

**LAND USE BOARD
APPLICATION FOR USE VARIANCE AND/OR BULK VARIANCE(S)**

Information on Subject Property:

1. Property address: 314 Third Avenue

Block(s) 63 Lot(s) 20 Zone: R-1

2. Does the Applicant own adjoining property? YES NO

If answer to foregoing is yes, describe location and size of adjoining property: _____

3. An application is hereby made for a variance(s) from the terms of Article(s) and Section(s):

Construct a single-family home with a garage apartment. The accessory garage apartment is not
located at least 20' from the principle dwelling (§450-26.B-2(1)). Generator not permitted in side yard and
is in a side yard. (§450-9.3).

4. Justification/Reasons why each variance should be granted [attach forms as necessary]

Applicants will be demolishing the existing house and garage. The new house will
closely mirror the existing house, and it will meet all bulk requirements. The proposed garage
apartment is in a better location than the garage being demolished. The variance for the location of
the garage in a side yard is created because it is a corner lot. Additionally, there is no other reasonable
location for the generator. None of the variances will have any detrimental impacts on adjoining properties.

5. If conditional use is required/requested with this application, detail conformance/deviation from the requirements of the zoning ordinance [attach forms as necessary].

N/A

Contact Information:

6. Name of applicant: Michele Glatter and Brandt Hersh

Mailing address: [REDACTED]

Phone # [REDACTED] Fax # _____ Cell # [REDACTED]

E-mail address: [REDACTED]

7. Interest of Applicant if other than owner (i.e. tenant, contract purchaser)(If applicant is not the owner, Owner(s)' Affidavit of Authorization and Consent must be completed & submitted with this application):

8. Name of present owner: Same as applicant.

Mailing address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

9. Contact Person: Thomas J. Hirsch, Esq.

Mailing address: 3350 Rt. 138, Bldg. 1, Ste. 214, Wall, NJ 07719

Phone # 732-280-2100 Fax # 732-280-2104 Cell # _____

E-mail address: thomasjirsch@aol.com

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable)
(Companies/Corporations must be represented): Thomas J. Hirsch, Esq.

Mailing Address: 3350 Rt. 138, Bldg. 1, Ste. 214, Wall, NJ 07719

Phone # 732-280-2100 Fax # 732-280-2104 Cell # _____

E-mail address: thomasjirsch@aol.com

11. Name of applicant's Engineer (if applicable): _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

12. Name of applicant's Planner (if applicable): _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

13. Name of applicant's Surveyor: Daren C. Leeper - Leeper Land Group, LLC

Mailing Address: 767 Brunswick Pike, Lambertville, NJ 08530

Phone # 609-571-3955 Fax # 609-571-9490 Cell # _____

E-mail address: daren@leepergroup.com

14. Name of applicant's Architect (if applicable): Earl Jackson Architecture Workshop, LLC

Mailing Address: 413 Spier Avenue Allenhurst, NJ 07711

Phone # 732-686-1968 Fax # _____ Cell # _____

E-mail address: info@earljacksonworkshop.com

15. Name of applicant's Other Professional (if applicable): _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

Detail Property Information:*(PLEASE INCLUDE INFORMATION FOR EACH ZONE/BLOCK/LOT INVOLVED BELOW – ATTACH ADDITIONAL SHEETS AS NECESSARY)*

