

JAVERBAUM  WURGAFT
HICKS KAHN WIKSTROM & SININS, P.C.
Certified Trial Attorneys

Stephen F. Hehl

Anita Lynn James
Diane Stolbach
Joshua J. Koodray
Lisa E. Lomelo
Francesco Guagliardi

370 CHESTNUT STREET
UNION, NJ 07083
TEL: (908) 687-7000
FAX: (908) 687-7028

www.lawjw.com

June 24, 2019

Theresa Snyder, Secretary
Board of Adjustment
BOROUGH OF WATCHUNG
15 Mountain Boulevard
Watchung, New Jersey 07069

RE: Applicant: 100 Union Avenue Holdings, LLC
100 Union Avenue
Block 7801, Lot 1

Dear Ms. Snyder:

Please be advised this office represents the Applicant, 100 Union Avenue Holdings, LLC, in connection with an application for the above-referenced property. Enclosed for filing are eighteen (18) sets containing the following:

- Application for Development, including Variance Table and Statement of Principal Points;
- Variance Application Checklist and Final Major Application Checklist;
- Preliminary/Final Site Plan prepared by Jarmel Kizel dated 6/13/19;
- Boundary and Topographic Survey prepared by Kennon Surveying Services Inc., dated 6/5/19; and
- Proposed Floor Plan and Elevation drawings prepared by Jarmel Kizel, dated 6/11/19.

In addition, we enclose four (4) copies of a Stormwater Management Report prepared by Jarmel Kizel, dated June 5, 2019. If you require additional copies of this report for Board members, please advise we will forward them to your office.

Also enclosed are the following:

Ms. Theresa Snyder
June 24, 2019
Page 2

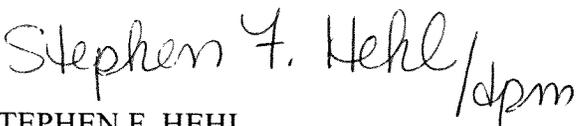
- Check no. 1384 in the amount of \$800.00 representing the application fees;
- Check no. 1382 in the amount of \$13,908.00 representing the escrow/review fee deposit; and
- W-9.

After the enclosed materials have been reviewed, please advise this office as to the completeness of this application and when this matter can be placed on the meeting agenda.

If you have any questions or should you require any additional information, please do not hesitate to contact this office.

Thank you for your attention to this matter.

Very truly yours,


STEPHEN F. HEHL

SFH:dpm
Enclosures

cc: 100 Union Avenue Holdings, LLC
Jarmel Kizel Architects and Engineering Inc.

APPLICATION FOR DEVELOPMENT

_____ PLANNING BOARD

APPLICATION NO. _____

BOARD OF ADJUSTMENT

This application, together with supporting documentation (including all copies as may be required), must be filed with the Office of the Borough Clerk at least thirty (30) days prior to the meeting at which the application is to be considered.

*****BOROUGH USE ONLY*****

Date Filed: _____ Date referred to Engineer: _____

Submitted to Site Plan/Subdivision Committee for Review: _____ Yes _____ No

Action Taken: _____

Date Accepted as Complete: _____

Board Action required by: _____ First hearing date: _____

Adjourned hearing dates: _____

Board Action Taken: _____ Approved: _____

Date: _____ Denied: _____

Fees:
Application Fee \$ _____ Date Paid: _____ Ck. No: _____

Escrow Deposit \$ _____ Date Paid: _____ Ck. No. _____

Amount Returned \$ _____ Date Sent: _____

1. **SUBJECT PROPERTY:**

PROJECT NAME: (Phase): _____ The Learning Experience

LOCATION: _____ 100 Union Avenue

TAX MAP:

Page 22 Block 7801 Lot(s) 1 Zone BB

Page _____ Block _____ Lot(s) _____ Zone _____

DIMENSIONS:

Frontage: 393.6 ft Depth: 100 ft Total Area: 96,359

Description of Project: _____ Child Care Facility construction on current vacant lot

2. **APPLICANT**

Name: 100 Union Avenue Holdings, LLC

Address: 540 North Avenue, Union, New Jersey

Telephone Number: _____ Fax _____

Applicant is a: Corporation: Partnership Individual

3. **OWNER** (If other than the Applicant, state the following):

Name: _____

Address: _____

Telephone Number: _____ Fax _____

4. **DISCLOSURE STATEMENT:**

Pursuant to N. J. S. 40:55D-48.1, the names and address of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. Also, in accordance with N.J.S. 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 10% ownership standard have been disclosed.

