

**Mannington Township Planning and Zoning Board
Instructions to Applicant(s)**

1. The applicant must submit his/her formal written application to the Board on forms provided by the Planning/Zoning Board. The forms may be obtained from the Secretary of the Planning/Zoning Board by calling (609) 202-1436 and leaving a message or the Planning Board Office is open on the first Thursday of the month at Mannington Town Hall from 7:30-9:00 P.M.
2. The Planning/Zoning Board meets the second Thursday of each month at 7:00 P.M. when there is business to transact. All applications must be submitted and **DEEMED COMPLETE AT LEAST 14 days** prior to a scheduled hearing. Some applications must be reviewed by Municipal Officials and therefore, may not get placed on the agenda of that particular month's meeting.
3. All schedules of the Checklist that are pertinent to your application must be filled out in order for your application to be deemed complete. For instance, Check List Schedule "A"---General Requirements should be included with all applications along with any other Checklist that is appropriate to your applications (21 copies).
4. Once your application is submitted to the Planning/Zoning Board Secretary it will be reviewed for completeness. In order for your application to be deemed complete it must include all items required on the checklist, and all application fees and/or escrow fees. The planning Board has 45 days from submission to determine if your application is complete. If your application is incomplete, you will be notified by the Planning Board Secretary accordingly. If your application is deemed complete the Planning Board Secretary will advise you of your said hearing date. At this time, it will be necessary for the applicant to notify the surrounding property owners and others required of notification at least 10 DAYS PRIOR to the meeting. Don't forget the Service Affidavit found in the application packet.

DO NOT GIVE ANY NOTICE TO ANYONE UNTIL THE BOARD SECRETARY HAS GIVEN YOU A HEARING DATE!

5. Once you have been notified of your said hearing, the applicant needs to publish the notice (once) in a newspaper circulated in Salem County and provide the Board with proof of publication. The expense of this advertisement is the Applicant's. (21 copies)

Important! This must be done (10) days prior to the time appointed to your hearing.

*(Planning Board Secretary/Rebecca Gower-Call
cell: 609-202-4136)*

6. Once you have been notified of your said hearing, the applicant shall give personal notice to all owners of property, within or outside the municipality, and where required, counties, municipalities, public utilities and State of New Jersey, by sending written notice by certified mail to the last known address of the property owner(s), or by handing a copy to the said property owners or officials. A list of the property owners and addresses that you will need to notify may be obtained from the Township Tax Assessor and certified by the Assessor. The fee for this list of names is \$10.00, payable to Mannington Township. (21 copies)

Important! This must be done (10) days prior to the time appointed to your hearing.

7. The applicant needs to prepare and sign, before a notary public, one copy of the Proof of Service Affidavit (included) and submit it with the application along with the required resident notices (certified mailings) and publication. (21 copies)
8. Enclosed with your application there should be proof that all real estate taxes have been paid on the respective property. (21 copies)
9. If necessary a map must be included showing the subject property and the approximate location of structures, or those being constructed. (21 copies)
10. All portions of your application turned in to the Planning Board Secretary should include (21) twenty-one copies. For your convenience this has been highlighted on the appropriate line items.
11. In order to ensure expeditious processing of the appeal, the applicant should be careful to comply fully and promptly with all requirements. The time for the Planning/Zoning Board to act shall not begin to run until the filing of a completed application, notice of appeal, or deemed complete application, together with requisite fees, and proofs.
12. The decision made by the Planning/Zoning Board will be advertised in a newspaper of general circulation within the municipality by the Planning Board/Zoning Board Secretary not more than ten (10) days after passing the decision of Resolution.

The following items have been highlighted to assist in the processing of your application:

- A. Any applicant made by a Corporation must be represented by an Attorney-at-Law of New Jersey.
- B. The Notice of Hearing to Property Owners' page in the Application can be used for the newspaper advertisement.

- C. The Planning/Zoning Board stresses the importance of the Checklist, Schedule A or any part thereof that is pertinent to your application.
- D. A wetlands determination on the property must be secured, for applications applicable.
- E. The applicant's tax ID# must be submitted with the first escrow check presented to Mannington Township. **A separate escrow check is necessary from other application fees.** Include a W-9 form with your first escrow check.
- F. Please take notice of the Fee Schedule included in your Application packet.

