

Planning & Zoning P.O. Box 240 / Fairton, NJ 08320 (856) 451-9284 EXT. 309 / Fax: (856) 455-3056

Procedure for Filing of an Application to the Planning & Zoning Board

- 1. Complete Application form in its entirety. Failure to complete the application may result in a determination of an incomplete application.
- Obtain from the Municipal Tax Collector a Certified list of Property owner's within two hundred (200) feet of the subject property. The New Jersey Municipal land use Law requires that the Municipal Tax Collector prepare the list. No other list is considered acceptable.
- 3. Submit with one copy of the completed application, the required fee, and eighteen (18) copies of the plan documents to the Board Secretary. All plan documents shall comply with Subchapter 12-5.1 Applications for Development of the Fairfield Township General Ordinances.
- 4. A complete application shall be forwarded to the Board Review Committee upon receipt.

 The Review Committee consisting of the Zoning Officer, Board Solicitor, and Board

 Engineer have forty-five (45) days, in accordance with 2014 Municipal land Use Law,

 to determine whether your application is complete.
- 5. Upon notification by the Board Secretary that your application has been deemed **complete**, you will also be notified of the date of the Planning and Zoning Board meeting that your application will be heard.
- 6. Upon receiving, Completion Application Letter, the Applicant or professional, shall provide the proper notification at least <u>ten (10) days</u> in advance of the meeting by certified mail to all owners and utility companies indicated on the Certified List of Property owners. A sample copy of a notice is provided in this package. The following are required on the notice:
 - a. The date, time, and location of the meeting.
 - b. The type of application being applied for and any variance being requested.

- c. The Applicant's name, address, the block, lot, and address of the property.
- The Township of Fairfield accepts no responsibility for the applicant's failure to provide proper notice as required by law.
- 7. The Applicant shall also publish a notice in the South Jersey Times newspaper at least ten (10) days in advance of the scheduled meeting. A publication in the Atlantic City Press is also acceptable, providing it is published at least ten (10) days in advance of the scheduled meeting. A sample standard form of notice is provided in the Application packet.
- 8. <u>Two (2) days</u> prior to the scheduled meeting date; the Applicant shall submit to the Board Secretary a Proof of Publication from the newspaper and all of the returned receipts (Green Cards from the property Owner Notification). The Applicant shall also submit to the Board Secretary a Certification of Mailing, a copy of the Certified List of Property Owners, and copies of the certified mailings (white slips).
- 9. On the scheduled meeting date, the Applicant must be in attendance to present the application to the Board. Use of legal and/or design professional representation is encouraged. Corporations are required to have legal representation.

Planning & Zoning Board P.O. Box 240 / Fairton, NJ 08320 Phone: (856) 451-9284, EXT. 304 / Fax: (856) 455-3056

Application Checklist

- 1. Complete application form in its entirety
- 2. Certified 200ft Property List
- 3. Submit the following with application:
 - Application fee
 - Initial escrow deposit
 - 18 copies of plan documents to the Board Secretary
- 4. Application is reviewed for completeness (applicant will be notified of hearing date by the Board Secretary)
- 5. Applicant must notify all property owners on the Certified 200ft Property List at least 10 days prior to scheduled meeting date by certified mail with return receipts. Information to include in the notification:
 - Date, time, and location of meeting
 - Type of application applied for and any variances requested
 - Applicant's name, address, block, lot, and address of the property
- 6. Newspaper publication must be in the South Jersey Times at least 10 days prior to scheduled meeting date. Information to include in the publication:
 - Date, time, and location of meeting
 - Type of application applied for and any variances requested
 - Applicant's name, address, block, lot, and address of the property
- 7. Submit the following information to the Board Secretary <u>2 days prior</u> to scheduled meeting date:
 - Proof of publication
 - · Certified mail

Date Received:	
Received By:	
Completed Date:	
Escrow No.:	
Resolution No.:	

Planning / Zoning Application Form					
Date:					
					Addre
Telep	hone No.:				
Mailii	ng Address:	at the control of the			
Locat	ion of Property:			Block:	Lot:
Street	Address of Property				
Descr	iption of Request:				
	fication of Request:				
2. 3.	New Application _ Subdivision: Variance: Site Plan:	Major C	Minor D		
Notice	e to Applicants:				
2.	until the Application Every Application of Licensed surveyor lines. The Applicant will and the meeting date	omission. The n has been de nust be accordication all be notified by e when this a	application will not emed completed. npanied by a survey onsite improvement :	be scheduled for a of the property pro and their setbacks on of the review f ard.	a meeting date epared by a N. J. from all property for completeness
Appli	cation Fee: \$		Escrow Fee: \$_		
Appli	cant's Signature:				
Tax C	ollector's Signature:				