PRINCIPAL USE:	Required and/or Permitted	Existing	Proposed
Minimum lot area	5,000 SF	9,000 SF	UNCHANGED
Minimum lot width	50'	90'	UNCHANGED
Minimum lot depth	100'	100'	UNCHANGED
Minimum lot frontage	n/a (50':*1)	90'	UNCHANGED
Minimum front yard setback	15' & 25'	26'-7 1/2"	25'-11"
Minimum rear yard setback	25'	32'-1"	25'
Minimum side yard setback	5' & 10'	14'-10 1/2" & 24'-10" (*2)	10' & 29'-2" (*2)
Maximum percent building coverage	35% TOTAL	23.43% TOTAL	33.79% TOTAL
Maximum percent lot coverage	60% TOTAL	43.38% TOTAL	59.93% TOTAL
Maximum number of stories	2 1/2	2 1/2	2 1/2
Maximum building height (in feet)	35'	33'-6 1/4"	34'-2 1/4"
Square footage of principal structure	n/a (*1)	2590 SF	3924 SF
Off-street parking spaces	3 (+2 Accessory)	3 1/2	5
Prevailing Setback of adjacent buildings within the block/within 200 ft.		n/a (*3)	25'-11"
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
Minimum front yard setback	30'	25'-8"	43'-4"
Minimum rear yard setback	5'	8'	5'
Minimum side yard setback	5'	41'-1"	5'
Minimum combined side yard setback	n/a (1*)	n/a (*1)	n/a (*1)
Maximum percent building coverage	n/a (*4)	See above.	See above.
Maximum percent lot coverage	n/a (*4)	See above.	See above.
Maximum number of stories	2	1	2
Maximum building height (in feet)	25	14.9'	21'-10"
Square footage of accessory structure	800 SF & 800 SF	527.3 SF	533.3 SF & 458 SF
Distance between principal & accessory structure	20'	6'-6"	7'-3"
Existing use or uses on the lot: Single Family Residential			
Proposed use or uses on the lot: Single Family Residential			
Is the property located in a special flood hazard area? No			

NOTE: Any items that are not applicable to a particular application shall be marked with an "N/A".**Detail Proposed Information:**

16. Existing and proposed number of units, if applicable:

- *1. Ordinance does not require, specify, and/or reference.
- *2. The 1st number is to the carport, the 2nd is to the home.
- *3. Given the house was compliant as designed, we did not have prevailing front yard setbacks on 3rd Avenue surveyed.
- *4. Ordinance requirements are for site area in total, confirm this is not redundant. Calculations are for combined Primary and Accessory structures. If Building Coverage needs to be broken down it is in the drawing on the site plan as:
 Primary = 2,507.6 SF inclusive of the porch and carport.
 Accessory = 533.3 SF
 Lot Coverage Breakdowns are also calculated on the Site Plan Dwg A050. Primary=2877.2 + Accessory=682.3 + Site Paving.

17. Are any extensions of municipal facilities or utilities involved with this application? Y N

If answer is YES, describe: _____

18. Are drainage ditches, streams, or other water courses involved with this application? Y N

If answer is YES, describe: _____

19. Has there been any previous applications before the Planning/Zoning Board/Land Use Board involving these premises? Yes No Unknown

If so, when: _____

Result of decision: _____ (attach copy of prior Resolution)

20. Has a Zoning denial been received as part of this application? YES NO If yes, please attach.

21. Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application: YES NO

22. Are any easements or special covenants by deed involved with this application? YES (If yes, attach copy) NO

AFFIDAVIT OF APPLICATION

State of New Jersey :
: ss
County of Monmouth :

Brandt Hersh and Michele Glatter being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

[Signature]
(Original Signature/Applicant)

[Signature]
(Original Signature of Applicant to be Notarized)

Brandt Hersh
(Print name of Applicant)

Michele Glatter
(Print Name of Applicant)

Sworn and subscribed before me this

12th day of February, 2024

[NOTARY SEAL]

[Signature]
Signature of Notary Public

BARBARA D. McARTHUR
Notary Public, State of New Jersey
Comm. # 50072671
My Commission Expires 11/28/2027

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Borough of Bradley Beach Land Use Board, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.

Date: 2/12/24


Signature of Property Owner

Escrow Agreement

I/we fully understand an "Escrow Account" will be established to cover the costs of the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Board.

The amount of the Escrow Deposit will be determined by the Borough of Bradley Beach Ordinance Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements. Please see attached for details.