**REMINDER ALL APPLICATION PAPERS MUST BE
SUBMITTED TO THE SECRETARY OF THE
PLANNING/ZONING WITH 21 COPIES OF EACH PAGE.**

If you should have any questions regarding your application, please call (856) 878-1788 and leave a message. A representative of the Planning Board will return your call.

Note: A copy of the Mannington Township Land Development Ordinance (Zoning Ordinance) is available for your perusal at the Mannington Township Town Hall during the office hours of 9:00 A.M. – 12:00 Noon, Monday through Friday. A copy may also be purchased for \$30.00.

**TOWNSHIP OF MANNINGTON
APPLICATION FOR DEVELOPMENT REVIEW
PLANNING/ZONING BOARD**

1. Submitted for (check appropriate box or boxes):

A. _____ Subdivision B. _____ Site Plan
 _____ Major
 _____ Minor

_____ Sketch Review _____
_____ Preliminary Approval _____
_____ Final Approval _____

C. _____ Conditional Use Approval

2. Name _____
Address _____
City _____ State _____ Zip _____
Telephone _____

Applicant's interest in development

3. Agent (to receive correspondence in lieu of Applicant):

Name _____
Address _____
City _____ State _____ Zip _____
Telephone _____

4. Owner of Record:

Name _____
Address _____
City _____ State _____ Zip _____

Telephone _____
Deed Book # _____ Page _____
Taxes to date _____ Delinquent _____

5. Proposed development name _____
6. Location:
Tax sheet # _____ Block _____ Lot(s) _____
Frontage on _____ Feet _____
Also on _____ Feet _____
7. Total site area:
Acres _____ or square feet _____
Acres to be developed:
Acres _____ or square feet _____
8. Description of proposed development or use: _____

9. Previous classification (check one): Major Subdivison _____
Minor Subdivison _____ Not Previously Classified _____
10. Zoning District: _____
Minimum Lot Area _____ Frontage _____
11. Flood Hazard Area _____
12. Variances required (check appropriate box or boxes):
Planning Board jurisdiction _____
Dimensional variance _____
13. Are there any other prior subdivisions on this property? _____
14. If so, please supply the dates of each: _____

15. How long have you lived on this property? _____

Applicant's Signature

Date

REQUEST FOR CERTIFIED LIST OF NAMES

Date: _____

To: Mannington Township Assessor
Donna Harris
491 Rte. 45
Mannington, NJ 08079
(856) 935-6999
Hours: Monday evenings – 6:30 -8:00

Requestor: _____

Address: _____

Phone # _____

Please submit a certified list of all property owners located within 200 feet of the property lines of Block _____ Lot _____ on the Mannington Township Tax Map. The current property owner is _____.

This information is required as part of the application process in the subdivision of said Block and Lot.

Please submit the list to the following:

Name _____

Address: _____

Phone # _____

Fax # _____

Enclosed is a check to Mannington Township in the amount of \$10.00 to cover the cost of the list of names.

APPLICATION FOR VARIANCE
TO THE MANNINGTON TOWNSHIP
PLANNING/ZONING BOARD

An application is hereby made for _____ (permit) (variance) from
The terms of Article(s) _____ and section(s) _____ of the Mannington
Township Land Development Ordinance (Zoning Ordinance) so as to permit _____

(proposed use)

DESCRIPTION OF PROPOSED STRUCTURE OR USE

PREMISES AFFECTED are known as Block(s) _____, Lots(s) _____,
_____, New Jersey.
(street address)

Applicant: _____ Address: _____

Owner: _____ Address: _____

Lessee: _____ Address: _____

Last previous occupancy: _____

Size of Lot: _____

Size of Building(s) (Present and/or proposed) (at street level)

_____ feet front _____ feet deep

Percentage of lot occupied by building (s) _____%

Height of Building(s) _____ stories _____ feet

Set back from front property line _____ feet

Front side (if corner lot) _____ feet

Zoning requirements:

1. frontage _____

2. side yard _____

3. set-back _____

4. rear yard _____

Has there been any previous appeal involving these premises? _____

If so, state the character of appeal and the date of disposition.