70 Fairton-Gouldtown Road P. O. Box 240 Fairton, NJ 08320 Phone: (856) 451-9284 Fax: (856) 455-3056

Certified 200' Foot Property Owner's List Request Form

Date Requested:	Block: _	Lot:	
Property Location:_			
Requested by:			•
Mailing Address:			
	·		
Telephone #:			,
When the list is comp Phone	leted, I would like to Fax Mail	be contacted by:	
Fee: \$10.00 and mus	t be paid when requ	est is submitted.	
□ Cash			
☐ Check #			

SAMPLE FORMS FOR INFORMATIONAL PURPOSES

NOTICE of PUBLIC HEARING

PLEASE TAKE NOTICE that on	(date), at 7:00 p.m., the undersigned will appear
before the Fairfield Township Planning/Zor	ning Board at the Fairfield Township Municipal Building 70
Fairton- Gouldtown Road, in Fairton, New J	Jersey, upon the hearing of a land use application seeking
	rample: use variance; bulk variance; subdivision approval, site
(address) in Fairfield Township, New Jersey	y. The subject property is designated as Block, Lot
on the Fairfield Township Munic	cipal Tax Map, and is located in thezoning
in the opinion of the Planning Board's profe applicant's) proposed use and/or developm maps, surveys, plans, drawings, studies and	plicant may request such other variances and waivers as may, essional consultants, be necessary to permit his/her (i.e., the nent of the subject property. Copies of all application forms, d other documents pertaining to this land use application are in the Fairfield Township Municipal Building, 70 Fairtonuring the office's regular business hours.
	(Name of Applicant
·	
•	

	•
(Name of Applicant)	
	FAIRFIELD TOWNSHIP
	PLANNING/ZONING BOARD
	PROOF OF SERVICE
(name of applicant), being	of full age and duly sworn according
to law, upon his/her oath deposes and say:	
I have made application before the Fairfield Township Plan variance/bulk variance/subdivision approval/site plan approval/oth	
(circle one or more, as applicable) with res(address) in Fairfield Townsh	spect to Certain Property located at ip, Cumberland County. The subject
property is designated as Block, Lot, or Map.	n Fairfield Township Municipal Tax
On (date), I served notice of the he upon all persons and entities identified in the "200-Foot Property to me by the Fairfield Township Tax Assessor. Service of this Notice mail, return receipt requested (circle one). Attached here to are the this notice was made by certified mail.	"Owners List" which was provided e was made personally/by certified
(Applicant)	
Sworn to and subscribed before me on this	
day of, 20	
Notary Public of New Jersey	

My Commission Expires On:

FAIRFIELD TOWNSHIP PLANNING/ZONING BOARD PROOF OF SERVICE

The undersigned, being duty sworn according to law, upon his oath deposes and says:

 I am the applicant i Planning/Zoning Boar 		lication filed with the Fairfield Townsl	úp
		last known addresses for the property v tice of Application is attached.	vithin 200
Notice of Application,	by certified mail,	, 20, I sent a copy of the att return receipt requested, to the following s of those persons who were served by a	ıg
event any could not be i Notice of Application a	immediately conta t the dwelling of a	, 20, I delivered personally ed Notice and Notice of Application, on teed, I left a copy of the attached Notice ach such individual with a competent residing therein (insert names of personals).	nember nember
5. The return receipts w	hich have been re	ceived to date by me are attached.	
		Name of Applicant(s) (Type or Prin	<u>t}</u>
		Signature of Applicant(s)	•
Sworn to and subscribed	before me this		
day of	, 20	•	
Notary			

SAMPLE LEGAL NOTICE FOR NEWSPAPER

MUNICIPAL HALL	AT 7:00PM IN THE COMMITTEE CHAMPERS OF THE FAIRFIELD CATED AT 70 FAIRTON-GOULDTOWN ROAD IN FAIRTON, NEW JERSEY THE ATION IS SCHEDULE TO BE HEARD:
JOINT PLANNING	AM SUBMITTING AN APPLICATION TO FAIRFIELD TOWNSHIPD ZONING BOARD FOR THE PURPOSE(S) OF OBTAINING APPROVAL TO WHICH WILL REQUIRE A
	OM AT MY PROPERTY LOCATED AT ALSO KNOWN AS BLOCK; LOT
	CATION DOCUMENTS ARE ON FILE FOR PUBLIC INSPECTION AT THE FFICE OF FAIRFIELD TOWNSHIP.

NAME OF APPLICANT

ADDRESS OF APPLICANT

INSTRUCTIONS FOR APPLICANT'S FILING APPLICATIONS BEFORE THE

FAIRFIELD TOWNSHIP

COMBINED PLANNING / ZONING BOARD OF ADJUSTMENT (THE "BOARD")

The purpose of these instructions is to assist an Applicant who wishes to file an application before the Board. Zoning and Land use Law is very complicated. The requirements and mandates of state law and the Fairfield Township zone code / development ordinance must be followed. Because of this, the Board is often limited in what it can and cannot — do in granting the relief that you request. Therefore, it is always recommended that an Applicant consult with an attorney who is experienced in zoning and land use law. You are not required to be represented by an attorney unless you are a corporation or a partnership, and then you must be represented by counsel. In addition, any attorney representing you must be licensed in the state of New Jersey.

