



THE TOWNSHIP OF BORDENTOWN
OFFICE OF COMMUNITY DEVELOPMENT
1 MUNICIPAL DRIVE
BORDENTOWN, NJ 08505

PLANNING BOARD APPLICATION FORM

PROJECT NAME: Nicole Schruby

For Official Township Use Only:

Date Filed: 11/4/22 Application Number: PB-2022-07
45-Day Completeness Deadline: 12/19/22 Application Fee: \$400 -
Certified Complete on: _____ Escrow Account #: 102500
Escrow Deposit: \$2250 -

1. Subject Property

Location: 75 Old Amboy Road
Tax Map Page: _____ Block: 30 Lot(s): 12
Page: _____ Block: _____ Lot(s): _____
Lot Size Frontage: 95.17 Depth: 253.4 Total Area: _____
Zoning District: HC

Zoning District can be found by scanning the QR code to the right and utilizing the Township Interactive Zoning Map. You may also contact the Board Secretary at m.siegle@bordentowntwp.org



2. Applicant

Name: Nicole Schruby Telephone #: 609-915-1386
Address: 2 Sheppard St., #213 Email: nschruby@aol.com
Somerset, NJ 08873

Applicant is a: ☐ Corporation

☐ Partnership ☒ Individual

3. Disclosure Statement

Pursuant to N.J.S.A. 40:55D-48.1 the names and addresses of all person 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 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply.)

Name n/a Address _____ Interest _____

Name _____ Address _____ Interest _____

Name _____ Address _____ Interest _____

Name _____ Address _____ Interest _____

4. Owners Information (if applicant is not the Owner)

Owners Name: same Email: _____

Address: _____ Telephone #: _____

5. Property Information:

Are there any restrctions, 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 language .

Present Use of the Property: single family home

6. Applicant's Attorney: Jonas Singer, Esquire
Address: 789 Farnsworth Ave.
Bordentown, NJ 08505
Email: jsinger@jerseylawyer.net Telephone #: 609-298-1350
Fax: 609-298-9158

7. Applicant's Engineer: n/a
Address: _____

Email: _____ Telephone #: _____
Fax: _____

8. Applicant's Planner: James A. Miller, AICP, PP
Address: 222 Nicholson Dr.
Moorestown, NJ 08057
Email: jam-plan@comcast.net Telephone #: 856-778-9799
Fax: -

9. Applicant's Traffic Engineer: _____
Address: _____

Email: _____ Telephone #: _____
Fax: _____

10. List any other Expert who will submit a report or testify on behalf of the Applicant:
Name: none at this time
Address: _____

Email: _____ Telephone #: _____
Fax: _____

11. Application Represents a request for the following:

Subdivision:

- ☐ Minor Subdivision
- ☐ Major Subdivision (Preliminary)
- ☐ Major Subdivision (Final)

Number of lots to be created (including remainder lot): _____

Number of proposed dwelling units (if applicable): _____

Site Plan:

- ☐ Minor Site Plan
- ☐ Major Site Plan (Preliminary) _____ Phases (if applicable)
- ☐ Major Site Plan (Final) _____ Phases (if applicable)

Area to be disturbed (acreage or sf) _____

_____ Informal Review

_____ Request for Rezoning and/or Amendment to Master Plan

_____ Appeal decision of the Zoning Officer [N.J.S.A. 40:55D-70a]

_____ Zoning Map or Ordinance Interpretation [N.J.S.A.40:55D-70b]

☒ Variance Relief (hardship) [N.J.S.A. 40:55D-70c(1)]

☒ Variance Relief (substantial benefit) [N.J.S.A. 40:55D-70c(2)]

☒ Variance Relief (use) [N.J.S.A. 40:55D-70d]

_____ Conditional Use Approval [N.J.S.A. 40:55D-67]

_____ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S.A. 40:55D-34]

_____ Other Relief (specify): _____

12. Section(s) of the Ordinance from which variance relief is being requested:

Applicant requests a use variance, as the property is located in the HC
zone and in accordance with paragraph 21, Applicant requires use variance
and variance for lot frontage and lot width, as set forth in the Bulk
Regulations of the R-20 Zone.