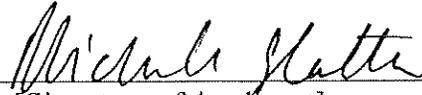
Any request for replenishment of escrow funds shall be due within fifteen [15] days of receipt of the request. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board and/or hold up of any and all pending approvals and building permits. Continued refusal will result in legal action against the property.

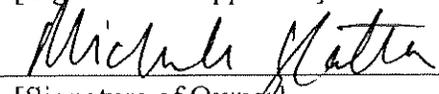
Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification of completion by the board's professionals who reviewed the application.

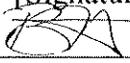
By signature below, I/we acknowledge receipt of the Borough of Bradley Beach's Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements and agree to all conditions listed.

Name of Applicant: Michelle Glatter + Brandt Hersh
[please print]

Property Address: 314 Third Avenue Block 63 Lot 20

Applicant's Name: Michelle Glatter [Print Name]  [Signature of Applicant]

Owner's Name: Michelle Glatter [Print Name]  [Signature of Owner]

Date: 2/12/24 Brandt Hersh 

----- Forwarded message -----

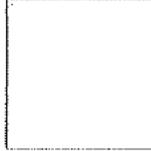
From: **Do Not Reply** <noreply@govpilot.com>

Date: Thu, Jan 25, 2024 at 11:44 AM

Subject: Zoning Permit: Status Update

To: admin@govpilot.com <admin@govpilot.com>, BRANDT.HERSH@GMAIL.COM
<BRANDT.HERSH@gmail.com>

BOROUGH OF BRADLEY BEACH



APPLICATION NUMBER:
ZA-2024-0009

Zoning Office

APPLICATION DATE:
1/24/2024 12:00:00 AM

701 Main Street

DECISION DATE:
01/25/2024

Bradley Beach NJ 07720

732-776-2999 .x. 1038

APPLICATION FEE:
\$45.00

zoning@bradleybeachnj.gov

DENIAL OF APPLICATION

To GLATTER, MICHELE & HERSH, BRANDT

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

RE: Property Address: 314 THIRD AVE, BRADLEY BEACH BOROUGH, NJ, 07720

Block/Lot: 63/20

Zone: R-1

Dear GLATTER, MICHELE & HERSH, BRANDT,

You have submitted a Zoning Permit application for the work described below:

PROPOSING TO MAINTAIN USE AS A SINGLE FAMILY HOME W/ RECONSTRUCTION OF HOME AND ACCESSORY STRUCTURE (GARAGE APT) IN KEEPING WITH STYLE, CHARACTER & DETAILS. PROPOSAL IS THE RESULT OF IRREPARABLE DAMAGE AND POTENTIAL FOR ONGOING MAINTENANCE CAUSED BY FLOOD.

Your application has been reviewed for compliance with Borough of Bradley Beach Ordinance

The property is located in the R-1 Zone and the proposed use of a single family dwelling with a garage apartment on a corner lot is permitted. Prior to issuance of a Zoning Permit, it will be necessary to obtain the following bulk `c` variances from the Bradley Beach Land Use Board: accessory garage apt not located at least 20` from the principle dwelling (Section 450-26.D(I)); accessory garage apartment located in a side yard of a corner lot (450-26.B.2(1)); generator not permitted in side yard (450-9.3). Please refer to Section 450-9.3 regarding additional information required for the generator to demonstrate compliance. The revised ordinance is located on the Borough of Bradley Beach website www.bradleybeachnj.gov.

To proceed with an application to the Board, please contact Board Secretary, Kristie Dickert at kdickert@bradleybeachnj.gov.

If you do not agree with this decision, an appeal may be filed with the Borough of Bradley Beach Land Use Board within 20 days of this decision.