THE APPLICATION. "Take your time and read over the application carefully. Print all information neatly (except where your signature is required). Note that some sections require that all requested information must be completed. Required information that is missing will only delay the processing of your application and the setting of hearing date. Some of the requested information must be obtained from different Township offices. It is recommended that you first fill out the application with all the information that you know and have available and leave unanswered those requests for information that you either don't know or are unsure about. When you have completed filling out the application, make an appointment with the Board Secretary, who will assist you in finalizing the missing information. After your application has been filled out, then sign it in front of a Notary Public where required.

A completed and properly signed application, including all of the attached Forms ——as applicable, AND) a Certified List of Property Owners Within 200 Feet, if applicable (that you must obtain from the Township's Tax Assessor), must be turned into the Office of the Board Secretary. DO NOT NOTIFY ANY PROPERTY OWNERS WITHIN 200 FEET, OR PUBLISH IN THE NEWSPAPER A NOTICE OF THE HEARING ON YOUR

APPLICATION UNTIL AFTER THE BOARD SECRETARY HAS NOTIFIED YOU

THAT YOUR APPLICATION IS COMPLETE AND PROVIDES YOU WITH A HEARING DATE. A failure to follow these instructions could result in a delay or a denial of your application. A list of Fees and Escrow deposit amounts is attached as "Exhibit A".

FAIRFIELD TOWNSHIP SUBDIVISION ON SITE PLAN REVIEW REGULATIONS

I.	SUBMISSION REQUIREMENTS				
	The Applicant is required to submit each of the following, unless otherwise noted:				
	A. <u>Application</u> (with attached site plan, plot plan, survey and/or any other pertinent documents): An <u>original</u> and twelve (12) copies to the Board Secretary (Total 13) must be submitted.				
	B. Certified List of Property Owners Within 200 Feet. Obtain from Tax Collector's Office and submit with original copy of application. (Review Chapter XII, §12-3.1(b) for exemptions.)				
	C. Escrow Agreement (Form application.		Sign an	d submit with original copy of	
	D. <u>Notice of Public Hearing</u> PROPERTY OWNERS UNTIL AUTH SECRETARY). Submit a draft copy (lear original application.	ORIZE	D TO I	OO SO BY THE BOARD	
	E. <u>Completed Land Develop</u>	ment C	hecklis	<u>tt.</u> (Form)	
	F. Affidavit of Publication: Evidencing that the Notice of Public Hearing (Form) was Published at Least Ten (10) days prior to the Hearing Date. (DO NOT PUBLISH NOTICE IN NEWSPAPER UNTIL AUTHORIZED TO DO SO BY THE BOARD SECRETARY). Submit to the Board Secretary as soon as received by the newspaper.				
	G. <u>Affidavit of Service – With Attachments</u> (Form). Submit to the Board Secretary along with original copies of Certified Mail Receipts stamped by the U.S. Post Office as to the date of mailing, and a copy of Notice of Public Hearing (Form) with hearing date.				
	H. application. Tax Payment Certification	on (Fori	n	: Submit with original copy of	
11.	OTHER APPROVALS, WHICH MAY PLANS/APPLICATIONS WERE SUB	BE RI	EQUIR ED.	ED, AND THE DATES THAT	
AGE	NCY OR PERMIT	<u>YES</u>	<u>NO</u>	DATE PLANS SUBMITTED	
Cumberland County Health Department Cumberland County Planning Board Cumberland County Soil Conservation District NJ Department of Environmental Protection (Check nature of approval(s) needed) Sewer Extension Permit;					
	Sanitary Sewer Connection Permi Stream Encroachment Permit; Wetlands Permit; Tidal Wetlan Potable Water Construction Perm Other:	nds Peri it;	mit;		
Conn	epartment of Transportation ectiv r:				

FAIRFIELD TOWNSHIP

ENVIRONMENTAL SITE PLAN/SUBDIVISION CHECKLIST

I.	Proje	ect Information:
	Α.	Project Name:
	В.	Application Number:
	C.	Applicant's Name:
	D.	Blocks/Lots:
	E.	Street Location:
	F.	Project Description (land use, number of units, size of structure, total acreage, acreage per unit, etc.)
	Required	d Documentation
	A.	Phase I Environmental Site Assessment (only if one has been prepared)
	В.	Evaluation of Threatened and Endangered Species (using a resource such as the New Jersey Department of Environmental Protection Natural Heritage Database Program)
	C.	Cultural and Historical Resource Survey (New Jersey Department of Environmental Protection Historic Preservation Office)
	D.	Description of site soils
	E.	Identification of Flood Plains present on the site
	F.	Description and boundaries of plant communities present at site, including a survey of trees greater than 8 inches in caliper
	G.	Description and identification of wetlands and state open waters (New Jersey Department of Environmental Protection Letter of Interpretation)
	Н.	Identification of coastal wetlands, if applicable (obtained from New Jersey Department of Environmental Protection Bureau of Tidelands)
	I.	Identification of Riparian Claims, if applicable
	J.	Identification of slopes greater than 15%
	K.	Description of historical uses of the property
	L.	Description of current site conditions (e.g. wooded and undeveloped, graded with no vegetation, asphalt paved, etc.)
	M.	Description of surrounding land use
	N.	Identification if site or adjacent properties are a known contaminated site (New Jersey department of Environmental Protection and United States Environmental Protection Agency listed site)
	O.	Evaluation of potential for soil or ground water contamination from historical site use (e.g. prior industrial use, underground storage tanks present or formerly present, agricultural chemical use, etc.)

