

B. Development Plan Checklist

TOWNSHIP OF HAZLET
DEVELOPMENT PLAN CHECKLIST

Project Name: _____

Owner: _____

Engineer/Designer: _____

Person Completing this form: _____ Date: _____

Block(s) _____ Lot(s) _____

Application Number: _____ Date Submitted _____ New: _____ Revised: _____

Date Submission Declared Completed: _____

THIS FORM MUST BE COMPLETED AND TURNED TO THE BOARD SECRETARY WITH THE SITE PLAN OR SUBDIVISION APPLICATION WHEN FILED; FAILURE TO INCLUDE ALL ITEMS REQUIRED ON SUBMITTED PLANS OR ATTACHMENTS WILL RESULT IN APPLICATION BEING CONSIDERED INCOMPLETE AND REJECTED.

PRELIMINARY SITE PLAN APPLICATION

TO BE CHECKED BY APPLICANT	YES	NO	Waiver
() 1. Six (6) copies of complete application	_____	_____	_____
() 2. Six (6) sets of plans shall be prepared on sheets not larger than twenty-four inches (24") x thirty-six inches (36") and shall not be drawn at a scale smaller than one-inch (1") equals fifty-feet (50') nor larger than one-inch (1") equals twenty- feet (20'). A PDF file of the completed application and plans shall be emailed to the Board Secretary, upon which the following information must be depicted pursuant to Articles V, VIII & IX of the Development Review Ordinance for detailed submission requirements	_____	_____	_____
() A. Locator map showing all Road Intersections within one thousand five-hundred feet (1,500')	_____	_____	_____
() B. Wooded areas and topography with two foot (2') intervals	_____	_____	_____

		YES	NO	Waiver
()	C. All lot lines, the approximate location of all structures and the owners of lots within two-hundred feet (200') of the site	_____	_____	_____
()	D. Streets, Easements, Watercourses and Right-of-ways	_____	_____	_____
()	E. Utility and drainage Plans with detailed information	_____	_____	_____
()	F. Plans for Elevation and location of structures including the exterior materials and trim	_____	_____	_____
()	G. Preliminary Plans for parking, lighting, loading zones, signs, landscaping and buffers	_____	_____	_____
()	H. An extension of off-tract improvements necessitated by the proposed development	_____	_____	_____
()	I. Block and lot number(s), Tax Map Page, and exact dimensions and acreage of property to be built upon	_____	_____	_____
()	J. <i>A survey prepared by a Licensed Surveyor in the State of New Jersey</i> , showing existing and proposed monuments, existing and proposed lot lines and all setback lines	_____	_____	_____
()	K. The following legends shall be on the Site Plan Map	_____	_____	_____

Site Plan of _____
Block _____ Lot _____ Zone _____
Date _____ Scale _____
Applicant _____
Address _____

I consent to the filling of this Site Plan with the Land Use Board of Hazlet Township.

(owner)

(date)

I hereby certify that I have prepared the site Plan and that all dimensions and information thereon depicted are correct.

(Name) (Title and License)

YES NO Waiver

I have reviewed this site plan and certify that it meets all codes and Ordinances under this jurisdiction.

Board Engineer (Date)

Approved by the Land Use Board:

Preliminary (date)

Final (date)

Land Use Board Chairman

Secretary to Land Use Board

- () L. Name and License number of Site Planner or Professional Engineer with documents sealed with A raised seal
- () M. Date and revision dates of drawings and plans
- () 3. Certification by Tax Collector that all taxes, including current taxes are paid
- () 4. Payment of all applicable fees for Preliminary Site Plan Review
- () 5. Submission of Environmental Impact Statement
- () 6. Soil Erosion & Sediment Control District Permit Approval (if the project involves disturbance of more than 5,000 square feet of land surface area)
- () 7. Storm Water Management Plan
- () 8. Referral to Monmouth County Planning Board for review and approval

