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Attorneys at Law

Established 1902

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September 15, 2022

Zoning and Planning Board Secretary
Township of Bordentown
1 Municipal Drive
Bordentown, NJ 08505

Attn: Mark Siegle, PP, AICP, CNU-A

**RE: Applicant - Nu Gen, LLC, Minor Subdivision
P/Q: 10 Rising Sun Square Road, Bordentown Township
Block 139, Lot 2**

Dear Mr. Siegle:

This matter was previously submitted under cover letter dated April 5, 2022. At that time, the zoning classification for the property was amended from REO to Highway Commercial. The new zoning does not require a lot area variance, as previously submitted and the only non-conformity is the front yard setback of the existing building on Lot 2.01, wherein 75' front setback is required and 64.7' exists. It is a pre-existing non-conformity.

I would ask that the application and plans be reviewed for completeness and the matter be placed on the agenda for decision.

I would ask that the previous application fee and escrow be applied to this application. Enclosed please find thirteen (13) copies of the Application, Land Development Application Checklist and Plan of Survey/Minor Subdivision

Thank you.

Very truly yours,

Jonas Singer

JS:jmp

Enclosures

cc: Nu Gen, LLC, Attn: John DeRosa w/enclosures
Duncan Prime, Esquire w/enclosures
John P. Carman, RLA, FASLA, PP, w/enclosures
Fire Marshall, Chief Steve Scholey, w/enclosure
Frederick J. Turek, PE, PP, CME, w/enclosure
Jeffrey A. L'Amoreaux, PE, w/enclosures

TOWNSHIP OF BORDENTOWN

MUNICIPAL DRIVE
BORDENTOWN, NEW JERSEY 08505

PLANNING BOARD & ZONING BOARD APPLICATION FORM

The application, with supporting documentation, must be filed with the Township and must be delivered to the professionals for review at least fifteen (15), but not more than twenty (20) business days prior to the meeting at which the application is to be considered.

To be completed by Township staff only.

Date Filed: _____ Application No.: _____
Planning Board: _____
Zoning Board of Adjustment: _____ Application Fees: _____
Escrow Deposit: _____
Scheduled for: Review for Completeness: _____ Hearing: _____

1. SUBJECT PROPERTY

Location: Rising Sun Square Road
Tax Map Page: _____ Block: 139 Lot(s): 2
Page: _____ Block: _____ Lot(s): _____
Dimensions Frontage: 478.10' Depth: 585.19' Total Area: 5.677 acres
Zoning District: Highway Commercial

2. APPLICANT

Name Nu Gen, LLC
Address 316 North 12th Street, Kenilworth, NJ 07033
Telephone No. 908-787-2726 E-Mail jderosal218@yahoo.com
Applicant is a: Corporation ☒ Partnership _____ Individual _____

VISIT OUR WEBSITE AT WWW.BORDENTOWNTOWNSHIP.COM

3. DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40:55D-48.1 the names and addresses of **all** persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 105 ownership criterion have been disclosed.

(Attach pages as necessary to fully comply.)

| | | | | | |
|------|----------------------|---------|---|----------|------------|
| Name | <u>John DeRosa</u> | Address | <u>1011 N. Ocean Ave., Seaside Park, NJ 08752</u> | Interest | <u>80%</u> |
| Name | <u>Paul Cacicedo</u> | Address | <u>316 N. 12th St., P.O.Box 643, Kenilworth, NJ 07033</u> | Interest | <u>20%</u> |
| Name | _____ | Address | _____ | Interest | _____ |
| Name | _____ | Address | _____ | Interest | _____ |
| Name | _____ | Address | _____ | Interest | _____ |

4. If Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name n/a

Address _____

Telephone No. _____ E-Mail _____

5. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes (attach copies) _____ No X Proposed _____

Note: All deed restrictions, covenants easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: Presently there is a building situated on the property which measures 4,073 sq. ft., with associated improvements being utilized as a distribution point for propane canisters.