2.

P. Submission of analytical data, if required, to determine potential soil and/or ground water impact above the applicable New Jersey Department of Environmental Protection standards

SUBDIVISION APPLICATION

Cumberland County Planning Board 164 W. Broad Street Bridgeton, NJ 08302 (856) 453-2211

ALL INFORMATION ON THIS APPLICATION AND THE SUBMISSION CHECKLIST <u>MUST BE COMPLETED</u> AND THE PROPER FEE ENCLOSED IN ORDER TO START COUNTY REVIEW. FAILURE TO COMPLY WITH SUBMISSION REQUIREMENTS WILL CLASSIFY THIS APPLICATION AS "INCOMPLETE".

Munic	ipality:	Code No.:	(County Use Only)
Ne Sk	w Application etch	Revised Application Preliminary	Signatures Final
1.	Mailing Address:	Phone:	
2.	Address:	Phone:	
3.	Address:	Phone:	
4.	Location of subdiv	vision:	
	Street: Tax Map Plate	Block	Lot
5.	Plat information:		
		et: Portion being s eated: Proposed use: _	ubdivided:
6.	Classified by Mu	nicipal Planning Board as:	
		nMajor Subdivis	
7.	Does the subdivis	ion front on a County road? L Yes	S Co. Rt. # No
8.	Fee Waived (Exempt Subd	ease check appropriate category) for Governmental Units & Non-Profit Orga livision \$ (Checklist on reverse sid vision, as per Municipality; on a Cou	
	Sketch Revie	y Review: (Preliminary Checklist m w \$	per lot
	Amount Enclose		nake your check payable to: rland County"
I her	eby consent to the f	iling of this application.	
App	licant's Signature: _		Date:
Owr	ner's Signature:		Date:

ALL ITEMS ON THIS CHECKLIST MUST BE COMPLETED TO START THE REVIEW PROCESS. FAILURE TO COMPLY WITH SUBMISSION REQUIREMENTS WILL CLASSIFY THIS APPLICATION AS "INCOMPLETE"

1.	Completed Application Form
2.	Application fees
3.	Copy of recorded property deed
4.	Proof of submission to outside agencies retaining jurisdiction; e.g. Pinelands Commission, NJDOT, NJDEP
5.	Five (5) copies of signed and sealed plans required by the County showing the following County requirements:
	☐ Title block
	☐ Key map showing the entire subdivision and its relation to surrounding areas
	Location and metes and bounds description of that portion which is to be subdivided in relation to the entire tract
	All existing structures within the portion to be subdivided
	Tax map sheet, block and lot numbers
	Contours at 2' intervals or spot elevations where necessary to determine the general slope and natural drainage of the land, especially in relation to any County road adjacent to or within said Subdivision
	Location of existing and proposed access(es) onto the newly created lot(s)
	Clear sight distance available for accesses, as per County standards
	All existing and proposed streets, roads and Easements within the adjoining property lines of the proposed Subdivision with <u>right-of-way widths clearances indicated</u>
	All proposed lot lines and/or lot lines to be eliminated by the proposed Subdivision must be identified
	A general description of proposed drainage facilities showing location, size and direction of flow of all streams, brooks, lakes and water courses, drainage structures and drainage ditches in the area to be subdivided
	☐ North arrow
	Location and width of all existing and proposed Utility Easements in the area to be subdivided
	Scale of the plat
	Acreage of the entire tract and the area being subdivided
	Number of new lots created
	☐ Name and address of owner and/or subdivider
	Name, signature and license number, seal and address and telephone number of Engineer, Architect, Planner, Landscape Architect or Land Surveyor
	Property awars and let lines within 200's and in correct location to subject parcel

FAIRFIELD TOWNSHIP LAND DEVELOPMENT CHECKLIST

Last Revised By Ordinance _____ X: denotes required for submission

Name of Applicant:	
Application #:	•
tion #:	

