the municipal engineer as follows:

I have carefully examined this map and find it conforms with the provisions of "the Map Filing Law" and the Municipal Ordinances and requirements applicable thereto.

Municipal Engineer
(Affix Seal)

e) the Owners' consent as follows:

We, the undersigned, hereby declare that we are the owners of the land delineated hereon and we hereby consent to the filing of this map in the office of the Clerk of Somerset County

Owner

Date

NOTE: The Warren Township Board of Adjustment may require submission of additional information not specified in this checklist as are reasonably necessary to make an informed decision as to whether the requirements necessary for approval of the application for development have been met. The application shall not be deemed incomplete for lack of any such additional information or any revisions in the accompanying documents so required. (Municipal Land Use Law chapter 291 C. 40:55D-10.3)

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 #