6. Applicant's Attorney Jonas Singer, Esquire
Address Wells & Singer Law Office, LLC
789 Farnsworth Avenue
Bordentown, NJ 08505
- Telephone No. 609-298-1350 E-Mail jsinger@jerseylawyer.net
FAX No. 609-298-9158
7. Applicant's Engineer n/a
Address _____

Telephone No. _____ E-Mail _____
FAX No. _____

8. Applicant's Planning Consultant _____
Address _____

Telephone No. _____ E-Mail _____
FAX No. _____

9. Applicant's Traffic Engineer n/a
Address _____

Telephone No. _____ E-Mail _____
FAX No. _____

10. List any other Expert who will submit a report or who will testify for the Applicant:
(Attach additional sheets as may be necessary) None at this time.
- Name _____
Field of Expertise _____
Address _____

Telephone No. _____ E-Mail _____
FAX No. _____

SUBDIVISION:

Number of lots to be created _____ Number of proposed dwelling units _____
(including remainder lot) (if applicable)

Other Relief (specify): _____

12. Section(s) of Ordinance from which a variance is requested:

N/A

13. Waivers Requested of Development Standards and/or Submission Requirements:
(attach additional pages as needed)

See attached.

14. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable. The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: [attach pages as needed]

The Applicant requests minor subdivision for Lot 2 to create one (1) additional lot. Proposed Lot 2.01 has existing improvements, which Applicant does not intend to alter as part of this application.

Applicant requests new proposed Lot 2.02, which will measure 3.031 acres and is in compliance with the zoning criteria in the HC Zone.

16. Is a public water line available? yes

17. Is public sanitary sewer available? tba

13. Applicant requests waiver for Environmental Impact Statement, Traffic Impact Statement and Community Impact Statement. Application is for a minor subdivision to create one (1) additional lot and no improvements are proposed for the new lot. The remainder Lot 2.01 has all of its improvements constructed and has existed for many years at its present location. Therefore, Applicant respectfully requests that the Environmental Impact Statement, Traffic Impact Statement and Community Impact Statement be waived.

18. Does the application propose a well and septic system? no
19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? tba
20. Are any off-tract improvements required or proposed? no
21. Is the subdivision to be filed by Deed or Plat? deed
22. What form of security does the applicant propose to provide as performance and maintenance guarantees? as required
23. Other approvals which may be required and date plans submitted: _____

| | Yes | No | Date Plans Submitted |
|--|------------|----------|----------------------|
| City of Bordentown Water Company | <u>tbs</u> | | |
| Bordentown Sewerage Authority | | <u>x</u> | |
| Bordentown Township Board of Health | | <u>x</u> | |
| Burlington County Health Department | | <u>x</u> | |
| Burlington County Planning Board | <u>x</u> | | |
| Burlington County Soil Conservation District | | <u>x</u> | |
| NJ Council on Affordable Housing | | <u>x</u> | |
| DJ Department of Environmental Protection: | | | |
| Sewer Extension Permit | | <u>x</u> | |
| Sanitary Sewer Connection Permit | | <u>x</u> | |
| Stream Encroachment Permit | | <u>x</u> | |
| Waterfront Development Permit | | <u>x</u> | |
| Wetlands Permit | | <u>x</u> | |
| Tidal Wetlands Permit | | <u>x</u> | |
| Potable Water Construction Permit | | <u>x</u> | |
| Other _____ | | | |
| NJ Department of Transportation | | <u>x</u> | |
| Public Service Electric & Gas Company | <u>x</u> | | |
| _____ | | | |
| _____ | | | |

24. Certification from the Tax Collector that all taxes due on the subject property have been paid. tbs
25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the members of the professional staff (Engineer, Planning Consultant, Solicitor for the Board to which the application is submitted) for their review. The documentation must be **received** by the professional staff at least fifteen (15), but not more than twenty (20) business days prior to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete. A list of the professional staff is attached to the application form.

