

Name of Applicant Tamer Kharrubi Email tamerkharrubi2@  
Address 34 Jeremy Drive Phone (Daytime)   
City Dayton State NJ Zip 08810 (Fax)   
Applicant interest in property (owner, lessee, etc.) Owner  
Name of Owner (if not applicant)   
Address   
City  State  Zip  Phone   
When property was acquired by applicant April 30, 2021  
Tax Map Pages 37 & 66 Block 24001 Lot 37  
Address of property 8 County Route 518  
Present Use of Property: Vacant Land  
Proposed Use of Property: Single-Family Dwelling  
Development Name Kharrubi Application  
Is the property served with public sewer system? Yes  No X  
Is the property served with public water system? Yes X No   
Is the applicant willing to dedicate land for the widening of roads in compliance with Township and/or County Master Plan? Yes  No  N/A - Fronts on a Somerset County Road  
Is the proposed use located on a Municipal  County X State  road?  
Area of property 0.226 acres or 9,841 sq. ft.  
Frontage on an improved street 80.72 ft. Present Zoning: R5  
Number of Lots: Existing 1 Proposed 1  
Number of buildings: Existing 0 Proposed 1  
Proposed principal building height: under 35' Proposed accessory building height N/A  
Gross square footage of proposed building(s) 1179 square feet  
Floor area of all structures: Existing 0 Proposed 1179 s.f.  
Percentage of coverage by buildings 15.13% by impervious coverage 26.27%  
Bulk restrictions provided: Front Yard 40.8' Side Yard 11' Rear Yard 80.5' Height <35'  
Parking spaces required 2 and provided 2  
Has a subdivision previously been granted? No Date   
Has a variance previously been granted? No Date   
Note: By looking at the chain of title supplied by  
If previous applications were applied for please indicate the case number(s) the title company the lot has existing this way since 1929.  
Are there any existing or proposed covenants or deed restrictions on the property? None

If yes, explain   
Is a variance requested? Yes ☒ No ☐ No. of variances requested See chart on page 3 of plans for existing conditions and other variances on attached list

TYPE OF APPLICATION "c" or Bulk Variances

Describe in detail section of Zoning Ordinance from which applicant seeks design waivers: N/A

Describe in detail section of Zoning Ordinance from which applicant seeks submission waivers:  
See attached list.

#### PLANS

Name of Engineer/Surveyor: Bayer-Risse Engineering, Inc. Email tbayer@bayer-risse.com

Address: 78 Route 173 West, Suite 6

City Hampton State NJ Zip 08827 Phone 908-735-2255 Fax 908-735-5838

Name of Architect: Steven Considine Email stevenconsidinearchitect@gmail.com

Address: 43 Prospect Street

City Bernardsville State NJ Zip 07924 Phone 908-655-7781 Fax -----

#### CERTIFICATION

I hereby certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the attached authorization. I further authorize Township Officials to inspect the site noted above.

DATED: April 14, 2023

Tamer Kharrubi, by Richard Schatzman, Esq., Attorney for Applicant  
(Owner's Name Printed and Owner's Signature)

DATED: April 14, 2023

Tamer Kharrubi, by Richard Schatzman, Esq., Attorney for Applicant  
(Applicant's Name Printed and Applicant's Signature)

SWORN TO AND SUBSCRIBED BEFORE

THIS 14<sup>th</sup> day of April

20 23

(Notary)

AMANDA SLIMAK

NOTARY PUBLIC

STATE OF NEW JERSEY

MY COMMISSION EXPIRES MAR. 28, 2025

Persons to be contacted regarding matters  
pertaining to this application, if other than applicant.

APPLICANT'S ATTORNEY:

Name: N/A

Name: Richard Schatzman, Esq.

Address: \_\_\_\_\_

Address: Schatzman Baker, P.A.

215-216 Commons Way, Princeton, NJ 08540

Phone: \_\_\_\_\_

Phone: 609-924-1199

Fax: \_\_\_\_\_

Fax: 609-683-5251 Email: aslimak@schatzmanbaker.com

I, the developer/applicant, as signed below, acknowledge familiarity with the procedure set forth in the Montgomery Township Land Development Ordinance for submittals and required action and agree to be bound by it.