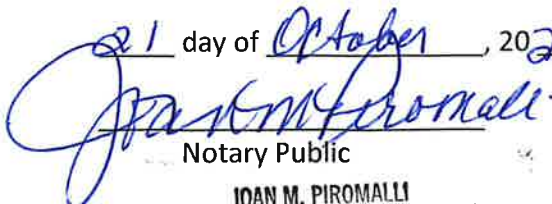
13. Waivers Requested of Development Standards and/or Submission Requirements (attach additional pages as needed):

As the Board may require. There is a pre-existing dwelling which Applicant
has inherited from her grandmother. However, the property is in deplorable
condition and Applicant has elected, rather than attempt to renovate,
to demolish and build a new structure. the removal of the existing home requires
a use variance and the existing lot requires a lot frontage and lot width variance
as 110' is required and only 95.17' exists.

Waiver Request Affidavit of Understanding:

I, _____, am requesting waivers from specific items found in the development standards or submission requirements of Chapter 25 of the Municipal Code of the Township of Bordentown. I duly acknowledge that the Planning Board of the Township of Bordentown during the normal course of their review may require the submission of one of the items from which a waiver was requested. If it is determined during a public hearing that such item(s) are required for the Board to make a comprehensive and informed decision on my application I duly understand the the hearing will be immediately adjourned until I can provide the requested information.

Sworn to and subscribed before me this

21 day of October, 2022.

Notary Public

JOAN M. PIROMALLI
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES APRIL 15, 2024

Nicole Schrey
Applicant's Name (print)


Applicant's Signature

14. Provide a letter of principal points describing the nature of the proposed project. The letter shall be as detailed as possible and shall include a description of the existing conditions on the site along with the proposed changes. Please provide this on a separate sheet.

15. Is a public water line available? yes

16. Is public sanitary sewer available? yes

17. Does the application propose a well and septic system? no

18. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? n/a

19. Are any off-tract improvements required or proposed? none

20. Is the subdivision to be filed by deed or plat? n/a

21. What form of security does the applicant proposed to provide for performance and maintenance guarantees? as required.

22. OTHER APPROVALS WHICH MAY BE REQUIRED:

AGENCY	YES	NO	DATE SUBMITTED
City of Bordentown Water Company	x		
Bordentown Sewerage Authority	x		
Bordentown Twp Board of Health		x	
Burlington County Health Department		x	
Burlington County Planning Board		x	
Burlington County Soil Conservation Dist.	x		
NJ Department of Environmental Prot.		x	
Sewer Extension Permit		x	
Sanitary Connection Permit		x	
Stream Encroachment Permit		x	
Wetlands Permit		x	
Waterfront Development Permit		x	
Tidal Wetlands Permit		x	
Potable Water Construction Permit		x	
Other _____		x	
NJ Dept of Transportation		x	
PSE&G	x		
Other: _____			

14. Applicant owns, the subject property. She inherited it from her grandmother. Situated on the lot is a one and a half (1 ½) story dwelling, but is in poor condition. Applicant initially was planning on renovating the home, but found that the renovations would be too extensive and that it made more sense for the home to be demolished and a new home constructed. Applicant has retained the services of a builder and has chosen a model, which front facade is attached hereto. The Zone is Highway Commercial and residential uses are in accordance with the R-20 Zone. Had Applicant renovated, the existing home would be considered an existing non-conforming use, but permitted. Because of its demolition, it is no longer permitted and a use variance is required as well as a bulk variance for lot width and lot frontage, as 110' is required and 95.17' exists.

23. Certification from the Tax Collector that all taxes and any other monies owed to the Township have been paid.
24. Applicant shall provide a comprehensive list of all plans, reports, and other materials accompanying the application. It is the responsibility of the applicant to mail or deliver copies of the application and the associated documents directly to the Board professionals (engineer, traffic engineer, planning/landscape architect, attorney and Township fire marshall) for their review.

Quantity	Description of Item
14	Boundary Topographic Survey
14	House Facade

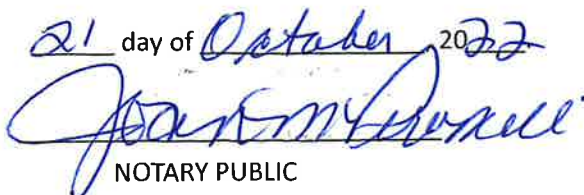
25. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals (Please specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional(s) listed).