| Quantity | Description of Item |
|----------|----------------------------------|
| 18 | Plan of Survey/Minor Subdivision |
| | |
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26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals (*Please specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional(s) listed*).

| | Applicant's Professional | Reports Requested |
|---|--------------------------|-------------------|
| X | Attorney | All |
| | Engineer | |
| | | |
| | | |
| | | |
| | | |

CERTIFICATIONS



I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

day of Sept, 2022

Leanora H Ippolito
NOTARY PUBLIC

Nu Gen, LLC

John DeRosa
SIGNATURE OF APPLICANT

John DeRosa

28. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

day of Sept, 2022



Leanora H Ippolito
NOTARY PUBLIC

Nu Gen, LLC

John DeRosa
SIGNATURE OF OWNER

John DeRosa

29. I understand that the sum of \$ _____ has been paid to the Township of Bordentown as a Non-Refundable Application Fee.

DATE

Nu Gen, LLC

John DeRosa
SIGNATURE OF APPLICANT

John DeRosa

29. I understand that the sum of \$ _____ has been deposited in an escrow account (Builder's Trust Account). In accordance with the Land Development Ordinance of the Township of Bordentown, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of applications for development, review and preparation of documents, inspection of improvements, the publication of the decision by the Board or other purposes under the provisions of the Municipal Land Use Law. Sums not utilized shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

DATE

Nu Gen, LLC

John DeRosa
SIGNATURE OF APPLICANT

John DeRosa

VISIT OUR WEBSITE AT WWW.BORDENTOWNTOWNSHIP.COM

TOWNSHIP OF BORDENTOWN

LAND DEVELOPMENT APPLICATION CHECKLIST

This CHECKLIST has been adopted in accordance with Section 25:807 of the Land Development Ordinance of the Township of Bordentown and will be used to determine whether an application filed with the Bordentown Township Planning Board or Zoning Board of Adjustment is complete. Failure to provide the items listed will result in the application being declared incomplete, unless the Board, pursuant to Section 25:802, waives the deficiency.

Applicant: Nu Gen, LLC Application No.: _____

Date Filed: _____ Block: 139 Lot: 2

General Requirements for all Applications

All Applicants are advised to review the provisions of the Land Development Ordinance before submitting an application.

1. x Completed application form with completed checklist and copies of all documents, reports and plans relating to the application. Original and seventeen (17) copies filed with the Administrative Officer at least fifteen (15) business days, but not more than twenty (20) business days prior to the regularly scheduled meeting of the Planning Board or the Zoning Board of Adjustment, as the case may be.
2. x One (1) copy of the completed application form and the completed checklist and copies of all documents, reports and plans related to the application delivered to each of the following members of the Township's professional staff at least fifteen (15) business days, but not more than twenty (20) business days prior to the regularly scheduled meeting of the Planning Board or the Zoning Board of Adjustment, as the case may be. (Addresses are provided on the last page of the Application Form):
 - x a. Township Engineer
 - x b. Township Planning Consultant
 - x c. Township Traffic Engineer
 - x d. Board Solicitor
3. tbs Certification from the Bordentown Township Tax Collector that all taxes are paid as of the date the application is filed.
4. x Application Fee and Escrow Deposit, as required by Section 25:901.

5. ☒ Proof that there are no outstanding uncollected fees and escrows resulting from past applications or prior submissions by this applicant or involving this property or any part thereof.
6. ☒ Statement as to any request for a waiver from any of the filing or submission requirements, together with a statement of the reasons offered in support of the request for the waiver or waivers.
7. ☒ List of any requests for waivers from the development standards, together with a statement of reasons offered in support of the request.
8. ☒ Proof that any conditions attached to any prior approval granted for the subject property have been fulfilled.
9. ☒ List of the names and addresses of all expert witnesses proposed together with a statement of their area of expertise.
10. ☒ In any instance where a formal subdivision or site plan is not required to be submitted, a survey or sketch of the property which is the subject of the application showing all structures located on the property.