Name: Albert G. Mauti Interest: 33 1/3

Address: 43 Bruno Lane, Staten Island, NY 10307

Name: Joseph A. Mauti Interest: 33 1/3

Address: 14 Hazelwood Terrace, Tinton Falls, NJ 07724

Name: Ozzy Yaseen Interest: 33 1/3

Address: 998 Mountain Ave, Berkley Heights, NJ 07922

Name: _____ Interest: _____

Address: _____

NOTE: Attach additional pages if needed to complete.

5. **PROPERTY INFORMATION:**

List all deed restrictions, covenants, easements, association by-laws affecting the property, whether existing or proposed. (Including any developers agreements).

Copies Attached: Proposed _____ Existing _____

(Note: Copies must be submitted for review and must be written in easily understandable English to be considered).

Present use of the premises: Vacant

Proposed use of the premises: Day Care

Prior site approval (if applicable). If this site has previously received approval of an application for development, state:

Date	Application #	Type of Request	Disposition
<u>2009</u>	<u> </u>	<u>Preliminary and Final Site</u>	<u>Approved</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

6. APPLICANT'S PROFESSIONALS:

Applicant's Attorney: Stephen F. Hehl, Esq., Javerbaum Wurgaft

Address: 370 Chestnut Street, Union, New Jersey 07083

Telephone Number: 908-687-7000 Fax Number:

Applicant's Planning Consultant: John McDonough, LA, PP, AICP, John McDonough Associates, LLC

Address: 101 Gibraltar Drive, Suite 1A, Morris Plains, New Jersey 07950

Telephone Number: 973.222.6011 Fax Number: 973.786.6537

Applicant's Traffic Engineer: Elizabeth Dolan, P.E., Dolan and Dean

Address: 181 West High Street, Somerville, NJ 08876 Fax Number:

Telephone Number: 908-927-0100 Fax Number:

Any other Expert who will submit a report or testify:

Name: See Attached Sheet

Field of Expertise:

Address:

Telephone Number: Fax Number:

(Note: Attach additional sheets as necessary to complete).

Applicant: 100 Union Avenue Holdings, LLC
Property: 100 Union Avenue, Block 7801 Lot 1

Continued Professionals List

Architecture

Matthew B. Jarmel, AIA, MBA
Jarmel Kizel Architects & Engineers
42 Okner Parkway
Livingston , NJ 07039
973-994-9669

Engineering

Gerry Gesario, P.E.
Jarmel Kizel Architects & Engineers
42 Okner Parkway
Livingston , NJ 07039
973-994-9669

7. PLANS PREPARED BY:

Engineer _____ Land Surveyor _____ Architect _____

Name: Gerry Gesario, P.E.

Address: 42 Okner Parkway, Livingston, New Jersey 07039

Telephone Number: 973-994-6996

Fax Number: _____

N.J. License / Registration Number: _____

8. BOROUGH ORDINANCE REFERENCE:

a. State section (s) of Borough Ordinance from which a variance is requested and reasons:
See attached variance chart.

b. Specify waivers requested of Development Standards and / or Submission Requirements and affected sections of Borough Ordinances:

MISCELLANEOUS

9. Set forth the following with regard to water and sewer at the site:

Proposed water source: Public Well _____

Proposed sewage disposal: Public Septic _____

10. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate Lot and Block numbers? If so, set forth full information.