Date: _____

Signature of Applicant or Agent

MANNINGTON TOWNSHIP PLANNING/ZONING BOARD

Application or Appeal of

Proof of Service
Affidavit

State of New Jersey:

:ss

County of Salem :

_____, of full age, being duly sworn
according to law, upon his oath deposes and say:

1. He/She is a resident of the State of New Jersey and is the applicant (or agent) in the above proceeding before the Planning Board/Zoning Board of Adjustment.

2. He/She has given written notice of the hearing on this application to all persons upon whom service must be had, in the required manner and in accordance with the attached list (designated as Exhibit A), and in the manner indicated thereon.

3. Return receipts for notices which have been mailed are attached hereto.

Applicant's Signature

Sworn and Subscribed to

Before me this _____

Day of _____, _____.

NOTE TO APPLICANT: Please attach a list of all persons served.

MANNINGTON TOWNSHIP PLANNING BOARD
NOTIC OF HEARING TO PROPERTY OWNERS

Mannington Township, New Jersey

Date: _____

TO WHOM IT MAY CONCERN:

NOTICE is hereby served upon you to the effect that (I) (we) _____
do hereby propose to (give detailed information) _____

Location: Block _____, Lots(s) _____

Street: _____

(1) (We) have applied to the Mannington Township Planning Board for a
(hardship) (use) variance, or _____ permit.

Any person or persons affected by this (appeal) (application) may have an
opportunity to be heard at the meeting to be held on _____, _____,
_____ P.M. in the Mannington Township Town Hall, 491 Route 45, Salem, New Jersey.

The application, plots, and all accompanying documents with this application may
be inspected during regular business hours (9:00 A.M. through 12:00 Noon), Monday
through Friday at the Mannington Township Town Hall, 491 Route 45, Salem, New
Jersey.

Signature of Applicant

Signature of Applicant

NOTE: This notice must be personally served or sent by certified or registered mail a
least ten (10) days before the day of the hearing, and Proof of Service given to the
Secretary of the Planning Board at least ten (10) days before the day of the hearing.

MANNINGTON TOWNSHIP LAND DEVELOPMENT ORDINANCE
CHECK LIST

SCHEDULE "A" – GENERAL REQUIREMENTS

Applicant Please Check	Verification Official Use Only
<input type="checkbox"/> 1.. Twenty One (21) copies of the appropriate application form(s) completely filled in and signed by the Applicant. If any item is not applicable to the applicant, it should so be indicated on the application form(s).	<input type="checkbox"/>
<input type="checkbox"/> 2. Certificate that taxes are paid.	<input type="checkbox"/>
<input type="checkbox"/> 3. Receipt indicating that fees are paid.	<input type="checkbox"/>
<input type="checkbox"/> 4. Twenty One (21) copies of any required plot plan, site plan, of subdivision plan.	<input type="checkbox"/>
<input type="checkbox"/> 5. Affidavit of ownership. If applicant is not the owner, applicant's interest in land; e.g., tenant, contract/purchaser, lienholder, etc., and a copy of the document creating that interest (prices may be deleted).	<input type="checkbox"/>
<input type="checkbox"/> 6. If a corporation or partnership, list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class as required by N.J.S.A. 40:55D-48.1 et seq.	<input type="checkbox"/>
<input type="checkbox"/> 7. Names and addresses of witnesses and their expertise if any.	<input type="checkbox"/>
<input type="checkbox"/> 8. Statement as to any application requirements for which waiver is sought, together with a statement of reasons why waivers should be granted.	<input type="checkbox"/>
<input type="checkbox"/> 9. A list of all other requirements or standards of the Township Land Development Ordinance that are not met by the application and for which a waiver or variance is sought.	<input type="checkbox"/>

MANNINGTON TOWNSHIP DEVELOPMENT ORDINANCE
CHECK LIST

SCHEDULE "B" – SITE PLAN APPLICATION
PLAN INFORMATION REQUIREMENTS

Applicant Please Check	Verification Official Use Only
---------------------------	--------------------------------------

Chapter IV, Section 4.3 Preliminary Site Plan

In addition to the information required for a zoning permit, all site plans shall fulfill the information requirements of this Section prior to the review by the approving authority.