NOTE: Proof of Notice and Proof of Publication of Notice. These items shall be filed prior to the time of the hearing on the application. They are not required to be filed with the application, since notice cannot be given until the date of the hearing is fixed. The hearing cannot proceed, however, until the Proof of Notice and of Publication have been filed.

Details required for Minor Subdivision Plats and Minor Site Plans

11. ☒ Plats or Plans signed and sealed by a New Jersey Licensed Land Surveyor or Professional Engineer, as required, and folded in to eighths with title block revealed.
12. ☒ Scale of not less than 1" equals 100' and submitted on one of four of the following standard sheet sizes (8 1/2" x 13"; 15" x 21"; 24" x 36"; or 30" x 42"). If one sheet is not sufficient to contain the entire territory, the map may be divided into sections shown on separate sheets of equal size, with reference on each sheet to the adjoining sheets.
13. ☒ Key map at less than 1" equals 20000'.
14. ☒ Title Block:
 - ☒ a. Name of subdivision or development, Bordentown Township and Burlington County;
 - ☒ b. Name, address and telephone number of subdivider or developer;

- x c. Name, title, address and license number of the professional or professionals who prepared the plot or plan;
- x d. Name, address and telephone number of the owner or owners of record
- x e. Scale in inches to feet and bar scale; and,
- x f. Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet
- 15. x Acreage figures (both with and without areas within public rights-of-way and north arrow.
- 16. ~~x~~ Approval signature lines.
 - x a. Chairman
 - x b. Secretary
 - x c. Township Engineer
- 17. x Existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Township Tax Map, and proposed block and lot numbers as provided by the Township Tax Assessor.
- 18. x Subdivision or development boundary line (heavy solid line).
- 19. x The location of existing and proposed property lines (with bearings and distances), streets, buildings (with their numerical dimensions and an indication as to whether existing buildings will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features such as wetlands and treed areas, and any historic features such as family burial grounds and building more than sixty (60) years old, both within the tract and within two hundred feet (200') of its boundary.
- 20. ~~x~~ The location and width of all existing and proposed utility easements.
- 21. x Zoning districts affecting the tract, including district names and requirements.
- 22. x Proposed buffer and landscaped areas.
- 23. x Delineation of flood plains, including both floodway and flood fringe areas.
- 24. x Contours as shown on the U.S.G.S. topographic sheets.
- 25. x Marshes, ponds and land subject to flooding within the tract and within one hundred feet (100') thereof.

26. X The names of all adjacent property owners as they appear on the most recent tax list prepared by the Township Tax Assessor.
27. X Concerning minor subdivisions only, existing and proposed iron or copper pins and/or monuments.
28. ~~X~~ Concerning minor subdivisions applications only, and if the proposed lot(s) is (are) not served by a sanitary sewer, certification by a licensed professional engineer that the proposed lot(s) can adequately accommodate a septic system and a copy of any written review and report by the Township Board of Health. The location(s) of the test hole(s), test results and compliance with the "Individual Sewage Disposal Code of New Jersey" shall be shown on the plat and certified by a licensed professional engineer.
29. X Road right-of-way dedication and improvement, as applicable.
30. X Sight triangle easements, as applicable.
31. X Deed descriptions, including metes and bounds description, copies of all easements, covenants, restriction now affecting the property or to be recorded, and roadway and sight triangle dedications.

The requirement for copies includes, but is not limited to, existing or proposed easements to telephone, electric, gas, water and sewer utilities; deed restrictions and covenants, master deeds and proposed by-laws of any homeowner's or community associations; proposed deeds to dedicate any portion of the affected property for public use or for ownership by any public body. It is a requirement of the Township of Bordentown that any of the instruments specified above must be written in clear and understandable English language and the instruments will be reviewed on that basis prior to any approval.