Ordinances:

Ordinance #	Description	Comments
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Sincerely,

Donna S. Barr, Zoning Officer

BRADLEY BEACH

Block/Lot/Qual:	63. 20.	Tax Account Id:	1559
Property Location:	314 THIRD AVE	Property Class:	2 - Residential
Owner Name/Address:	GLATTER, MICHELE & HERSH, BRANDT [REDACTED]	Land Value:	1,111,000
		Improvement Value:	468,600
		Exempt Value:	0
		Total Assessed Value:	1,579,600
Special Taxing Districts:		Additional Lots:	None
		Deductions:	

Utilities

Utilities							
Make a Payment		View Tax Rates		View Current Bill		Project Interest	
Year	Due Date	Type	Billed	Balance	Interest	Capital Exp.	Status
2024	02/01/2024	Tax	3,350.50	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	3,350.49	3,350.49	0.00	3,350.49	OPEN
Total 2024			6,700.99	3,350.49	0.00	3,350.49	
2023	02/01/2023	Tax	3,099.56	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	3,099.56	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	3,601.43	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	3,601.42	0.00	0.00	0.00	PAID
Total 2023			13,401.97	0.00	0.00	0.00	
2022	02/01/2022	Tax	2,986.26	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	2,986.25	0.00	0.00	0.00	PAID
2022	08/01/2022	Tax	3,212.87	0.00	0.00	0.00	PAID
2022	11/01/2022	Tax	3,212.86	0.00	0.00	0.00	PAID
Total 2022			12,408.24	0.00	0.00	0.00	
Last Payment: 02/08/24							

[Return to Home](#)

LAND DEVELOPMENT

270 Attachment 1

APPENDIX A
Borough of Bradley Beach

Application Checklist and Documents Required To Be Submitted
[Amended 7-23-2019 by Ord. No. 2019-18]

No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	N/A
						Prelim	Final	Prelim.	Final		
	A. Application Form (5 copies of completeness) (20 copies for review)	X	X	X	X	X	X	X	X	√	
	B. Project Plat Information (5 copies of completeness) (20 copies for review)										
	1. Name, telephone # and address of owner and applicant.	X	X	X	X	X	X	X	X	√	
	2. Notarized signature/affidavit of ownership If applicant is not the owner, state applicant's interest in the plan.	X	X	X	X	X	X	X	X	√	
	3. Name, signature, license number, seal, address, telephone #, and fax # of the professional engineer, land surveyor, architect, planner, and/or certified landscape architect, as applicable, involved in preparation of the plan.	X	X	X	X	X	X	X	X	√	

BRADLEY BEACH CODE

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				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	N/A
						Prelim	Final	Prelim.	Final		
4.	Title block denoting type of application, tax map sheet, county, name of the municipality, block and lot, and street location.	X	X	X	X	X	X	X	X	√	
5.	Key map at specified scale showing location of surrounding properties, streets, easements, municipal boundaries, etc. within 500 feet of the property.	X	X	X	X	X	X	X	X	√	
6.	North arrow and scale for key map and plat. Scale to include bar graph depicting both feet and meters.	X	X	X	X	X	X	X	X	√	
7.	Schedule of required zoning district Requirements, including, lot area, density, FAR, lot width, depth, yard, setbacks, building and impervious coverage, parking.	X	X	X	X	X	X	X	X	√	
8.	Signature and date blocks for Board Chairman, Secretary and Engineer.			X	X	X	X	X	X		
9.	Proof that tax payments are current.	X	X	X	X	X	X	X	X	√	
10.	Certification blocks required by the Map Filing Law.			X			X				
11.	Monumentation as specified by the Map Filing Law and required by the Borough Engineer.			X			X				