N/A

11. Detail any off-tract improvements required or proposed:

N/A

12. What form of security does the applicant propose to provide as performance and maintenance guarantees?

N/A

Applicant: 100 Union Avenue Holdings, LLC
Property: 100 Union Avenue, Block 7801 Lot 1

Variance Chart

Bulk	Requirement	Existing	Proposed
Front Yard Setback § 28-407(D)	25 Feet	N/A	14.77 (Variance)
Distance to Lot Line- Parking § 28-407(E)(6)	5 Feet	N/A	.5 (Variance)
§ 28-607(B)((15) Curb Planting Island	9 Feet	N/A	5.27 (Waiver)

13. Other approvals which may be required and date plans submitted:

	<u>YES</u>	<u>NO</u>	<u>DATE PLANS SUBMITTED</u>
NJ Department of Environmental Protection	x		to be provided
NJ Department of Transportation		x	
NJ Council of Affordable Housing		x	
Somerset County Planning Board	x		to be provided
Somerset/Union County Soil Conservation	x		to be provided
Other			
<hr/>			
Sanitary Sewer Connection Permit	x		to be provided
Middle-Brook Regional Health Commission			
Village Center Historical Preservation Committee		x	
Road Opening Permit		x	to be provided
Land Disturbance Permit			
Tree Removal Permit	x		to be provided
	<u>YES</u>	<u>NO</u>	<u>DATE PLANS SUBMITTED</u>
Driveway Permit			
Soil Removal Permit	x		
Other			

14. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION

- _____ Minor Subdivision Approval
- _____ Major Subdivision Approval (Preliminary)
- _____ Major Subdivision Approval (Final)

Development Plans: Sell Lots: YES _____ NO _____

Construct houses for sale: YES _____ NO _____

Other: _____

Gross Acreage of Tract: _____

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

Number of Proposed Dwelling Units _____ (if applicable)

To be filed by Deed or Plat: YES NO

SITE PLAN

- Minor Site Plan Approval
- x Preliminary Site Plan Approval (Phases if applicable))
- x Final Site Plan Approval (Phases (if applicable))
- Amendment or Revision to an approved Site Plan
- Request for Waiver from Site Plan Review and Approval;

Reason for request:

Development Plans: New Structure x Expansion
Change of Use Alteration

NON-RESIDENTIAL

RESIDENTIAL

Gross Acreage of Site 2.14 ac

Gross Acreage of Site

Gross New Floor Area 10,794

No. of Dwelling Units

No. of New Parking Units 32 spaces

VARIANCE

- x Variance Relief (Hardship) [N.J.S. 40:55D-70c(1)]
 - x Variance Relief (Substantial Benefit) [N.J.S. 40:55D-70c(2)]
 - Variance Relief (Subdivision or Site Plan Approval incident to a Variance Application [N.J.S. 40:55D-76(b)])
 - Variance Relief (Use Variance) [N.J.S. 40:55D-70d]
-

PERMITS

- Direct the issuance of a development permit for a structure in the bed of a mapped street, public drainage way, flood control basin or reserved public area [N.J.S. 40:55D-34]
- Direct the issuance of a development permit for a lot lacking street frontage [N.J.S. 40:55D-35]
- Other Relief (specify):

OTHER RELIEF REQUESTED

- _____ Informal Review
- _____ Conditional Use Approval [N.J.S.40:55D-67]
- _____ Appeal decision of Administrative Officer [N.J.S. 40:55D-70a]
- _____ Interpretation of Zoning Map or Ordinance or for Decision upon other special questions (N.J.S. 40:55D-70b)

ATTACHMENTS

15. Attach a certification from the Borough Tax Collector that all taxes or assessments for local improvements due on the subject property have been paid.
-
16. Attach a copy of the Notice 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. An affidavit of Service on all property owners must be filed with the Board Clerk at least two (2) days before the scheduled hearing or the application will be deemed incomplete and the applicant, unable to proceed to hearing.

NOTICES

17. The Board Clerk will publish Notice of Hearing at least ten (10) days in advance of the proposed hearing provided the application has been deemed complete.

Service of the notice on all effective property owners pursuant to NJSA 40:55D-12A et seq. must be made by the applicant at least ten (10) days prior to the date scheduled for the hearing.

18. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

Quantity	Description of Item
18	Preliminary/Final Site Plan dated 6/13/19
4	Stormwater Management Report dated June 5, 2019
18	Boundary and Topographic Survey
18	Proposed Floor Plan and Elevation Drawings dated 6/11/19

FOR BOROUGH USE ONLY

The following reports have been sent to the applicant, the applicant's attorney and/or the Engineer on the date(s) noted:

Date	Professional	Date	Report(s) sent
_____	Applicant	_____	Site Plan/Subdivision

_____	Attorney	_____	Borough Engineer
_____	Engineer	_____	Board Attorney
		_____	Borough Planner
		_____	Police Department
		_____	Fire Department
		_____	Environmental Committee
		_____	Board of Health

CERTIFICATION

If the declarant is a Corporation, the following Certifications must be signed by an authorized Corporate Officer. If the declarant is a Partnership, it must be signed by a General Partner.