32. X Impact Statement ~~waiver requested~~
- a. Environmental Impact Statement (see Section 25:804 C):
 - b. Traffic Impact Statement (see Section 25:804 D):
 - c. Community Impact Statement (see Section 25:804 E):

Any application for subdivision approval where ten lots or less are involved and all applications for minor site plan approval, either to the Planning Board or to the Zoning Board of Adjustment, as the case may be, may require an Impact Statement, depending upon the nature of the particular development proposal and the subject land area. The Planning Board or Zoning Board of Adjustment, as the case may be, shall inform the applicant regarding any additional information that may be required.

**Details required for Preliminary Major Subdivision Plats
and Preliminary Major Site Plans**

33. n/a Plats of Plans signed and sealed by a New Jersey Professional Engineer and folded into eighths with title block revealed.
34. n/a Protective Covenants or Deed Restrictions [Note the requirement of Section 25:606.E. that all covenants and restrictions must be written in easily understandable English.]
35. n/a Scale of not less than 1" equals 100' and submitted on one of four of the following standard sheet sizes (8 1/2" x 13"; 15" x 21"; 24" x 36"; or 30" x 42"). If one sheet is not sufficient to contain the entire territory, the map may be divided into sections shown on separate sheets of equal size, with reference on each sheet to the adjoining sheets.
36. n/a Key map at less than 1" equals 20000'.
37. n/a Title Block:
 - n/a a. Name of subdivision or development, Bordentown Township and Burlington County;
 - n/a b. Name, address and telephone number of subdivider or developer;
 - n/a c. Name, title, address and license number of the professional or professionals who prepared the plot or plan;
 - n/a d. Name, address and telephone number of the owner or owners of record
 - n/a e. Scale in inches to feet and bar scale; and,
 - n/a f. Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet
38. n/a Acreage figures (both with and without areas within public rights-of-way and north arrow.
39. n/a Approval signature lines.
 - n/a a. Chairman
 - n/a b. Secretary
 - n/a c. Township Engineer

40. n/a Acreage to the nearest tenth of an acre and a computation of the area of the tract to be disturbed.
41. n/a The names and lot and block numbers of all property owners within 200 feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Township Tax Assessor.
42. n/a Existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Township Tax Map, and proposed block and lot numbers as provided by the Township Tax Assessor upon written request.
43. n/a Tract boundary line (heave solid line).
44. n/a Zoning districts, including district names and requirements.
45. n/a The locations and dimensions of existing and proposed bridges and the location of natural features, such as wooded areas and any extensive rock formations, both within the tract and within 200 feet of its boundaries.
46. n/a The location and species associations of all individual trees or groups of trees having a caliper of eight inches (8") or more measured three feet (3') above the ground level shall be shown within the portion(s) of the tract to be disturbed as a result of the proposed development. The proposed location of all proposed plantings shall be indicated and a legend provided listing the botanical and common names, the sizes at time of planing, the total quantity of each plant, and the location of each plant keyed to the plan or plat.
47. n/a Existing and proposed watercourses (including lakes and ponds) with the following required information:
 - n/a a. When a stream is proposed for alteration, improvement or relocation or when a drainage structure or fill is proposed over, under, in or along a running stream, a report of the status of review by the New Jersey Department of Water Policy and Supply;
 - n/a b. Cross-sections of watercourses and/or drainage swells at an appropriate scale showing the extent of flood plain, top of bank, normal water levels and bottom elevations at the locations specified in the Ordinance;
 - n/a c. The total acreage of the drainage basin of any watercourse running through or adjacent to the tract;
 - n/a d. The location and extent of drainage and conservation easements and stream encroachment lines;
 - n/a e. The location, extent and water level elevation of all existing or proposed lakes or ponds within the tract and within 200 feet of the tract.