- | | | | |
|--------------------------|----|--|--------------------------|
| <input type="checkbox"/> | A. | Site plans shall be prepared under the supervision of and be signed and sealed by either a New Jersey licensed Professional Engineer or a registered Architect. A plan shall be drawn at a scale not less than one-inch equals fifty (50) feet. | <input type="checkbox"/> |
| <input type="checkbox"/> | B. | The site plan shall clearly show the conditions on and adjacent to the site at the time of application, the features of the site which are being incorporated into the proposed use or building and the appearance and function of the proposed use or building. At a minimum, the preliminary site plan shall include the following information, unless waived by the Planning Board: | <input type="checkbox"/> |
| <input type="checkbox"/> | 1. | A key map at an appropriate scale showing the location of the site and its relationship to surrounding areas and to existing street locations. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2. | Name and address of owner, developer and person preparing plan. | <input type="checkbox"/> |
| <input type="checkbox"/> | 3. | The tax map sheet, block and lot numbers. | <input type="checkbox"/> |

Applicant Please Check		Verification Official Use Only
()	4. Certificate from the tax collector that all taxes are paid to date.	()
()	5. The names of all adjoining property owners as disclosed by the most recent tax records.	()
()	6. The entire property in question, even though only a portion of said property is involved in the site plan, provided: however, where it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted.	()
()	7. The location, design and dimensions of each new and existing use and building.	()
()	8. The building or use setback distances from all property lines.	()
()	9. The location, dimensions and arrangement of streets vehicular accessways and driveways, off-street parking areas, methods of separating land traffic and parking traffic within off-street parking areas and loading and unloading areas.	()
()	10. A survey prepared by a land surveyor licensed by the State of New Jersey shall accompany site plans and shall show the boundaries of the parcel and the limits of all proposed streets, recreation areas and other property to be dedicated to public use or to common open space. In the case of new commercial, industrial or public buildings, the site plan shall be accompanied by preliminary architectural floor plans and elevations with the name, address, professional number and seal of the architect involved.	()
()	11. Location of all existing trees or tree masses, indicating general sizes and species of trees.	()

Applicant Please Check		Verification Official Use Only
()	12. The location, design, dimensions of open areas, buffer areas, pedestrian walkways and any recreation areas and facilities proposed by the developer.	()
()	13. Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants and trees and dimensions, approximate time of planting and method of planting.	()
()	14. Contours at two foot intervals for slopes averaging 5% or greater and one foot contours for slopes less than 5%, unless determined by the Township Engineer to be unnecessary in whole or in part.	()
()	15. Grading plan showing existing and proposed spot elevations based upon the U.S. Costal Geodetic datum at all building corners, all floor levels, center lines of abutting and other pertinent locations.	()
()	16. The location, size and direction of flow of all streams, brooks, ditches, lakes and ponds. The boundaries of the floodplains of all watercourses shall be submitted.	()
()	17. Cross sections and centerline profiles of all existing or proposed streets or watercourses.	()
()	18. Plans and design data for storm drainage facilities.	()
()	19. Preliminary plans and profiles of proposed utility layouts and water and sewer facilities.	()
()	20. If on-site sewage disposal is required, the results and location of all percolation tests and test boring shall be shown of the plan.	()
()	21. At a minimum, the floor plan and front elevation	()

of all proposed principal buildings and all contemplated accessory buildings and structures.

Applicant Please Check		Verification Official Use Only
()	22. The size, type and location of all proposed signs.	()
()	23. The location and design of proposed lighting for buildings, signs and grounds.	()
()	24. The locations of any and all wetland areas and required wetlands transition areas or buffers within the proposed development as required under the “Fresh Water Wetlands Protection Act Rules” – N.J.A.C.7:7A, New Jersey Department of Environmental Protection; or letter of Environmental Protection; or letter of interpretation from the N.J.D.E.P. indicating that the proposed activity within the site plan requires no wetlands permit or delineation.	()
()	25. The approving authority may require additional information in order to properly review and take action on a specific application. The approving authority may also rely on the information or design requirements of Chapter V – Land Subdivision where applicable or may make reasonable requests for additional information.	()
()	26. Soil Erosion and Sediment Control Plan or statement of nonapplicability.	()
()	27. Environmental Impact Statement in triplicate, as per Check List Schedule D, is required to site plans.	()

MANNINGTON TOWNSHIP DEVELOPMENT ORDINANCE
CHECK LIST

SCHEDULE "C" – LAND SUBDIVISION
PLAT DETAILS AND INFORMATION REQUIREMENTS

Applicant
Please Check

Verification
Official
Use Only

Chapter V, Section 5.1 Minor Subdivision and Sketch Plats

All minor subdivisions and sketch plats shall fulfill the
Information requirements of this Section prior to review
By the approving authority.