	<u>Applicant's Professional</u>	<u>Reports Requested</u>
x	Attorney	all
	Engineer	

26. I certify that the foregoing statement s 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 coporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general parrtner.)

Sworn to and subscribed before me this

21 day of October 2022

 NOTARY PUBLIC


 APPLICANT'S SIGNATURE

27. 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 was 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

21 day of October, 2022.

JOAN M. PIRAMATZ
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES APRIL 25, 2024

[Signature]
Owner's Signature

28. I understand that the sum of \$ 400.00 to be paid to the Township of Bordentown is a Non-Refundable Application Fee.

10/21/22
Date

[Signature]
Applicant's Signature

29. I understand that the sum of \$ 2250.00 will be 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 the Municipal Land Use Law. Sums not utilized shall be returned. If additional sums are deemed necessary, I understand that I will be notified the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

10/21/22
Date

[Signature]
Applicant's Signature

VISIT OUR WEBSITE AT WWW.BORDENTOWNTOWNSHIP.COM or SCAN THE QR CODE





INVOICE RECIPIENT FORM

Please provide us with information of where and to what person(s) you would like the Professional invoices to be sent along with requests for escrow account replenishment, should the occasion arise. This information is to ensure the invoices for Professionals working on the application get to the correct destination. *** If this information is the same as the applicant, please make a notation below.***

Name: Nicole Schrubby

Company Name: _____

Address to Send to: 2 Sheppard St., Unit 213, Somerset, NJ 08873

Email of Contact Person: nschrubby@aol.com

Alternate Contact for Invoices

Name: Jonas Singer, Esquire

Company Name: Wells & Singer Law Office, LLC

Address to Send to: 789 Farnsworth Ave., Bordentown, NJ 08505

Email of Contact Person: jsinger@jerseylawyer.net

VISIT OUR WEBSITE AT WWW.BORDENTOWNTOWNSHIP.COM or SCAN THE QR CODE





Bordentown Township
Request for Certification of Paid Taxes

Name of Owner: Nicole Schruby
Address of Owner: 2 Sheppard St., Unit 213, Somerset, NJ 08873
Block: 30 Lots: 12
Location of Property: 75 Old Amboy Road
Applicant's Name: Nicole Schruby
Applicant's Address: 2 Sheppard St., Unit 213, Somerset, NJ 08873

Taxes Due: \$ _____
Assessments Due: \$ _____
Total: \$ _____

I hereby certify that the information state above pertaining to the taxes and assessments on the property for which the application is made is true and correct.

Bordentown Twp. Tax Collector

Date

VISIT OUR WEBSITE AT WWW.BORDENTOWNTOWNSHIP.COM or SCAN THE QR CODE





Bordentown Township
Request for Certified Property Owner List

Mail Request and Fee to:
Bordentown Township
Community Development Office
1 Municipal Drive
Bordentown, NJ 08505

Fee: \$10.00 per request

Date: 10/20/22

Requested by: Name: Jonas Singer, Esquire
 Address: 789 Farnsworth Ave., Bordentown, NJ 08505
 Phone: 609-298-1350
 Email: jsinger@jerseylawyer.net

Delivery Method: Mail ☒ Pick Up ☐ Email: ☒

Signature: _____

Property Information: Block: 30 Lots: 12
 Qualifier (if applicable): _____
 Address: 75 Old Amboy Rd., Bordentown Township

Please note that in accordance with NJSA 40:55D-12c, the Township has seven (7) days after receipt of your request to produce the list. Please allow sufficient time for this request in advance of the minimum required period for legal notices to be served upon adjacent property owners. Thank you for your cooperation.