APPLICANT CERTIFICATION

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.

I certify that the foregoing statements are true; I am aware that if any statement is willfully false I am subject to punishment.

Dated: 6/15/19 Name: [Signature]
 Title: Municipal Planner

OWNER CERTIFICATION

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. I certify that the foregoing statements are true; I am aware that if any statement is willfully false I am subject to punishment.

Dated: _____ Owner: _____

ESCROW ACKNOWLEDGEMENT

I understand that the sum of \$ _____ has been deposited in an escrow account (Builder's Trust Account), in accordance with the Land Use/Development Ordinances of the Borough of Watchung. 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 submitted materials and the publication of the decision of the Board. Sums not utilized in the review process 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 of notification.

Dated: _____ Applicant: _____

Applicant: 100 Union Avenue Holdings, LLC
Property: 100 Union Avenue, Block 7801 Lot 1

**STATEMENT OF PRINCIPLE POINTS IN SUPPORT OF PRELIMINARY AND FINAL MAJOR SITE PLAN
APPROVAL AND BULK VARIANCES**

The Applicant seeks Preliminary and Final Major Site Plan Approval and bulk variances to construct a 2-story Learning Experience branded day care facility. The lot is currently undeveloped and in the BB Zone. The use is permitted in the zone.

The Applicant seeks a variance for the front yard setback requirement of 25 feet. The proposed front yard setback is 14.77 feet. Applicant also seeks a variance for the distance between the parking spaces and the lot line. 5 feet is required and .5 feet is proposed. Further, the applicant seeks a waiver from the curb island planting size. 9 feet is required and 5.27 is proposed.

The proposed variances are due to the nature of the lot, which is situated on a corner that is not square. Green Brook runs along the eastern boundary of the property. The site was laid out to minimize disturbance and to honor environmental constraints due to Green Brook and the wetlands. The positioning of the building and the parking area permits much of the lot to remain undeveloped and situates the improvements furthest away from Green Brook.

The Applicant will provide operational testimony regarding the proposed use and operations of the project. The Applicant will also provide expert testimony the site improvements and that the proposal meets the statutory criteria for granting the requested variance relief.

CHECKLISTS

Borough of Watchung

A. Variance Application Checklist – Details Required for Variance Application

Note: See the Watchung Borough Land Development Ordinance for further details of submission requirements and procedures. (Section 28-802C)

Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
1	X			Application form(s) and checklist(s) (20 copies)
2	X			Application and escrow fees
3	X			Sketch plats or plans (20 copies) or related material outlining the location, nature and extent of any variance(s) requested.
4	X			Key map at 1" equal not more than 400'
5	X			Title block.
6	X			Name, title, address and telephone number of applicant
7	X			Name, title, address, telephone number, license number, seal and signature of the professional or professionals who prepared the plat or plan, if applicable.
8	X			Name, title and address of the owner or owners of record.
9	X			Scale (written and graphic).
10	X			Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.
11	X			North arrow.
12	X			Names and addresses of partners or stockholders required by Ordinance.
13	X			Affidavit of ownership.
14	X			Acreage figures (both with and without areas within public rights-of-way).
15	X			Approval signature lines.
16	X			Existing block and lot number(s) of the lot(s) as they appear on the Borough Tax Map.
17	X			Tract boundary line (heavy solid line).
18	X			The location of existing and proposed property lines, streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges,

Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
				culverts, drain pipes, any natural features such as treed areas, both within the tract and within fifty (50) feet of its boundary.
19	X			The location and width of all existing easements and rights-of-way.
20	X			Zoning district(s) affecting the tract, including district names and all area and bulk requirements, with a comparison to the proposed development.
21	X			Proposed buffer and landscaped areas.
Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
22	X			Delineation of flood plains including both floodway and flood fringe areas, flood zone, flood elevation and elevation of lowest floor level.
23	X			Wetlands, marshes, ponds and land subject to flooding.
24	X			The names of all adjacent property owners and adjacent block and lot numbers as they appear on the most recent tax list prepared by the Borough Tax Assessor.
25	X			Certification from the Borough Tax Collector that all taxes and assessments are paid to date.
26	X			A sketch of the proposed addition or new construction for which a variance is sought, demonstrating how same is architecturally consistent with the existing structure or an improvement thereof.
27		X		A written statement delineating the exact proposed use requested, for use variance applications only.