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Class / Carrieron Deck let	Completed Environmental Site	agencies with jurisdiction over the proposal (Cumberland County, NJDEP, NJDOT, Soil Conservation District, etc.)	Copies of applications to and certification of approvals from all outside	The names and addresses of witnesses and their expertise, if any	or individual partners owning at least ten percent (10%) of its stock of any class as required by N.J.S.A. 40:55d-48.1	If a corporation or partnership, list the names and addresses of all stockholders	may be deleted), consent of owner	lien holder, etc., and a copy of the	is not the owner, applicant's interest in	Affidavit of Ownership; if the applicant	Application and Escrow Fees Paid	Twenty-four (24) sets of plans and exhibits folded with title block showing	copies)	Completed signed Application form,		
			×	×		×				×	×	×		×	Minor	
	×		×	×		×				×	×	×		×	Preliminary Major	Site Plan
	×		×	×		×				×	×	×		×	Final Major	
<			×	×		×				×	×	×		×	Minor	
<	×		×	×		*				×	×	*		×	Preliminary Major	Subdivision
X	×		×	*		*	*			×	×	: >	\$	×	Final Major	
(if no site nlan			×	: ×		>				×	*	* >	*	×		Variance (w/o site plan)
X			*	: >		>	<			>	* >	< >	<	>		General Development Plan
																Applicant Check
																Official Verification