- | | | | |
|-----|----|--|-----|
| () | A. | The plan for minor subdivision approval shall be prepared under the supervision of and be signed and sealed by a licensed New Jersey land surveyor. A sketch plat for purposes other than for minor sub-division approval shall be prepared under the supervision of and be signed and sealed by a licenses New Jersey land surveyor, professional planner, professional engineer or registered architect. | () |
| () | B. | The plat shall be based on tax map information or some other similarly accurate base at a scale of not more than one-inch equals 200 feet to enable the entire tract to be shown on one sheet. | () |
| () | C. | The following information shall be shown or included on the sketch plat unless waived by the Planning Board. | () |
| () | 1. | A key map at a scale in which one-inch equals not more than 1,000 feet showing the entire subdivison and its relation to all features within one-half mile of the limits of the subdivision. | () |
| () | 2. | Certificate from tax collector that all taxes are paid to date. | () |
| () | 3. | Name and address of owner, subdivider, and person preparing plat. | () |

Applicant
Please Check

Verification
Official
Use Only

- | | | | |
|--------------------------|-----|---|--------------------------|
| <input type="checkbox"/> | 4. | The names of all adjoining property owners as disclosed by the most recent tax records. | <input type="checkbox"/> |
| <input type="checkbox"/> | 5. | The tax map sheet, clock and lot numbers. | <input type="checkbox"/> |
| <input type="checkbox"/> | 6. | The location of that portion which is to be subdivided in relation to the entire tract. | <input type="checkbox"/> |
| <input type="checkbox"/> | 7. | All existing and proposed streets within or adjoining the proposed subdivision with the right-of-way widths clearly indicated. | <input type="checkbox"/> |
| <input type="checkbox"/> | 8. | The proposed location of any driveways or other entrances onto a public street. | <input type="checkbox"/> |
| <input type="checkbox"/> | 9. | All existing structures and wooded areas with the portion to be subdivided and within two hundred (200) feet thereof. | <input type="checkbox"/> |
| <input type="checkbox"/> | 10. | All proposed lot lines and lot lines to be eliminated by the proposed subdivision shall be clearly indicated. | <input type="checkbox"/> |
| <input type="checkbox"/> | 11. | The location, size and direction of flow of all streams, brooks, drainage structures and drainage ditches in the area to be subdivided or within two hundred (200) feet or the subdivision. | <input type="checkbox"/> |
| <input type="checkbox"/> | 12. | The location and width of all existing and proposed utility easements in the area to be subdivided. | <input type="checkbox"/> |
| <input type="checkbox"/> | 13. | The zoning classification of the property and all additional information necessary to show compliance with the applicable zoning requirements. | <input type="checkbox"/> |
| <input type="checkbox"/> | 14. | Acreage of the entire tract, the area being subdivided, and the area of each lot created. | <input type="checkbox"/> |

Applicant
Please Check

Verification
Official
Use Only

- | | | | |
|-----|-----|---|-----|
| () | 15. | Approximate lot dimensions, drawing scale and north arrow. | () |
| () | 16. | For all applications involving the creation of more than two lots, spot elevations on lot corners and for any application where found necessary by the Planning Board, sufficient topographic information for a proper determination of requirements, but not exceeding the topographic information requirement applicable to preliminary major subdivision applications. | () |
| () | 17. | For any application where found necessary by the Planning Board to assure that there is no adverse effect upon the development or provision of access to the remainder of tract, a rough indication of an acceptable layout of the remainder of the tract. | () |
| () | 18. | The locations of any and all wetland areas and required wetlands transition areas or buffers within the proposed development as required under the "Fresh Water Wetlands Protection Act Rules" – N.J.A.C. 7:7A, New Jersey Department of Environmental Protection; or letter of interpretation from the N.J.D.E.P. indicating that the proposed activity within the subdivision requires no wetlands permit or delineation. | () |
| () | 19. | The location of any municipal boundary lines within two hundred (200) feet of the subdivision. | () |

D. Minor Subdivision Filing. A plat containing all of the above information which is reviewed and approved as a minor subdivision may be filed as a plat if it is a certified survey that contains the signatures of the Chairman and Planning Board Secretary and meets the requirements of the Map Filing Law.