LAND DEVELOPMENT

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				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	N/A
						Prelim	Final	Prelim.	Final		
	12. Date of current property survey, name of reference plat and name and license number of New Jersey professional land surveyor.	X		X	X	X	X	X	X	√	
	13. Plans to a scale of not less than 1"=30' and not larger than 1"= 10' on one of the following standard sheet sizes: 8 1/2" x 14", 11" x 17", 24" x 36", or 30" x 42".	X	X	X	X	X	X	X	X	√	
	14. Metes and bounds description showing dimensions, bearing of original and proposed lots.			X	X	X	X	X	X		
	15. Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all center lines and right-of-way lines on streets.			X	X	X	X	X	X		
	16. Acreage of tract to the nearest tenth of a square foot and thousandth of an acre.	X	X	X	X	X	X	X	X	√	
	17. Date and number of original plan preparation and of each subsequent revision. Include a brief narrative of each revision.	X		X	X	X	X	X	X	√	

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				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	N/A
						Prelim	Final	Prelim.	Final		
18.	Size and location of all existing and proposed structures with all setbacks and length measurement of perimeter building walls dimensioned.	X	X	X	X	X	X	X	X	√	
19.	Size and location of all existing structures within 200 feet of the site boundaries. (General use for sketch plan)		X	X	X	X	X	X	X		N/A
20.	Tax lot and block numbers of existing lots. The final plat shall show block and lot numbers, street names and addresses (numbers) as approved by the Borough Assessor and Engineer.			X	X	X	X	X	X		
21.	Proposed lot lines and area of proposed lots in square feet.		X	X		X	X				
22.	Any existing or proposed easement or land reserved or dedicated for public use.	X	X	X	X	X	X	X	X		N/A
23.	Property owners within 200 feet of the property. (From the most recent Borough tax records).	X	X	X	X	X	X	X	X	√	
24.	Location of slopes of 15% or greater, streams, floodplains, wetlands or other environmentally sensitive areas on or within 200 feet of the property. (Note: Variance applications need only show on-site)	X		X	X	X	X	X	X		N/A

LAND DEVELOPMENT

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						Prelim	Final	Prelim	Final		
25.	List of required or requested variances.	X		X	X	X	X	X	X	√	
26.	List of requested design exceptions.	X	X	X	X	X	X	X	X		N/A
27.	Phasing plan as applicable to include: a. Circulation plan, including signage separating construction traffic from that generated by the intended use of site. b. Timetable and phasing sequence.					X	X	X	X		
28.	Preliminary architectural floor plans and building elevations.	X	X		X			X	X	√	
29.	Site identification signs, traffic control signs, and identification signs.				X	X	X	X	X		
30.	Sight triangles.			X	X		X	X	X		
31.	Proposed street names if and where a new street is proposed.					X	X	X	X		
32.	Parking plan showing spaces with size and type, aisle widths, curb cuts, drives, driveways, and all ingress and egress points, areas, dimensions and the number of spaces required by ordinance and the number of spaces provided.			X	X			X	X		
33.	Number of employees, total and maximum per shift.				X			X	X		

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						Prelim	Final	Prelim.	Final		
34.	Solid waste management and recycling plan showing dumpster location and provisions for waste and recyclables.				X			X	X		
35.	Size and location of all existing and proposed streets (general location for sketch plan).	X	X	X	X	X	X	X	X	√	
36.	Existing and proposed grades and other topographic features of the property and for a minimum distance of 50 feet beyond the property lines. Contours shall be at one-foot intervals with spot elevations at critical points.			X	X						
37.	Topographical features of the property from county aerial map.		X								
38.	Boundary, limit, nature and extent of wooded areas, specimen trees and other significant physical features	X	X	X	X	X	X	X	X		N/A
39.	Existing system of drainage of the property and any larger tract or basin of which it is a part.					X	X	X	X		
40.	Pre and post drainage area maps.					X	X	X	X		
41.	Pre and post drainage calculations.					X	X	X	X		