15.	14.	5.	12.		10.	
Narrative statement providing an overview of the proposed uses of the land and improvements, alterations or	Certification from the Tax Collector that all taxes are paid to date	Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all lots, center lines and rights-of-way, utility easements and centerline curves on streets and drive aisles, with design vehicles identified	Certification and monumentation required by Map Filing law	Source and date of current or recertified property survey prepared and sealed by a registered NJ Land surveyor (prepared or certified within the last one (1) year)	The map/plan shall include: Name and address of the owner and applicant Name and address of the person preparing the plan with license #, seal and signature Signature block for Chairman and Secretary of the planning board Signature of the applicant and land owner Date of the original plan and revision dates Legend/Title block including title, block and lot, zone district, address, name of the development, municipality and	supervision of and be signed and sealed by a licensed New Jersey land surveyor, professional planner, professional engineer or registered architect in accordance with the provisions of the
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*	×			×		or subdivision are proposed, request waiver)
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	standards of the Township Unified Development Ordinance that are not met by the application and for which a waiver or variance is sought	A list of all other requirements or	together with a statement of reasons why waivers should be granted	requirements for which waiver is sought,	A statement as to any application	number of employees and distance to	Anticipated number of residents or	footage, lot coverage, open space area, density and parking	pavement, building coverage and square	depth, yard setbacks for structures and	total acreage, lot area, lot width, lot	zoning district requirements, including	A schedule of mandated and provided	tax records with block and lot	The names of an property owners within	The age of all property owners within	numbers approved by the man moreon	Proposed street names and new block/lot	numbers as per the Assessor's records	The Tax Map sheet, block and lot	boundaries	site with zone boundaries and municipal	a north arrow showing the location of the	A key map, at an appropriate scale, with	subject tract	located within 1/2 mile of the limits of the	on the Official Map/Master Plan and	surrounding area and all features shown	subdivision/site plan and its relation to	property/street lines, entire	location of existing and proposed	or larger showing the entire tract,	Location key map at a scale of 1"=2000'	additions
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Photographs of the site taken from the		Copy of any protective covenants or deed restrictions that apply to the subject parcel	The names and widths of all abutting streets and driveways, including the right-of-way and cartway (pavement width). Streets designed in accordance with Land Develoipment Ordinance	Statement and demonstration of compliance with affordable housing requirements as applicable	Traffic Impact Study prepared, signed and sealed by a licensed professional engineer in NJ. If a full traffic study is not needed, the Board may request a modified traffic impact statement	A Phase I Environmental Assessment report conforming to current ASTM standards	An environmental impact statement	Date reference meridian and graphic scale	North designation by arrow on each sheet	For cluster development where permitted, a "by-right" sketch to determine the lot yield for a conventional subdivision	Plans shall be prepared at a minimum scale of one (1) inch equals fifty (50) feet. If the entire plan does not fit on one sheet, an overall plan with entire tract on one sheet shall be included at a smaller scale (1"=100" or 200")	schedule for entire project For a General Development Plan, all items listed in Land Development Ordinances
×			×	×			×	×	×		×	
×		×	×	×	*	X (if applicable)	×	×	×		×	
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what vegetation will remain and what will be planted (common and botanical	accordance with the ordinance snowing	required ordinance and buffering plan in	Landscape plan in accordance with the	for specific uses	dedicated to the municipality or reserved	easements with dimensions; all land to be	Existing or proposed rights-of-way and	parking spaces provided	parking spaces and total number of	Calculation of required number of	circulation pattern	evidencing a feasible and safe vehicular	and unloading areas, and islands	dimensions and arrangement of loading	street parking areas and the location.	traffic and parking traffic within off	parking areas, methods of separating land	curb openings, turn radii, off-street	vehicular access ways and driveways,	arrangement of proposed streets,	The location, dimensions and	and grade elevations for each structure	bridges, culverts, paving, lighting, signs	buildings and structures including	The existing and proposed use of all	and grade elevations for each structure	bridges, culverts, paving, lighting, signs	all buildings and structures including	Location of existing and proposed use of	200 feet	wooded area on the property and within	each proposed and existing structure and	The location, design and dimensions of	lots in square feet and setback lines	eliminated, area of proposed and existing	All proposed lot lines, lot lines to be	would be instructive	and for a variance, any other vantage that	any unusual physical aspect of the site,	opposite side of the street and to show
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Contours at five (5) foot intervals for slopes averaging ten percent or more at two (2) foot intervals for slopes of 5% to 10% and at one (1) foot intervals for land of a lesser slope. Contours shall be in the	Contours at five (5) foot intervals for the entire tract and within 100 feet (USGS Topographic maps are sufficient) and conformance with the grading plan requirements prior to the issuance of any building permits	Identification of all abutting land that is currently assessed as qualified farmland	Any structures of historic significance on or within two hundred (200) feet of the tract, and a statement of the impact of the development on the historic structure	Method by which common/public open space or commonly held building or structure is to be owned and maintained in accordance with section number of this ordinance	The location, design and dimensions of open space areas, conservation areas, buffer areas, pedestrian walkways and any recreation areas and facilities proposed by the developer	Tree Protection Plan in accordance with section number of ordinance, and limits of clearing	The location of all existing trees or tree masses, indicating general sizes and species of trees in accordance with that section of the ordinance	Distance along rights-of-way lines of existing streets to the nearest intersection with other streets	name), indicating names of plants and trees and dimensions, approximate time of planting, method of planting, and corner sight distance triangles in accordance with the ordinance
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63.		62.		61.				3		-			59.					58.			57.									56.							
	and water and sewer facilities	Preliminary plans and profiles of proposed utility layouts and connections to existing or proposed utility systems	Idellifies illerading cares	Plans and design data for storm drainage	intervals	courses with dimensions at 50 foot	all existing or proposed streets or water	Cross sections and center-line profiles of	submitted	of all water courses shall also be	ponds. The boundaries of the floodplains	of all streams, brooks, ditches, lakes and	The location, size and direction of flow	the municipal boundary	and/or removed and transported outside	topsoil will be transported to the site	soil suitability and indication of whether	Location of Soil Borings to determine	soil conservation district	consistent with the requirements of the	Soil Erosion and Sediment Control Plan	drainage pattern	not have an adverse affect on the existing	sufficient to assure that the project will	gutters and other pertinent locations	and bottom curbs, property corners,	levels, center lines of abutting roads, top	datum, at all building corners, all floor	proposed spot elevations, based upon the	A grading plan showing existing and	descriptions and elevations	opposite ends of the site with	or portion thereof shall be established on	permanent benchmarks for each 50 acres	shown as solid lines. At least two (2)	Control Survey Datum and are to be	United States Coast and Geodetic
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70.	69.	67.	65.	64.
A letter of interpretation from the New Jersey Department of Environmental Protection either verifying the locations of the freshwater wetlands boundary and transition areas on the subject property, or determining and certifying that the proposal is exempt from the provisions of the Fresh Water Wetlands Protection Act, or confirming the absence of freshwater wetlands or freshwater wetlands transition areas on the subject property. Wetlands line and buffer must be shown	and enclosures for solid waste and recycling, and a detail of same If lots proposed for subdivision or development have frontage on or require access to a State Highway, submit copies of any permits issued by NJDOT pursuant to NIAC 16:47-1 et Sea.	Lighting plan showing the location, height, light distribution, design and distance from intersections of for all freestanding lights, street lights, building mounted lights, sign lighting and ground lighting in accordance with Township standards Location, size and materials of containers	Floor plan and front elevation of all proposed principal buildings and contemplated accessory buildings and structures, and any side or rear deviations in public view Gross floor area per building, floor area ration (FAR) and square footage allocation of uses per building	and water service for the project when completed (Forms &) If on-site sewerage disposal is required (septic system), the results and location of all percolation tests and test borings and a copy of the application for approval when submitted
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Where there is potential future development of adjacent parcels or	Size, type, copy and location of all proposed signs in accordance with the appropriate ordinance	Recreation Facilities Plan and details where applicable in accordance with the appropriate section of the ordinance	Utilities. Preliminary plans and profiles of proposed scale of not more than one (1) inch equals fifty (50) feet horizontally and one (1) inch equals five (5) feet vertically showing connections to existing and proposed utility systems including water, sewer, electric, gas and cable. Include design calculations	Storm Water and Drainage: Demonstrate consistency with the appropriate Land Use Ordinance regarding stormwater management and control, including plans and profiles. Location of all stormwater inlets within 100 feet of property boundaries	on plans. The requirement may be waived if the site is clearly uplands and applicant submits a signed statement by a New Jersey licensed engineer or land surveyor that he/she has: (a) personally visited the subject property and conducted a site investigation as necessary to determine that there are no freshwater wetlands or transition areas on the subject property; (b) examined the subject property on a national wetlands inventory map; (c) reviewed the soils on the subject property as set forth in the Cumberland County Soil Survey Map as issued by the United States Department of Agriculture; (d) certified that there are no freshwater wetlands of freshwater wetland transition areas on the subject property
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installed or completed and to be covered by a performance guarantee, with quantities and cost of each item and the total cost of all items in accordance with the Land Use law	with width at curb line and property line	Existing and proposed curb openings,	(NJAC 5:21), including cross section details of all drainage systems and details for roads, sidewalks, stormwater management systems, fire hydrants, water supply and sewer systems	Construction details required by RSIS	plan (elevation, size, color, etc) in accordance with the section of the Land Use Ordinance	Traffic control and directional signage	Barrier free sub code requirements if applicable	are contemplated	development plan or other subdivision or site plan where off tract improvements	municipality for redevelopment, general	Municipal Developer Agreement between the developer and the	vehicular connections	undeveloped portions of the subject lot, locations of future pedestrian and
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Fee Analysis for Land Use