Bordentown Township

Land Development Application Checklist

[Amended 7-8-2002 by Ord. No. 2002-13; 3-22-2004 by Ord No. 2004-8; and x-x-2022 by Ord No. 2022-xx]

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 to be heard by the Bordentown Township Planning Board 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: Nicole Schruby Application Number: _____

Date Filed: _____ Block: 30 Lot: 12

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 the completed checklist and copies of all documents, reports, plans relating to the application and any other items requested in the application form. (Original and 13 additional copies) filed with the Administrative Officer. An electronic copy of all items submitted shall also be submitted.
2. x One (1) copy of the completed application form and the completed checklist and copies of all documents, reports and plans relation to the application shall be delivered to each of the Township Planning Board's professional staff. (Addresses are provided on the last page of the Application Form):
 - x a. Planning Board Engineer
 - x b. Planning Board Landscape Architect/Planner
 - x c. Planning Board Traffic Engineer
 - x d. Planning Board Attorney
 - x e. Bordentown Sewerage Authority
 - x f. Fire Marshall
3. tbs Certification from the Bordentown Township Tax Collector that all taxes and assessments are paid as of the date the application is filed.
4. x Application Fee and Escrow Deposit, as required by Section 25:901
5. n/a 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. X 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. X List of any requests for waivers from the development standards, together with a statement of reasons offered in support of the request.
8. X Proof that any conditions attached to any prior approval granted for the subject property have been fulfilled.
9. X List of the names and addresses of all expert witnesses associated with the application.
10. X 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 shall be provided.

****NOTE** Proof of Notice and Proof of Publication of Notice. These items must be filed prior to the hearing of 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 into eighths with the title block revealed, bearing the signature, seal, license number and telephone number.
12. A completed application for a soil-removal permit filed with the Office of Community Development and accompanied by the appropriate fees and escrow.
13. Scale of not less than 1" equals 100' and submitted on one of four of the following standards 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.
14. Key map at less than one inch equals 2,000 feet.
15. Title Block:
- a. Name of subdivision or development, Bordentown Township and Burlington County;
 - b. Name, address and telephone number of subdivider or developer;
 - c. Name, title, address and license number of the professional or professionals who prepared the plot or plan;
 - d. Name, address and telephone number of the owner or owners of record;
 - e. Scale in inches to feet and bar scale; and,
 - f. Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.

16. _____ Acreage figures (both with and without areas within public rights-of-way) and a north arrow
17. _____ Approval signature lines
 - _____ a. Board Chair
 - _____ b. Board Secretary
 - _____ c. Board Engineer
18. _____ 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.
19. _____ Subdivision or development boundary line (heavy solid line)
20. _____ 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, driveway, 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 buildings more than 60 years old, both within the tract and within 200 feet of its boundary.
21. _____ The location and width of all existing and proposed utility easements.
22. _____ Zoning districts affecting the tract, including district names and requirements.
23. _____ Proposed buffer and landscaped areas.
24. _____ Delineation of floodplains, including both floodway and flood fringe areas.
25. _____ Contours as shown on the U.S.G.S. topographic sheets.
26. _____ Marshes, ponds and land subject to flooding within the tract and within 100 feet thereof
27. _____ The names of all adjacent property owners as they appear on the most recent tax list prepared by the Township tax assessor.
28. _____ Concerning minor subdivisions only, existing and proposed iron or copper pins and/or monuments.
29. _____ Concerning minor subdivision 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.
30. _____ Road right-of-way dedications and improvements, as applicable.
31. _____ Sight triangle easements, as applicable.

32. _____ Deed descriptions, including metes and bounds descriptions, copies of all easements, covenants, restrictions 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.

33. _____ Impact Statements

- _____ a. Environmental Impact Statement (see Section 25:804C.)
- _____ b. Traffic Impact Statement (see Section 25:804D.)
- _____ c. Community Impact Statement (see Section 25:804E.)

Any application for subdivisions approval where 10 lots or less are involved and all applications for minor site plan approval to the Planning Board may require an Impact Statement, depending upon the nature of the particular development proposal and the subject land area. The Planning Board shall inform the applicant regarding any additional information that may be required.