Applicant
Please Check

Verification
Official
Use Only

Chapter V, Section 5.2 Preliminary Plat

A development application which is classified as a major Subdivision shall not be considered complete until the information requirements of this section and Section 2.7 have been fulfilled unless waived by the Planning Board.

A. The preliminary plat shall be clearly and legibly drawn or reproduced at a scale of not less than one-inch equals fifty

feet (1"=50'). It shall be prepared under the supervision of and be signed and sealed by a licensed New Jersey land surveyor

B. The plat shall be prepared in compliance with the design standards of this ordinance and shall show or be accompanied by the following information in addition to all that is required for a sketch plat:

1. Accurate bearings, headings and other boundary details.

2. All required front, side, and rear setback line.

3. Specimen trees having a diameter in excess of twenty-four (24) inches.

4. Any structures of historic significance within two hundred (200) feet of the subdivision and a statement of the impact of the development of the historic structure.

5. Topographic contours at two foot intervals for slopes averaging 5% or greater and one foot contours for slopes less than 5%. Elevations or contours need not be shown, however, for those portions of any parcel to be retained by the subdivider in an undeveloped state that are more than two hundred (200) feet from the lots being created.

Applicant
Please Check

Verification
Official
Use Only

Contours should show existing ground elevations and Proposed elevations in any areas to be regarded.

- | | | | |
|--------------------------|----|---|--------------------------|
| <input type="checkbox"/> | 6. | Streets. Cross sections and centerline profiles of proposed streets within the subdivision and existing streets which abut the subdivision. | <input type="checkbox"/> |
| <input type="checkbox"/> | 7. | Watercourses. All existing and proposed watercourses shall be shown accompanied by the following information: | <input type="checkbox"/> |
| <input type="checkbox"/> | a. | When a stream is proposed for alteration, improvement or relocation or when a drainage structure or fill is proposed within the floodway of an existing stream, evidence of submission of the improvement to the Division of Water Resources shall accompany the subdivision. | <input type="checkbox"/> |
| <input type="checkbox"/> | b. | Cross sections of watercourses and/or drainage swales at an approximate scale showing the extent of the floodplain, top of bank, normal water level, and bottom elevations at the following locations: | <input type="checkbox"/> |
| <input type="checkbox"/> | 1) | At any point where a watercourse crosses the boundary of a subdivision. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2) | At fifty (50) foot intervals for a distance of three hundred (300) feet upstream and downstream of any proposed culvert or bridge within or adjacent to the subdivision. | <input type="checkbox"/> |
| <input type="checkbox"/> | 3) | Immediately upstream and downstream of any point of junction of two (2) or more watercourses. | <input type="checkbox"/> |
| <input type="checkbox"/> | 4) | At a maximum of three hundred (300) foot intervals along all watercourses which run through or adjacent to the subdivision. | <input type="checkbox"/> |

Applicant
Please Check

Verification
Official
Use Only

test shall be taken for every four lots. When deemed necessary by the Planning Board to determine the suitability of the soil to support new construction, further percolation tests shall be submitted. Any subdivision or part thereof which does not meet the established sewage treatment requirements of Chapter 199 as revised shall not be approved unless the proposed remedy to overcome such a situation is approved by the appropriate local, county or state agencies.

- | | | | |
|--------------------------|-----|--|--------------------------|
| <input type="checkbox"/> | 11. | A copy of any protective covenants or deed restrictions -
applying to the land being subdivided. | <input type="checkbox"/> |
| <input type="checkbox"/> | 12. | The location of poles, distance from intersections and
illumination factors for all street lighting. | <input type="checkbox"/> |
| <input type="checkbox"/> | 13. | For subdivisions containing more than twenty (20) lots
the recreation areas proposed to be dedicated and
improved by the developer and the nature and
specifications of the improvements to be made. | <input type="checkbox"/> |
| <input type="checkbox"/> | C. | For major subdivisions, the applicant shall also submit an
Environmental Impact Statement, in triplicate, as per Check
List, Schedule D. | <input type="checkbox"/> |
| <input type="checkbox"/> | D. | For subdivisions containing more than twenty (20) lots, the
applicant shall submit his plan for an organization for the
ownership and maintenance of the recreations areas for the
benefit of owners or residents of the subdivision in accordance
with the standards set forth for the ownership and maintenance
of common open space in Section 3.7E11 of the Land
Development Ordinance of the Township of Mannington.
Said plan shall include the proposed form of deed of
conveyance and restrictions for the recreation area and all
articles of incorporation, bylaws, deeds of trust, restrictions
and covenants, which relate to the proposed homeowners'
association designed to own and maintain the recreation areas.
The proposed form of deeds to the lots in the subdivision
setting forth the covenants and restrictions to be imposed on
the lot owners for the support recreation area shall also be
submitted. | <input type="checkbox"/> |