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						Prelim	Final	Prelim.	Final		
42.	Percolation tests and soil logs where retention basin, or groundwater recharge is proposed or required.			X	X	X	X	X	X		
43.	Existing rights-of-way and easements within 200 feet of the tract.		X	X	X	X	X	X	X		
44.	Number of lots following subdivision and acreage if over one acre, or square feet if less than one acre.	X	X	X	X	X	X	X	X		N/A
47.	Indication of existing utilities.		X								
48.	Copy of plat and plans on a 3.5" diskette or CD in a .dxf file format if the plat or plans are drawn in AutoCAD format.						X		X		
49.	Two copies of the final map as filed with the Borough Tax Assessor and Engineer.						X		X		
C. Construction Plans											
1.	Site layout showing all roadways, circulation patterns, curbs, sidewalks buffers, structures, open space, recreation etc., as applicable.				X	X	X	X	X		
2.	Grading and utility plan to include as applicable:				X	X	X	X	X		

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				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	N/A
						Prelim	Final	Prelim.	Final		
	a. Existing and proposed grades and other topographic features of the property and for a min. distance of 50 feet beyond the property lines. Contours shall be at 1-foot intervals with spot elevations at critical points. b. Elevations of existing and proposed structures. c. Location and invert elevation of existing and proposed drainage structures. d. Location of all streams, ponds, lakes and wetland areas. e. Locations of existing and proposed utilities, including depth of structures, manholes, valves, services, etc.										
3.	a. Typical cross sections and center line profiles of all proposed streets and driveways, including utilities and stormwater facilities. b. Final center line profiles for all new streets and driveways, showing existing grades, proposed grades, stationing and proposed elevations of all proposed vertical curves, stationing and proposed elevations at intersection of all utility and stormwater lines.					X		X			
							X		X		

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				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	N/A
						Prelim	Final	Prelim.	Final		
4.	Landscaping plan to include: a. Location of existing vegetation including all shade trees six-inch caliper and greater measured at 5 feet above ground level and all ornamental trees four-inch caliper or greater measured at 1 foot above ground level and the limits of clearing. b. Proposed buffer areas and method of protection during construction c. Proposed landscaped areas. d. Number, size, species and location of proposed plantings, including street trees. e. Details for method of planting, including optimum planting season.				X	X	X	X	X		
5.	Soil erosion and sediment control plan prepared in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey and the requirements of Chapter 188, Soil and Land Conservation.				X	X	X	X	X		
6.	Lighting plan to include: a. Location and height of proposed Fixtures. b. Detail for construction of fixture.				X	X	X	X	X		

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						Prelim	Final	Prelim.	Final		
7.	All required standard Borough construction details for all improvements, including: a. Roadways b. Curb c. Sidewalk d. Driveway aprons e. Drainage inlets f. Pipe bedding g. Outfalls h. Manholes i. Gutters j. Plantings k. Soil erosion & sediment control struct. l. Parking lots m. Water services, fire hydrants, and valves.				X	X	X	X	X		
D. Supplementary Documents											
1.	List all federal, state, county, regional and/or municipal approval or permits required.	X		X	X	X	X	X	X		N/A
2.	Copies of any existing or proposed deed restrictions or covenants.	X		X	X	X	X	X	X		N/A
3.	Copies of by laws for condominium applications.						X		X		
4.	Freshwater wetlands letter of interpretation for the project area.			X	X	X	X	X	X		

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						Prelim	Final	Prelim.	Final		
5.	Performance guaranties.			X	X		X		X		
6.	Executed developers agreement.						X		X		
7.	Disclosure statement. (See N.J.S.A. 40:55D-48.1 et seq.)	X	X	X		X	X	X	X	√	
8.	Statement from utility companies as to serviceability of the site.			X	X	X	X	X	X		
9.	Stormwater management calculations.					X	X	X	X	√	
10.	Payment of all applicable fees and posting of required escrows.	X	X	X	X	X	X	X	X		
11.	Statement of environmental impact and assessment (SEIA).					X		X			
12.	Number of witnesses if any and their area of expertise.	X	X	X	X	X	X	X	X	√	
13.	A plan providing for alternate safe circulation for pedestrians and vehicles during construction	X	X	X	X	X	X	X	X		N/A