G. M. ... P.E.

Signature and title of person preparing the checklist

6/11/19
Date

B. Informal Application Checklist – Details Required for Informal Review Applications
 Note: See the Watchung Borough Land Development Ordinance for further details of submission requirements and procedures. (Section 28-802D)

Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
1				Application form(s) and checklist(s) (15 copies)

Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
1	X			Land Use Application form(s) and checklist(s) (18 copies).
2	X			Required Use or Bulk Variance Application form(s) and checklist(s) (18 copies).
3	X			Application and escrow fees.
4	X			Certification that the applicant is the owner of the land or his/her properly authorized agent, or that the owner has given his/her consent under an option agreement.
5	X			If the applicant is a partnership or a corporation, the names and addresses of all partners, or the names and addresses of all stockholders owning ten percent (10%) or more of any class of stock of the corporation as required by N.J.S.A. 40:55D-48.1 et seq.
6	X			Certification from the Borough Tax Collector that all taxes and assessments are paid to date.
7			PW *	Proof of Public Sanitary Sewer and Public Water utility capacity to the subdivision and/or site plan from the approving Authority. A sanitary sewer capacity allocation and connection or collection system extension approval Resolution to serve the proposed development must be obtained from the Borough of Watchung governing body. A Water Main Extension Agreement or Will Serve Letter must be obtained from the Water Utility Company. (Where the need for off-tract public sanitary sewer and/or water utility service improvements are created by the proposed subdivision or site plan, the Applicant shall, as a condition of Application completeness and at the Applicant's sole expense, obtain all lands and/or easements located outside the development property boundaries. Such lands and/or easements, upon completion and acceptance of the off-tract utility improvements shall be dedicated to the Borough of Watchung and/or Water Utility Company.)
8	X			Required Use or Bulk Variance Applications.
9	X			Current Property Boundary Survey.

PW * = REQUEST TO PROVIDE INFORMATION AS CONDITION OF FINAL APPROVAL

PW ** = REQUEST TO PROVIDE INFORMATION PRIOR TO CERTIFICATE OF OCCUPANCY

Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
10	X			Copy of Property Deed and all protective covenants, easements and/or deed restrictions (18 copies).
11			PW *	Soil Movement Application and fee submitted to Department of Engineering.
12			PW*	Tree Removal/Tree Replacement Application and fee submitted to the Department of Engineering.
13	X			Plats or plans (18 copies) signed and sealed by a N.J.P.L.S. or N.J.P.E., as required, and folded into eighths with the title block revealed.
Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
14	X			Scale of 1" equals not more than 100' for minor subdivision plats or 1" equals not more than 50' for minor site plans on 24"x36" standard sheet sizes with a clear perimeter border at least 1/2" wide.
15	X			Key map at scale of 1" equals not more than 400' showing location of the project site with reference to surrounding properties, streets, zoning districts and municipal boundaries within 500'.
16	X			Title block in accordance with the rules governing "title blocks" for professional engineers (N.J.S.A. 45:8-36), including items 17-19 below.
17	X			Name of the project/development, Borough of Watchung, Somerset County, NJ, with each sheet specifically titled with appropriately descriptive words.
18	X			Name, license number, signature, seal, address, telephone number and fax number of the engineer, land surveyor, planner and/or landscape architect, as applicable, who prepared the subdivision or site plan.
19	X			Date of original preparation and date of each subsequent revision on each sheet.
20	X			Name, title, address, telephone number and signature of the owner(s) of record.
21	X			Name, title, address and telephone number of applicant(s).
22	X			Scale (written and graphic).

Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
23	X			An Index Sheet showing each sheet's location in relation to the overall project and a list of attached drawings.
24	X			North arrow with deed or filed map reference.
25	X			Approval Block; signature and date lines for the Chairman and Secretary of the Board and the Borough Engineer.
26	X			Acreage figures to the nearest tenth of an acre (both with and without areas within public rights-of-way) and a computation of the area of the tract to be disturbed.
27	X			The names(s) and block and lot number(s) of all property owners within two hundred feet (200') of the extreme limits of the tract as shown on the most recent tax list prepared by the Borough Tax Assessor.
28	X			Existing tax sheet number(s) and existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Borough Tax Map, and proposed block and lot number(s) as provided by the Borough Tax Assessor upon written request.
29	X			Tract boundary line (heavy solid line), any existing and proposed subdivision or property line(s) within the tract, and the existing and proposed number of lots.
30	X			Zoning districts(s), including district names and location of zoning boundaries within 200' of the tract; table of bulk requirements including existing and proposed lot area, width at street line and setback, front, rear and side yard setbacks, building and lot impervious surface coverage and variances and/or waivers requested.
Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
31			PW *	Location of all watercourses, ponds, lakes, rivers, streams, brooks, wetlands, wetland transition areas and buffers, flood hazard areas, steep slopes over 30%, wooded areas and other environmentally sensitive areas on and within 200' of the project site. A Letter of Interpretation (LOI) from the New Jersey State Department of Environmental Protection shall be submitted for

Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
				all delineated wetlands. If there are no delineated wetlands, the Applicant shall provide a wetlands site evaluation prepared by a qualified individual or firm.
32	X			The location and species of all existing individual trees or groups of trees having a caliper of four inches (4") or more measured four and one-half feet (4'-6") above the ground level shall be shown within the portions(s) of the tract to be disturbed as a result of the proposed development, indicating which trees are to remain and which are to be removed.
33	X			Landscape plan at a scale no less than one inch equals one hundred feet (1"=100') for major subdivision and no less than one inch equals thirty feet (1"=30') for major site plans. Important detail landscape areas within major subdivision may be requested at a scale of no less than one inch equals thirty feet (1"=30'). The scale shall be in both written and graphic form. The landscape plan shall show: Location, species and sizes of all proposed shade trees, ornamental trees, evergreen trees, shrubs and areas for lawns or any other ground cover; different graphic symbols shall be used to show the location and spacing of shade trees, ornamental trees, evergreen trees, shrubs and ground cover; a plant schedule indicating botanical name, common name, size at time of planting (caliper, height and spread), quantity, root condition and any special remarks (spacing, substitutions, fall planting hazards, etc.) for all plant material proposed with plants within the plant schedule be keyed to the landscape plan utilizing the first letter of the genus and species of the botanical plant name; planting details and specifications; additional information required by Section 28-609B.
34		X		Where a septic system is proposed, the date of approval by the Borough Board of Health of site evaluation tests, certified by a licensed professional engineer, indicating that the proposed lot(s) can adequately accommodate a septic system. The location(s) of the test hole(s) and borings, soil logs, proposed location of the

Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
				septic disposal areas, test results, soil types and percolation rates and compliance with the "Individual Sewage Disposal Code of New Jersey" or applicable Borough Board of Health Ordinances, whichever may be more restrictive, shall be shown on the plat and certified by a licensed professional engineer.
Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
35			PW *	When a stream is proposed for alteration, improvement or relocation or where a drainage structure or fill is proposed over, under, in or along a running stream, a report on the status of review by the State Department of Environmental Protection, Division of Water Resources, shall accompany the submission.
36		X		Cross-sections every 50' of watercourses and/or drainage swales at an approximate scale showing the extent of the flood plain, top of bank, normal water levels and bottom elevations.
37	X			The location and extent of drainage and conservation easements and stream encroachment lines.
38	X			The location, size, direction of flow and type of adequate drainage provisions to reasonably reduce and minimize exposure to flood damage.
39	X			Existing and proposed contours at two foot intervals.
40	X			Soil Erosion and Sediment Control Plan as required by N.J.S.A. 4:24-39 et seq.; in accordance with the Somerset County Soil Conservation District.
41	X			Location of all existing/proposed principal and accessory structures and their uses, both within the tract and within one hundred feet (100') of its boundary, showing existing and proposed front, rear and side yard setback distances and an indication of whether the existing structures and uses will be retained or removed.
42	X			The location, type and size of all existing/proposed buildings, structures, signs, fences, outdoor storage areas, trash receptacle and recycling areas including details.

Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
43	X			Sign details, showing existing and proposed signs, location on site, size, type of construction, lettering detail, proposed illumination, if any, and proposed colors. Provide calculations and design specifications to demonstrate compliance.
44	X			All dimensions necessary to confirm conformity to the Land Development Ordinance such as the size of the tract and any proposed lot(s), the number of lots being created, structure setbacks, structure heights, yards and building and lot coverages. All tract and lot sizes shall be expressed in acres and square feet and shall include bearings and distances.
45	X			Lighting Plan showing the existing and proposed location, height, direction of illumination, power and type of proposed outdoor lighting, including wall mounted lighting fixtures. Provide separate building security lighting plan. Cut Sheet details of lighting poles, luminaries and the hours and time of lighting shall be provided on all lighting plans. Show the proposed light intensity at ground level, measured in footcandles. Dimensioned manufacturers lighting details and specifications including footcandle distributions shall be provided.
Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
46	X			Existing and proposed street and lot layout, with dimensions correct to scale, showing that portion proposed for development in relation to the entire tract, and existing lot lines to be eliminated.
47	X			The location and design of any off-street parking or loading area, showing size and location of bays, aisles and barriers, curbing and paving specifications, including schedules and parking and loading calculations.
48	X			All means of vehicular ingress and egress to and from the site onto public streets, showing the size and the location of driveways, sidewalks, fire lanes and curb cuts, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, sight triangle easements, additional width and other proposed

Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
				devices necessary to prevent a difficult traffic situation.
49	X			Proposed on-site vehicular and pedestrian circulation patterns.
50	X			Stormwater Management Plan containing the existing system of drainage and the delineation of any larger tract or basin of which it is a part. The location, type, size of all existing and proposed stormwater inlets, stormwater facilities, stormwater lines, and any additional information as may be required by Section 28-604. Include drainage area map, calculations and written narrative.
51			PW *	The location and size of existing structures such as water and sewer mains, valves, hydrants, utility structures, gas transmission lines and high tension power lines on the tract and within two hundred feet (200') of its boundaries.
52			W	Plans, typical cross sections and construction details, horizontal and vertical alignments of the centerline of all proposed streets and of all existing streets abutting the tract including street names as required by Ordinance. Road plans and profiles shall be submitted. The horizontal scale for plan and profile shall be 1"=20'. The vertical scale of the profile shall be 1"=5'. The profile shall be shown directly under the plan and if the space on the sheet permits it, two sections of plan and profile may be shown on the same sheet. Drawings are to be on 24" x 36" or 30" x 42" sheets. The plans of the road shall show the center line, right-of-way lines, stations of beginnings and ends of curves, curve data, 50 feet station points, equations of stationing, streams, culverts, roads and driveways on or near the right-of-way, utility poles, trees, buildings and other obstructions within the right-of-way, houses, and buildings within 50 feet of the right-of-way, property division lines and names of adjoining property owners. All construction under streets such as water lines, gas, electric and cable lines, sanitary sewers and storm sewers, shall be shown on both plan and profile.

Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
53	X			The names, location and width of all existing and proposed easements and rights-of-way, the use(s) for which they are intended to be limited, the manner in which the easements will be controlled, and to whom they are granted on and within 200' of the tract.
54		X		The proposed permanent monuments shall be shown in accordance with the Map Filing Law, N.J.S.A. 46:23-9.9.
55			W	Environmental Impact Statement (when required by Board).
56	X			Traffic Impact Statement (when required by Board).
58	X			Steep Slope Analysis; Steep slope categories on site shall be delineated through the use of diagonal and cross hatched lines with a key provided on the appropriate sheet and a calculation of the permitted total impervious surface coverage.
59	X			List of municipal, County, State or Federal approvals or permits required.
60	X			Spot and finish elevations at all property corners and corners of all structures, existing or proposed.
61		X		Location and acreage of all land reserved for or dedicated to public use.
62	X			Concerning site plans only, the proposed use and operations of the buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, and the hours of operation open to public use.
63	X			Concerning major site plans only, provide building floor plans and scaled architectural elevations defining the exterior materials, colors and textures; signed and sealed by a licensed NJ Registered Architect.