Details required for preliminary major subdivision plats and preliminary major site plans

34. _____ Plats or plans signed and sealed by a New Jersey licensed land surveyor or professional engineer, as required, and folded into eighths with title block revealed, bearing the signature, seal, license number and telephone number.
35. _____ 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.]
36. _____ Scale of not less than one inch equals 100 feet 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.
37. _____ Key map at less than one inch equals 2,000 feet.
38. _____ Title Block:
- _____ a. Name of subdivision or development, Bordentown Township and Burlington County;
 - _____ b. Name, address and telephone number of subdivider or developer;
 - _____ c. Name, title, address and license number of the professional or professionals who prepared the plot or plan;
 - _____ d. Name, address and telephone number of the owner or owners of record;
 - _____ e. Scale in inches to feet and bar scale; and,
 - _____ f. Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.

39. _____ Acreage figures (both with and without areas within public rights-of-way) and north arrow.
40. _____ Approval signature lines.
- _____ a. Board Chairman
- _____ b. Board Secretary
- _____ c. Board Engineer
41. _____ Acreage to the nearest tenth of an acre and a computation of the area of the tract to be disturbed.
42. _____ 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.
43. _____ 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.
44. _____ Tract boundary line (heavy solid line).
45. _____ Zoning districts, including district names and requirements.
46. _____ 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.
47. _____ The location and species associations of all individual trees or groups of trees having a caliper of eight inches or more measured three feet 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 planting, the total quantity of each plant, and the location of each plant keyed to the plan or plat.
48. _____ Existing and proposed watercourses (including lakes and ponds) with the following information as may be required by the Township Engineer:
- _____ 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 on the status of review by the New Jersey Department of Water Policy and Supply is required;
- _____ b. Cross-sections of watercourses and/or drainage swales 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;
- _____ c. The total acreage of the drainage basin of any watercourse running through or adjacent to the tract;
- _____ d. The location and extent of drainage and conservation easements and stream encroachment lines;
- _____ 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

49. _____ Existing and proposed contours with intervals of one foot where slopes are less than 2%, with intervals of two feet where slopes are between 2% and 10%, and with intervals of five feet where slopes exceed 10%. Existing contours shall be shown as a dashed line, and finished grades shall be shown as a solid line.
50. _____ Proposals for soil erosion and sediment control.
51. _____ Locations of all existing structures showing existing and proposed front, rear and side yard setback distances, an indication of whether the existing structures and uses will be retained or removed, and a specific identification of any family burial grounds and buildings more than 60 years old, both within the tract and within 200 feet of its boundary.
52. _____ Size, height and location of all proposed buildings, structures, signs and lighting facilities. Architectural drawings and elevations of any proposed buildings shall be included with the application. These renderings shall be considered part of any approvals granted and shall not be substantially changed.
53. _____ All dimensions necessary in order to confirm compliance with all requirements of the Land Development Ordinance.
54. _____ The proposed location, direction of illumination, power and type of proposed outdoor lighting, including details and luminaries.
55. _____ The proposed screening, buffering and landscaping plan.
56. _____ The location and design of any off-street parking area, showing size and location of bays, aisles, and barriers.
57. _____ All means of vehicular access to or egress from the site onto public streets, with the information required by Ordinance.
58. _____ Plans and computations for any storm drainage systems.
59. _____ The location of existing utility structures on the tract and within 200 feet of its boundaries.
60. _____ Plans of proposed improvements and utility layouts.
61. _____ 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.
62. _____ A copy of any proposed 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.

63. _____ Proposed permanent monuments.
64. _____ 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.

65. _____ Environmental Impact Statement including all information specified in Section 25:804C. 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.
66. _____ Traffic Impact Statement including all information specified in Section 25:804D. All preliminary major subdivision and/or preliminary major site plan applications shall be accompanied by an Traffic Impact Statement, unless specifically waived by the Board.
67. _____ Community Impact Statement including all information specified in Section 25:804E. 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

68. _____ Plats or plans signed and sealed by a N.J.P.L.S. or N.J.P.E., as required, and folded into eighths with title block revealed.
69. _____ 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.
70. _____ All details stipulated in Items 33 through 66 of this Checklist.
71. _____ All additional details required at the time of preliminary approval.
72. _____ A section or staging plan, if proposed.
73. _____ Detailed architectural and engineering data as required by Ordinance.
74. _____ 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, that service will be provided to the tract.
75. _____ Certification in writing from the applicant to the Board that the applicant has:
- _____ 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 checklist.

Date: 10/21/22