			Initial Escrow Deposit
1.	Minor	Subdivision:	
	a.	Application Fee	\$250.00
	b.	Engineering Review	\$750.00
	c.	Utility Engineering Review	\$400.00
		i. Plus per lot fee	\$35.00
	d.	Legal Review	\$250.00
	e.	Planning Review	\$400.00
	f.	Publication Fee	\$50.00
2.	Prelim	inary Major Subdivision, Residential/Commercial:	
	a.	Application Fee	\$500.00
	b.	Engineering Review	\$850.00
		i. Plus per lot created	\$85.00
	c.	Utility Engineering Review	\$650.00
		i. Plus per lot	\$65.00
	d.	Legal Review	\$400.00
	e.	Planning Review, Residential	\$850.00
		i. Plus per lot	\$85.00
	f.	Planning Review, non-Residential	\$850.00
		i. Plus per acre, or portion thereof	\$155.00
	g.	Publication Fee	\$50.00
3.	Final 1	Major Subdivision, Residential/Commercial:	
	a.	Application Fee	\$375.00
	b.	Engineering Review	\$850.00
		i. Plus per lot created	\$85.00
	c.	Utility Engineering Review	\$650.00
		ii. Plus per lot	\$65.00
	d.	Legal Review	\$400.00
	e.	Planning Review, Residential	\$850.00
		iii. Plus per lot	\$55.00
	f.	Planning Review, non-Residential	\$850.00
		iv. Plus per acre, or portion thereof	\$85.00
	g.	Publication Fee	\$50.00

4. P	relim	nary Major Subdivision, Industrial:		
	a.	Application Fee		\$525.00
	b.	Engineering Review		
		i. First Acre		\$950.00
		ii. Acre 2 to 5 per acre		\$325.00
		iii. Acre 6 to 20 per acre		\$175.00
		iv. Acre 21 to 50 per acre		\$100.00
		v. Over 50 Acres per acre		\$65.00
	c.	Utility Engineering Review		
		i. First Acre		\$750.00
		ii. Acre 2 to 5 per acre		\$325.00
		iii. Acre 6 to 20 per acre		\$175.00
		iv. Acre 21 to 50 per acre		\$100.00
		v. Over 50 Acres per acre		\$65.00
	d.	Planning Review		
		i. First Acre		\$950.00
		ii. Acre 2 to 5 per acre		\$325.00
		iii. Acre 6 to 20 per acre		\$175.00
		iv. Acre 21 to 50 per acre		\$100.00
		v. Over 50 Acres per acre		\$65.00
	e.	Legal Review		\$550.00
5. F	inal N	ajor Subdivision, Industrial		
	a.	Application Fee		\$325.00
		i. First Acre		\$325.00
		ii. Acre 2 to 5 per acre		\$125.00
		iii. Acre 6 to 20 per acre		\$80.00
		iv. Acre 21 to 50 per acre		\$50.00
		v. Over 50 Acres per acre		\$35.00
	b.	Legal Review		\$250.00
6. N	Minor	Site Plan:		
	a.	Application Fee		\$125.00
	b.	Engineering Review		\$550.00
		i. Plus per lot over 1 acre or p	ortion thereof	\$250.00
	c.	Utility Engineering Review		
		ii. First Acre		\$450.00
		iii. Plus per acre		\$85.00
	d.	Legal Review		\$250.00
	e.	Planning Review, Residential		\$600.00
		iv. Plus per lot over 1 acre or p	ortion thereof	\$125.00
	f.	Publication Fee		\$50.00