Note: The Board reserves the right to require additional information before granting preliminary approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and surrounding area, provided, however, that no application shall be declared incomplete for the lack of such additional information.

[Handwritten Signature]
 Signature and title of person preparing the checklist

6/11/19
 Date

E. Final Major Application Checklist -- Details Required for Final Major Subdivision Plats and Final Major Site Plan Applications (Section 28-805)

Note: See Watchung Borough Land Development Ordinance for further details of submission requirements and procedures.

Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
1	X			Application form(s) and checklist(s) (18 copies).
2	X			Application and escrow fees.
3	X			Certification that the applicant is the owner of the land or his/her properly authorized agent, or that the owner has given his/her consent under an option agreement.
4	X			If the applicant is a partnership or a corporation, the names and addresses of all partners, or the names and addresses of all stockholders owning ten percent (10%) or more of any class of stock of the corporation as required by N.J.S.A. 40:55D-48.1 et seq.
5	X			Certification from the Borough Tax Collector that all taxes and assessments are paid up-to-date.
6	X			Subdivision Plat and Subdivision Site Improvement Design Drawings or Final Major Site Plan Site Improvement Design Drawings (18 copies) signed and sealed by a N.J.P.L.S. or N.J.P.E., as required, and folded into eighths with the title block revealed. Site Improvement Design Drawings shall include information required for preliminary approval, revised as necessary to incorporate the resolution of the conditions of the Preliminary Resolution of Approval.
7	X			Scale of 1" equals not more than 100' for major subdivision plats or 1" equals not more than 50' for major site plans on 24"x36" standard sheet sizes each with a clear perimeter border at least 1/2" wide.
8		X		A section or staging plan, if proposed.
9				Detailed architectural and/or engineering calculation/data as required by Ordinance including:
9a	X			An architect's design drawing of each building and sign;

PW * = REQUEST TO PROVIDE INFORMATION AS CONDITION OF FINAL APPROVAL

PW ** = REQUEST TO PROVIDE INFORMATION PRIOR TO CERTIFICATE OF OCCUPANCY

Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
9b			W	Cross sections, plans, profiles and established grades of all streets, aisles, lanes and driveways, including centerline geometry and horizontal alignments with bearings, radii and tangents.
9c			W	Plans and profiles of all storm and sanitary sewers and water mains.
9d		X		For retaining walls in excess of four feet in height.
9e		X		All dimensions of the exterior boundaries of any subdivision shall be balanced and closed.
10			PW **	Record "As-built" drawings for all constructed site improvements built under Preliminary approval; including as-built Plans and profiles of all storm and sanitary sewers and water mains and as-built cross sections, plans, profiles and established grades of all streets, aisles, lanes and driveways, including centerline geometry and horizontal alignments with bearings, radii and tangents.
Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
11			PW **	Certification in writing from the applicant to the Board that the applicant has: (a) Installed all improvements with the requirements of the Ordinance and the preliminary approval; and/or (b) Posted a performance guarantee in accordance with the requirements of this Ordinance based upon provision of site improvement quantity and cost estimate from applicant for all site improvements not installed.
12		X		Metes and Bounds descriptions for all proposed deed(s) of dedication and deed(s) of easement.
13			PW **	A statement from the Borough Engineer that: (a) All installed improvements have been inspected and as built drawings have been submitted; and (b) Those installed improvements that do not meet or exceed Borough standards shall be factored into the required performance guarantee.
13			PW *	Evidence that a duplicate copy (copies) of the application for development has/have been filed with any other agency having jurisdiction over any aspect of the proposed development.

Item #	Provided	Not Relevant	Waiver Request	Item of Information Required
14			PW *	Letters directed to the Chairman of the Board and signed by a responsible official of all utility companies, etc., providing utility service to the tract as required by Ordinance.
15			PW **	Stormwater Management Agreement approved by the Governing Body.
16		X		Borough of Watchung Tax Assessor determination of new Lot and Block and house number designations.
17		X		Certification that all tract outbound monuments have been set.
18		X		Concerning major subdivisions only a "Sales Map" in accordance with the Ordinance.

Samuel P. Di...
 Signature and title of person preparing the checklist:

6/11/19
 Date