		YES	NO	Waiver
()	9. Four (4) copies of completed Checklist (Board Engineer, Attorney, Secretary and Zoning Officer)	___	___	___
()	10. Disclosure of 10% ownership interest of a corporation or partnership which is 10% owner of the applying corporation or partnership (N.J.S.A. 40:55D-48.2)	___	___	___
()	11. Applicant for a project located within a "Flood Hazard Area" shall apply for approval in conformance with the "Ninety (90) Day Construction Permit Act"	___	___	___
()	12. If applicable, Application for State ingress and egress approval	___	___	___
()	13. Variance(s) required from Section(s) and the reason(s)	___	___	___
()	14. Waiver(s) required from Section(s) and the reason(s)	___	___	___
()	15. Owners signed certificate of concurrence with the plan	___	___	___
()	16. Complete Soil & Ground Water Testing in accordance with Article VIII. In the case of a Major Subdivision, there shall be provided in conjunction with the preliminary review and approval a report on prevailing soil groundwater conditions. The report shall be generated by a Professional Engineer, retained by the applicant. The report shall conform to the following minimum requirements:			
	A. The report shall be comprehensive and shall encompass in suitable format all the information required herein	___	___	___
	B. Test Borings or Test Pits shall be required for the purpose of soil classification and a Soil Log shall be prepared for each one	___	___	___
	C. Observation Wells shall be required for Water Table depth	___	___	___
	D. Information from soil maps, such as maps entitled "Classes of Land According to Use Capability", by the United States Department of Agriculture Soil Conservation Service, may be incorporated in the engineer's report but shall be deemed supplementary and shall not by itself constitute sufficient information or a substitute for test pits or boring	___	___	___

YES NO Waiver

- E. The number of required borings, test pits and observations
Wells shall be determined as follows:

<u>Tract Size in Acres</u>	<u># of Test Borings</u>	<u># of Wells</u>
Less than 3	3	2
3 to 20	6	4
Over 20	1 per each 3 acres or part thereof	1 per each 5 acres or part thereof

- F. All test borings, pits and observation wells shall be at locations approved by the Land Use Board

- G. Borings or test pits shall be at least twelve (12') feet deep with the last sample taken at the twelve foot (12') depth. An appropriate sampling technique approved by the Land Use Board shall be used. Wash samples shall not be allowed, suitable sampling technique such as split spoon to yield a proper disturbed or undisturbed sample. Samples shall constitute at least fifty percent (50%) of the total running depth of the boring or pit. Separate samples shall be taken if the soil characteristics change. Samples shall be properly marked and stored by the applicant's engineer for possible future inspection for a period of at least three (3) years

- H. Water table in observation wells shall be observed at least four (4) separate times in each well, at least 4 weeks apart between observations thus spanning a total period of at least twelve (12) weeks but not more than thirty-six (36) weeks. Each observation shall note the then-depth water table below existing ground elevation

- I. Observation wells shall be constructed in accordance with acceptable standards, with a suitable filter. The perforated pipe shall have at least a two-inch (2") inner diameter and a lockable cap to discourage vandalism. Observation wells shall be approved by the Land Use Board as to their design

- J. Observations wells must be perforated, hollow and capable Of providing water table readings to a minimum depth of Eleven and one-half feet (11 ½ ') below ground level

YES NO Waiver

K. In the case of *subdivisions* in which seepage pits or similar water-retention installations are proposed, the applicant shall furnish in addition to the requirements of this section, off-tract Soil and Ground Water Profiles, using additional off-tract borings, test pits or observations wells, as approved by the Land Use Board

L. Noting in this section shall act to reduce the requirements associated with on-site sewerage disposal systems; similarly providing the required test(e.g. percolation test) required for on-site sewerage disposal

M. Ground Water Table Impact Assessments on off-tract properties shall be required by the Land Use Board

FINAL SITE PLAN APPLICATION

() 1. Six (6) copies of completed application for approval

() 2. Six (6) sets of full size site plans (24" x 36") in final form prepared in accordance with Articles V, VIII & IX of the Development Review Ordinance, including all information depicted on the Preliminary Site Plan including all conditions imposed at the preliminary approval

() 3. Payment of all Final Site Plan Filing fees

() 4. Payment of Performance Guarantee in favor of the Township, prepared by the Township Engineer and approved by the Township Attorney

() 5. If applicable, Soil Removal Permit signed by the Township Engineer

() 6. Date and Revision Dates of drawings and/or reports

() 7. Certification from Tax Collector that taxes are paid and current on the property through the current month

() 8. Permits from other agencies upon which prior approvals Were conditioned