48. n/a Existing contours.
49. n/a Proposals for soil erosion and sediment control.
50. n/a Locations of all existing structures.
51. n/a Size, height and location of all proposed buildings, structures, signs and lighting facilities.
52. n/a All dimensions necessary in order to confirm compliance with all requirements of the Land Development Ordinance
53. n/a The proposed location, direction of illumination, power and type of proposed outdoor lighting, including details and luminaries.
54. n/a The proposed screening, buffering and landscaping plan.
55. n/a The location and design of any off-street parking area, showing size and location of bays, aisles and barriers.
56. n/a All means of vehicular access to or egress from the site onto public streets, with the information required by Ordinance.
57. n/a Plans and computations for any storm drainage systems.
58. n/a The location of existing utility structures on the tract and within 20 feet of its boundaries.
59. n/a Plans of proposed improvements and utility layouts.
60. n/a Plans, typical cross sections and construction details, horizontal and vertical alignment of the centerline of all proposed streets and of existing streets abutting the tract.
61. n/a A copy of any easements, protective covenants or deed restrictions applying to the land being developed and an indication of the location of them on the submitted plat or plan.

The requirement for copies includes, but is not limited to, existing or proposed easements to telephone, electric, gas, water and sewer utilities; deed restrictions and covenants, master deeds and proposed by-laws of any homeowner's or community associations; proposed deeds to dedicate any portion of the affected property for public use or for ownership by any public body. It is a requirement of the Township of Bordentown that any of the instruments specified above must be written in clear and understandable language and the instruments will be reviewed on that basis prior to any approval.

- 62. n/a Proposed permanent monuments.
- 63. n/a In the case of any subdivision or site plan submission of a planned development, all of the required information for all of the properties comprising the planned development.
- 64. n/a Environmental Impact Statement including all information specified in Section 25:804.C. All preliminary major subdivision and/or preliminary major site plan applications shall be accompanied by an Environmental Impact Statement, unless specifically waived by the Board.
- 65. n/a Traffic Impact Statement including all information specified in Section 25: 804 D. All preliminary major subdivision and/or preliminary major site plan applications shall be accompanied by a Traffic Impact Statement, unless specifically waived by the Board.
- 66. n/a Community Impact Statement including all information specified in Section 25:804 E. All preliminary major subdivision and/or preliminary major site plan applications shall be accompanied by a Community Impact Statement, unless specifically waived by the Board.

Note: The Board reserves the right to require additional information before granting preliminary approval, provided however that no application shall be declared incomplete for lack of the additional information.

Details required for Final Major Subdivision Plats and Final Major Site Plans

- 67. n/a Plats or Plans signed and sealed by a New Jersey Licensed Land Surveyor or Professional Engineer, as required, and folded in to eighths with title block revealed.
- 68. n/a Scale of not less than 1" equals 100' and submitted on one of four of the following standard sheet sizes (8 1/2" x 13"; 15" x 21"; 24" x 36"; or 30" x 42"). If one sheet is not sufficient to contain the entire territory, the map may be divided into sections shown on separate sheets of equal size, with reference on each sheet to the adjoining sheets.
- 69. n/a All details stipulated in Items 33 through 66 of this Checklist.
- 70. n/a All additional details required at the time of preliminary approval.
- 71. n/a A section or staging plan, if proposed.
- 72. n/a Detailed architectural and engineering data as required by Ordinance.

73. n/a Letters directed to the Board Chairman and signed by a responsible official of all utility companies, such as, but not limited to water, sewer, electric, gas, telephone, and cable television, rat service will be provided to the tract.
74. n/a Certification in writing from the applicant to the Board that the applicant has:
- n/a a. Installed all improvements in accordance with the requirements of the Land Development Ordinance; and/or,
- b. Posted a performance guarantee in accordance with Section 25:902 of the Land Development Ordinance.

Signature and Title of person completing check list.
Jonas Singer, Esquire
Date: 9/20/22