

Case # _____

Received

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

SITE NAME _____

APPLICATION is hereby made for Preliminary _____ Amended Preliminary _____ approval of plans for erection of a building or buildings to be located in the _____ zone(s).

1. Applicant's Name _____ Phone _____
Address _____

2. Owner's Name _____ Phone _____
Address: _____

3. Attorney's Name _____ Phone _____
Firm Name and Address _____

4. Name and address of person preparing plans _____ Phone _____
Name _____
Address _____

5. Location of subdivision _____
(Street)

(TAX MAP BLOCK) LOT NO.(S) (TOTAL AREA OF 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).

9. Plans for use of the proposed building

10. Briefly describe any prior or presently pending proceedings before the Warren Township Zoning Board of 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 _____

	<p>Nonresidential: Escrow Amount: Less than 10,000 sq.ft building area \$6,000 10,001-50,000 sq.ft. building area \$15,000 50,001-100,000 sq.ft. building area \$25,000 Excess of 100,000 sq.ft. building area \$35,000</p> <p>Final Site Plan (Commercial) One-third (1/3) of the original escrow fee paid at the time of preliminary plan application</p> <p>Preliminary Site Plan Residential: 1 – 3 lots or units.....\$4,000 4-10 lots or units.....\$10,000 11-25 lots or units.....\$20,000 26-50 lots or units.....\$25,000 51-100 lots or units.....\$30,000 In excess of 100 lots or units.... \$50,000</p> <p>Final Site Plan (Residential): 1-3 lots or units: \$500 4-10 lots or units: \$1,000 11-25 lots or units: \$1,500 26-50 lots or units: \$2,500 51-100 lots or units: \$3,750 In excess of 100 lots or units: \$7,500</p> <p>*Escrow fees for amended Planning Board and Board of Adjustment applications shall be reduced by 50% of the above posted fees</p>				
4.	Signed escrow agreement				
5.	Official Somerset County Planning Board receipt which demonstrates proof of filing with the County				
6.	Proof of submission to N.J.D.B.P.B. for necessary permits				
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 or partnership which is 10% owner of applying corporation or partnership in accordance with <u>N.J.S.A. 40:55D-48.2</u>				
8.	Owner's letter of consent if applicant is other				

No.	Item	Submitted	Not Applicable	Waiver Requested	Zoning Board
	than owner				
9.	List of any variances being sought, including all information necessary for proper deliberation				
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.	18 FOLDED blue on white prints in accordance with the following:				
14.	Proper scale (1"=50' minimum)				
15.	Graphic scale				
16.	Key map (not less than 1" = 800')				
17.	Date and revision date on each sheet. Overall plan revision dates to be shown on cover sheet.				
18.	Name and address of applicant must be shown on plans				
19.	Name and address of person(s) preparing the plans, signature, date, seal, and license number must be shown on plans				
20.	Name and address of owner of record and/or authorized agent must be shown on plans				
21.	North arrow				
22.	Existing block and lot number(s) of the lot(s) as they appear on the official municipal tax maps				
23.	Entire tract shown				
24.	Name of project				
25.	All title blocks should meet requirements of N.J.A.C. 13.40 Sections 1.3, 1.4, 1.5, 1.6.				
26.	Signature block for endorsement of the Planning Board Chairman and Planning Board Secretary on cover sheet of plans in lower right hand corner of plan _____ Board of Adjustment Chairman Date _____ Board of Adjustment Secretary Date				
27.	Survey of tract certified by license land surveyor indicating boundaries and area (within 1/100 acre)				

No.	Item	Submitted	Not Applicable	Waiver Requested	Zoning Board
28.	Names and addresses of owners within 200ft with respective block and lot numbers				
29.	Tax map identification (sheet number, block, and lot numbers) on plans				
30.	Space provided for endorsement of the Chairman and Secretary of the Planning Board on cover sheet, lower right hand corner of plan				
31.	Zone boundaries within 200ft				
32.	Improvements and utilities within 200ft				
33.	Proposed right of ways				
34.	Any adjacent lots in which applicant has a direct or indirect interest				
35.	Proposed improvements to adjoining streets and roads				
36.	All distances to the nearest intersection with any public street (measured along sideline or centerline of adjacent street)				
37.	Building height, size, and location (in stories and feet)				
38.	Percent (%) coverage for existing and proposed: a) lot coverage by building b) lot coverage by all buildings and pavement				
39.	Existing and proposed floor area ratio				
40.	Location and size of existing building, and structures on site and within 200ft				
41.	Structures to be removed shall be clearly indicated by dashed lines				
42.	Designate and note existing structures on Historic Landmarks inventory maintained by Somerset County Planning Board				
43.	Existing elevations and contours (2ft contour interval and extended minimum of 100ft beyond tract.)				
44.	Indication of slopes greater than 15% shown by shading				
45.	Proposed elevations and contours (2ft contour interval)				
46.	Signage details with dimensions				
47.	Location and width of all existing and proposed easements				
48.	Exterior wall material				
49.	Exterior architectural design lighting illumination pattern and details include parking facilities				
50.	Access streets (names, width, lanes)				
51.	Vehicular ingress and egress to and from site				