April 14, 2023

Date

Tamer Kharrubi, by Richard Schatzman, Esq., Attorney for Applicant  
Applicant's Name Printed and Applicant's Signature

**AGREEMENT TO PAY FOR PROFESSIONAL REVIEW**

THIS AGREEMENT made this \_\_\_\_\_ day of April, 20 23 between:

Name: Tamer Kharrubi

Address: 34 Jeremy Drive, Dayton, NJ 08810

Type of Application: Bulk Variances with Submission Waivers Block: 24001 Lot 37

Hereinafter call "Applicant"

and:

The Township of Montgomery, in the County of Somerset, a municipal corporation of the State of New Jersey, hereinafter call "Township"

**WITNESSETH**

That the Applicant has submitted a development application to the Township's Planning Board/Zoning Board for consideration in accordance with the New Jersey Municipal Land Use Law and the Montgomery Township Land Use Ordinances and Applicant hereby covenants and agrees as follows:

1. Applicant agrees to pay all costs related to the Township's review and administration of the proposed application with said costs including but not limited to:
  - A. Review by the Development Review Committee, which entails professional consultant costs for: Planner, Engineering, Legal and other extraordinary consultant services as may be required by the Township;
  - B. Full application professional review by the Site Plan Committee, Subdivision Committee, Planning Board, and Zoning Board, which entails professional consultant costs for: Planner, Engineering, Legal and other extraordinary consultant services as may be required by the Township;
2. Applicant understands and agrees to pay all costs as set forth above from the date of initial application submission through the Township's signature of approved plans which shall include any costs for extensions and revalidation's.
3. Applicant understands and agrees to deposit with the Township's Planning/Zoning Office an initial application filing fee which is non-refundable and an initial escrow deposit in accordance with Section 16-9.1 of the Land Development Ordinance.
4. Applicant understands and agrees that the Township will withdraw from said escrow deposit to cover costs as set forth in Section 1 above.
5. Applicant understands and agrees to pay within TEN BUSINESS DAYS of receipt of the Township's statement/billing all additional costs as may be incurred and billed to the applicant by the Township relative to the review and administration of the application even if the costs of said review and administration exceed the initial escrow deposit.
6. Applicant understands and agrees that in the event Applicant fails to pay a billed amount the Township may discontinue Planning Board/Zoning Board review and consideration on said application or if Planning Board/Zoning Board approval has been previously given Township may deny issuance of a construction permit and/or certificate of occupancy or if permit has been previously issued Township may initiate a Stop Work Order.
7. Township agrees to refund to applicant any escrow sum deposited with Township for review and administration of the application and neither spent nor needed by Township. A refund will be issued upon request by Applicant by Township following completion of the Township's review and administration of the application.
8. **APPLICANT AGREES AND UNDERSTANDS THAT IT IS INCUMBENT ON APPLICANT TO PERIODICALLY MONITOR THE STATUS OF SAID ESCROW ACCOUNT. APPLICANT AGREES AND UNDERSTANDS THAT RESPONSIBILITY TO PAY ALL ESCROW CHARGES IS THE APPLICANT'S EVEN IF APPLICANT SELLS OR CONVEYS SAID PROPERTY CITED ABOVE TO ANOTHER PARTY.**

Tamer Kharrubi, by Richard Schatzman, Esq., Attorney for Applicant

**APPLICANT'S NAME (PRINTED)**

**APPLICANT'S SIGNATURE**

April 16, 2023

DATE

## ESCROW ACCOUNTING ADMINISTRATIVE PROCEDURE

The following is a procedure to ensure proper control of payments to professionals reviewing and billing against applications for development within Montgomery Township;

### A. GENERAL CONSIDERATION

1. Professionals will be primarily responsible to review applications in light of their own professional expertise.
2. The Community Development Department will be responsible for the administration and processing of professionals bills to the Township Finance Director.
3. All correspondence shall reference a case number, block and lot, and application name and address.
4. Applicants are to receive a copy of professional memoranda or reports at the same time as the Township.
5. Professional's invoices to the Township may include but not be limited to report writing, field inspections, attendance at meetings with Township representatives, attendance at municipal meetings where applications are heard, and meeting with applicants.
6. The Director of Community Development will be the responsible agent of the Township for coordinating meetings among the various professionals employed by the Township to discuss development applications.