7.	Preliminary Major Site Plans:				
	g.	Application Fee	\$325.00		
	h.	Engineering Review	\$675.00		
		i. Plus per acre or portion thereof of disturbance	\$350.00		
		ii. Or Plus per lot, whichever is greater	\$175.00		
	i.	Utility Engineering Review			
		iii. First Acre	\$550.00		
		iv. Plus per acre of disturbance	\$125.00		
	j.	Legal Review	\$250.00		
	k.	Planning Review, Residential	\$425.00		
		v. Plus per lot or unit whichever is greater	\$125.00		
	1.	Planning Review, non-Residential	\$725.00		
		vi. Plus per acre or portion thereof of disturbance	\$175.00		
	m.	Publication Fee	\$50.00		
8.	Final I	Major Site Plan:			
	a.	Application Fee	\$325.00		
	b.	Engineering Review	\$575.00		
		i. Plus per acre or portion thereof	\$85.00		
	c.	Utility Engineering Review			
		i. First Acre	\$350.00		
		ii. Plus per acre	\$85.00		
	d.	Legal Review	\$400.00		
	e.	Planning Review, Residential	\$600.00		
		i. Plus per acre in excess of one acre	\$85.00		
	f.	Publication Fee	\$50.00		
9.	Use V	ariance:			
	a.	Application Fee:			
		i. Residential	\$200.00		
		ii. Commercial	\$400.00		
		iii. Industrial	\$500.00		
	b.	Engineering Review			
		i. Residential	\$150.00		
		ii. Commercial	\$175.00		
		iii. Industrial	\$200.00		
	c.	Planning Review	\$700.00		
	d.	Legal Review	\$200.00		

10. Prelim	inary Site Pla	an, Apartments:		
a.	Application	- · · · -	\$400.00	
b.	Engineering Reviewing:			
		50 Units, Per Unit	\$125.00	
	ii. Units	s 51-200, Per Unit	\$100.00	
	iii. Unit	s 201-500, Per Unit	\$75.00	
	iv. Units	s 501 and over Per Unit	\$50.00	
c.	Utility Engin	neering Review		
	i. Fir	st 50 Units, Per Unit	\$125.00	
	ii. Un	its 51-200, Per Unit	\$100.00	
	iii. Un	its 201-500, Per Unit	\$75.00	
	iv. Un	its 501 and over Per Unit	\$50.00	
d.	Planning Re	view		
	i. First	50 Units, Per Unit	\$125.00	
	ii. Unit	s 51-200, Per Unit	\$100.00	
	iii. Unit	s 201-500, Per Unit	\$75.00	
	iv. Unit	s 501 and over Per Unit	\$50.00	
e.	Legal review	v	\$250.00	
11. Final I	=	an, Apartments:		
a.	Application		\$400.00	
	_	neering Reviewing:		
		50 Units, Per Unit	\$75.00	
		s 51-200, Per Unit	\$50.00	
		s 201-500, Per Unit	\$40.00	
	v. Unit	s 501 and over Per Unit	\$30.00	
b.	Utility Engi	neering Review		
	v. Fir	rst 50 Units, Per Unit	\$75.00	
	vi. Un	nits 51-200, Per Unit	\$50.00	
	vii. Un	nits 201-500, Per Unit	\$40.00	
	viii. Un	nits 501 and over Per Unit	\$30.00	
c.	Planning Review			
	i. First	50 Units, Per Unit	\$75.00	
	ii. Unit	s 51-200, Per Unit	\$50.00	
	iii. Unit	s 201-500, Per Unit	\$40.00	
	iv. Unit	s 501 and over Per Unit	\$30.00	
d.	Legal review		\$400.00	
e.	Publication	Fee	\$50.00	

12. Bulk V	Variance Variance	
a.	Application Fee:	
	i. Residential	\$175.00
	ii. Commercial	\$300.00
	iii. Industrial	\$450.00
b.	Engineering Review	
	i. Residential	\$175.00
	ii. Commercial	\$300.00
	iii. Industrial	\$450.00
c.	Planning Review	
	i. Residential	\$450.00
d.	Legal Review	
	i. Residential	\$125.00
	ii. Commercial	\$250.00
	iii. Industrial	\$250.00
e.	Publication Fee (ALL)	\$50.00
13. Appea	lls From Zoning Officer:	
a.	Application Fee:	
	i. Residential	\$175.00
	ii. Commercial	\$300.00
	iii. Industrial	\$450.00
b.	Engineering Review	
	i. Residential	\$250.00
	ii. Commercial	\$350.00
	iii. Industrial	\$525.00
c.	Planning Review (ALL)	\$400.00
d.	Legal Review	
	i. Residential	\$200.00
	ii. Commercial	\$200.00
	iii. Industrial	\$200.00
e.	Publication Fee (ALL)	\$50.00
14. Interpr	retation of Zone Code:	
a.		
•••	i. Residential	\$125.00
	ii. Commercial	\$175.00
	iii. Industrial	\$225.00
b.	Engineering Review	<i>\(\tau_{\text{min}} \(\text{U} \)</i>
· ·	i. Residential	\$225.00
	ii. Commercial	\$350.00
	iii. Industrial	\$525.00
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c.	anning Review				
	i. Residential	\$450.00			
	ii. Commercial	\$350.00			
	iii. Industrial	\$525.00			
d. Legal Review					
	i. Residential	\$100.00			
	ii. Commercial	\$150.00			
	iii. Industrial	\$150.00			
e. :	Publication Fee (ALL)	\$50.00			