	onto public streets				
No.	Item	Submitted	Not Applicable	Waiver Requested	Zoning Board
52.	Directional traffic flow on site				
53.	Calculation of parking provided and required, including barrier-free parking spaces				
54.	Location and scaled design of off-street parking				
55.	Size and location of bays, aisles, and planting areas				
56.	Off-street parking areas, paved and curbed.				
57.	Applicable barrier free design in accordance with N.J.S.A. 16:41-2.5				
58.	Written use plan, explaining intended use of the building				
59.	Size and location of driveways and curbcuts				
60.	Driveways conform to maximum and minimum dimensions required				
61.	Sight easements shown on plan				
62.	Sidewalks, walkways, and pedestrian lanes				
63.	Fire lanes				
64.	Loading spaces or docks, included signage				
65.	Traffic impact analysis for sites generating more than twenty-five (25) vehicles per hour				
66.	Existing and proposed storm sewer systems				
67.	Drainage calculations: a) Stormwater Management Plan- Calculations for evaluation of on-site detention facilities for zero net increase in runoff b) Calculations for downstream impact analysis without detention facilities c) Internal drainage system sizing calculations including inlet drainage area map				
68.	Existing and proposed sanitary sewers				
69.	Existing and proposed water mains and hydrants.				
70.	Existing and proposed gas lines.				
71.	Existing and proposed electric lines.				
72.	Existing and proposed telephone lines.				
73.	Existing and proposed common space.				
74.	Existing and proposed open space.				
75.	Collection and disposal method of recyclable materials and solid waste in accord with Chapter 11 of the Revised General Ordinance of Warren Township.				
76.	Areas of site to be used for storage of chemical or hazardous material to be designated on plans, including:				

	a. List of substances, quantities, copy of licenses required for storage and transport of any chemical or hazardous materials.				
77.	Streams, waterways, watercourse protection areas and flood plains on tract and within 200 ft. of tract. All plats that encompass a watercourse protection area as outlined and defined in Section 15-10 shall contain the following certification: "This lot encompasses land in a Watercourse Protection Area and is subject to all the standards and requirements of the Floodplain and Watercourse regulations.				
78.	Delineation of flood plain and wetland areas, and source of delineation (NWI maps) or, if not, a statement describing the absence of such. Indicate classification of wetlands, show appropriate buffer where applicable.				

79.	Setback lines, provided and required.				
80.	Buffer areas, including height, width, calculation of area, and type of buffer and its expected effectiveness in screening views, auto headlights and reducing noise.				
81.	Proposed landscaping areas including types and sizes of plantings, and planting, staking and mulching details (include in buffer area).				
82.	Areas of proposed dedication for public use.				
83.	Seeded or sodded areas, groundcover, retaining walls, fencing, shrubbery, trees, including height and caliper.				
84.	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.				
85.	Four (4) copies of an Environmental Assessment Report containing: A. Descriptive report of environmentally sensitive areas. B. Site description & inventory: 1. Types of soil 2. Topography 3. Geology 4. Vegetation 5. Wildlife				

	<ul style="list-style-type: none"> 6. Surface & subsurface water. 7. Unique, scenic, historic features. 8. Existing development features not part of natural environment. <p>C. Environmental impact matters to be evaluated:</p> <ul style="list-style-type: none"> 1. On-site sewerage & off-site connections. 2. Potable water supply. 3. Stress corridors, wetlands, erodible soils, vegetation, wildlife habitats, aquifer recharge areas & historically or archaeologically significant areas. 4. Adverse sound levels 5. Hazardous substances transported and/or stored. 				
--	---	--	--	--	--

Rev. 1/1/93, 7/26/97, 6/3/2010

MAJOR PRELIMINARY SITE PLAN CHECKLIST

No.	Item	Submitted	Not Applicable	Waiver Requested	Planning Board
85.	<p>Four (4) copies of an Environmental Assessment Report containing (Continued):</p> <p>C. Environmental impact matters to be evaluated: (Continued)</p> <ul style="list-style-type: none"> 6. Solid waste disposal. 7. Traffic generation 8. Adverse effects during construction phase. 9. List all licenses, permits, approvals from municipal, county, state, federal agencies. <p>D. Site design to minimize environmental damage:</p> <ul style="list-style-type: none"> 1. Drainage plans to limit off-site runoff. 2. Sewage disposal techniques. 3. Water supply and conservation. 4. Energy conservation measures. 5. Air, water and noise pollution control. 6. Open space reserves. 7. Procedures for chemical spill control. 				

	<p>8. Name and address of person, persons or entity that prepare the EAR and their curriculum vitae.</p> <p><u>Any request for waiver of the above EAR must be submitted in writing as a separate rider in duplicate to the Planning Board Administrative Officer. A waiver request shall address the applicable items and state reasons and describe why there is no impact from the proposed development.</u></p>				
86.	Soil erosion and sediment control plan.				
87.	Show location of Fire Department connections and automatic fire alarm panel (if required).				
88.	Recycling Plan pursuant to the provisions of subsection 11-1.16 Ordinance 07-70.				

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 #