Applicant
Please Check

Verification
Official
Use Only

Chapter V, Section 5.3 Final Plat

- | | | | |
|--------------------------|----|--|--------------------------|
| <input type="checkbox"/> | A. | The final plat shall be drawn in ink on tracing cloth or its equivalent at a scale of not less than one-inch equals fifty feet (1"=50') and in compliance with all the provisions of the "Map Filing Law". The final plat shall be submitted in the following form: The original or equivalent copy, two cloth prints and ten black on white prints. | <input type="checkbox"/> |
| <input type="checkbox"/> | | 1. All information listed in Section 5.1, C (1-7). | |
| <input type="checkbox"/> | | 2. Tract boundary lines, right-of-way-lines of streets, street names, easements and other right-of-way land to be reserved or dedicated to public use, all lots lines and other site lines, with accurate dimensions, bearing or detection angles, and radii arcs and central angles of all curves. | <input type="checkbox"/> |
| <input type="checkbox"/> | | 3. The purpose of any easement, or land reserved or dedicated to public use, shall be designated, and the proposed use of sites other than residential shall be noted. | <input type="checkbox"/> |
| <input type="checkbox"/> | | 4. New blocks and lots shall be numbered so as to conform with the Township tax maps. | <input type="checkbox"/> |
| <input type="checkbox"/> | | 5. Minimum building setback line on all lots and other sites. | <input type="checkbox"/> |
| <input type="checkbox"/> | | 6. Cross sections, profiles and established grades of all streets as approved by the Township Engineer. | <input type="checkbox"/> |
| <input type="checkbox"/> | | 7. Plans and profiles for all storm and sanitary sewers and water mains as approved by the Township Engineer. | <input type="checkbox"/> |
| <input type="checkbox"/> | | 8. Certificate from Tax Assessor that all taxes are paid to date. | <input type="checkbox"/> |
| <input type="checkbox"/> | | 9. A statement by the Township Engineer that he is | <input type="checkbox"/> |

Applicant
Please Check

Verification
Official
Use Only

in receipt of a map showing all utilities and exact location and elevation identifying those portions already installed and those to be installed and that the subdivider has installed all improvements in accordance with the requirements of these regulations; or has filed a corporate surety bond, certified check, returnable to the subdivider after full compliance or any other type of surety approved by the governing body and approved as to form by the Township Solicitor, which is in sufficient amount To assure the installation and maintenance of improvements. The provisions of N.J.S.A. 40:55D-53 shall govern said bonds and the completion, inspection, and approval of said improvements and the payment of inspection fees.

10. The locations of any and all wetland areas and required wetlands transition areas or buffers within the proposed development as required under the “Fresh Water Wetlands Act Rules” – N.J.A.C. 7:7A, New Jersey Department of Environmental Protection; or letter of interpretation from the N.J.D.E.P. indicating that the proposed activity within the subdivision requires no wet-lands permit or delineation.
11. The location of any municipal boundary lines within two hundred (200) feet of the subdivision.
12. Dedicated and improved recreation area for subdivisions containing more than twenty (20) lots.
- D. For major subdivisions or site plans, applicant shall also submit an Environmental Impact Statement, in triplicate, signed and sealed by a New Jersey licensed engineer or a New Jersey licensed professional planner, preferably with experience in environmental studies. As used in this ordinance, an “Environmental Impact Statement” means a written description and analysis of all possible direct and indirect effects the development will have upon the development’s site as well as upon the surrounding region

Applicant
Please Check

Verification
Official
Use Only

affected thereby, with particular reference to the effect of the development upon the public health, welfare and safety, the protection of public and private property, and the preservation and enhancement of the natural environment. Every Environmental Impact Statement shall contain the following:

- | | | | |
|--------------------------|----|--|--------------------------|
| <input type="checkbox"/> | a. | A key showing the location of the development and how it relates to the surrounding region affected thereby. | <input type="checkbox"/> |
| <input type="checkbox"/> | b. | A description of the development specifying -, in the form of maps, drawings, graphs or similar visual aids, and also by narrative, what is to be done and how it is to be done during and after construction of the development, including information and technical data adequate to permit a careful assessment of the environmental impact of the development. | <input type="checkbox"/> |
| <input type="checkbox"/> | c. | An inventory of the existing environmental conditions at the development site and in the surrounding region affected thereby which shall describe the following: | <input type="checkbox"/> |
| <input type="checkbox"/> | 1) | Physical Characteristics | <input type="checkbox"/> |
| <input type="checkbox"/> | a) | Air quality | <input type="checkbox"/> |
| <input type="checkbox"/> | b) | Hydrology, including maps and descriptions of streams, water bodies and flood plains and a discussion of water quality. | <input type="checkbox"/> |
| <input type="checkbox"/> | c) | Geology | <input type="checkbox"/> |
| <input type="checkbox"/> | d) | Soils and their properties, including capabilities and limitations. | <input type="checkbox"/> |
| <input type="checkbox"/> | e) | Topography and slope. | <input type="checkbox"/> |

Applicant Please Check		Verification Official Use Only
()	f) Drainage	()
()	g) Vegetation	()
()	h) Air quality and water quality shall be described with reference to the standards promulgated by the Department of Environmental Protection of the State of New Jersey and Soils shall be described with reference to criteria contained in the New Jersey Soil and Conservation District Standards and Specifications.	()
()	2) Wildlife	()
()	a) Fish and aquatic organisms	()
()	b) Wild animals	()
()	3) Man-made conditions and structures.	()
()	a) Sanitary and storm sewer systems including planned constructions.	()
()	b) Noise characteristics and levels.	()
()	c) Traffic volume.	()
()	d) Land use, including maps descriptions of zoning and master plan delineation of the development area.	()

Applicant Please Check		Verification Official Use Only
()	e) Aesthetics	()
()	4) Community Character	()
()	a) History, including maps and descriptions of sites of historic and archeological significance.	()
()	b) Demography	()
()	c) Culture	()
()	d) Maps and descriptions of sites reserved or planned for recreation purposes or as wildlife refuges.	()
()	d. A listing of all licenses, permits or other approvals required by municipal, county or state law, the status of each, and proof that the applicant has contacted officials of any federal, state, county or municipal agency affected by the proposed development.	()
()	e. As assessment of the probable impact of the development upon all of the topics listed in subsection (c) above.	()
()	f. A listing and evaluation of adverse environmental impacts which cannot be avoided with particular emphasis upon air or water pollution, increase in noise during and after construction, damage to natural resources, displacement of people and businesses, increase in sedimentation and siltration, flooding, potential storm water run-off damage both on and off site, increase in municipal service, and health, safety and well-being of the public. Off-site and off-tract impact shall also be set forth and evaluated.	()

Applicant
Please Check

Verification
Official
Use Only

- | | | | |
|-----|----|---|-----|
| () | g. | A thorough description of the steps to be taken to minimize adverse environmental impact before, during and after construction of the development, both at the development site and in the surrounding region affected thereby, such description to be accompanied by necessary maps, schedules and other explanatory data as may be needed to clarify and explain the actions to be taken. | () |
| () | h. | Any irreversible and irretrievable commitment of resources which would be involved in the proposed action shall be identified and described. | () |
| () | i. | A statement of alternatives to the proposed development which might avoid some or all of the adverse environmental effect, including a no-action alternative, with an objective evaluation of each alternative including the no-action alternative. | () |
| () | j. | A reference list of available, pertinent, published information relating to the development site, and the surrounding region affected thereby. | () |

Notwithstanding the foregoing, the reviewing board may waive the requirement for and Environmental Impact Statement if sufficient evidence is submitted by the Applicant to support a conclusion that the proposed development will have a slight or negligible environmental impact. Portions of such requirement may likewise be waived upon a finding by the reviewing Board that a complete statement need no be prepared in order to evaluate adequately the environmental impact of the development.