### B. SPECIFIC AREAS OF RESPONSIBILITY OUTLINED

1. The Engineer is responsible for reviewing the design of projects and reviewing public and semi-public improvements connected with development applications.
2. Planners are responsible for project designs, comments relating to the Master Plan and Ordinances.
3. The Landscape Architect is responsible for landscaping reviews of applications.
4. The Traffic Engineer is responsible for commenting on traffic and transportation aspects of applications.
5. The Planning Board or Board of Adjustment Attorney is responsible for legal representation of the Planning Board or Board of Adjustment at meetings and any legal aspects of development plan review and approval, as well as litigation concerning projects.
6. The Township Attorney is responsible for legal aspects of public improvements and any legal contractual aspects of the application process to which the Township is a party.
7. The Environmental Consultants are responsible for reviewing Environmental Impact Statements submitted with an application.
8. The Application Coordinator is responsible for general administration throughout the application review process and is also responsible for completeness items and issues within applications.
9. The Director of Finance is responsible for establishing escrow accounts, maintaining a ledger of the accounts and payment of professionals' invoices following approval by the Community Development Department.

### C. BILLING

1. Since professionals are appointed by, and work directly for, the Township, bills will be sent to the Community Development Department for checking and routing. Invoices will, at a minimum, indicate individuals who performed work, the time spent, and the billing rate.
2. Bills are checked for the following:
  - A. Correct case numbers;
  - B. Correct block and lot(s) numbers
  - C. Correct application names
3. Bills are checked against ledger balances to avoid overdrafts.
4. When accounts are close to becoming over-extended, further funds will be requested of applicants.

**ESCROW ACCOUNTING ADMINISTRATIVE PROCEDURE  
(CONTINUED)**

5. Failure by applicants to maintain sufficient positive escrow balances may subject applications to delays in review.
6. Professionals billing against escrow accounts must send a duplicate copy, marked or stamped, **"FOR INFORMATIONAL PURPOSES ONLY"** to the applicant at the same time the bills are sent to the Township.

**D. QUESTIONS CONCERNING BILLINGS**

1. Applicant inquiries regarding billing must be made in writing to the Director of Community Development specifying concerns, in detail, within two weeks of date of invoice.
2. Invoices will be scrutinized a second time for possible billing errors.
3. The Director of Community Development will determine the appropriateness of the billing, make a decision on whether or not the bill will be paid, and inform both parties concerned.

**Applicant agrees and understands the "Escrow Accounting Administrative Procedure" and agrees to be bound by same.**

Tamer Kharrubi, by Richard Schatzman, Esq., Attorney for Applicant

APPLICANT'S NAME (PRINTED)

APPLICANT'S SIGNATURE

April 14, 2023

**DATE**

**MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS**

***Application for Bulk Variance***

(See N.J.S.A. 40:55D-70(c) and Zoning Ordinance)

1. Application is hereby made for a variance from the strict application of the following provisions of the Zoning Ordinance: (Specify sections of Ordinance involved):

See Sheet 3 of the variance plans as well as the attachment to this application.

2. Applicant requests a variance to the following extent: (Set forth specific variance requested):

See Sheet 3 of the variance plans for specifics.

**ANSWER BOTH NUMBERS 3 AND 4 OR ANSWER NUMBER 5 AS APPLICABLE**

3. The strict application of said provision would result in: (Complete one or both of the following in detail)

***A. The following peculiar and exceptional practical difficulties:***

The lot has been this size since 1929 as a chain of title together with the recitals in the deed shows that this lot has always been this way since 1929. Other lots in the area are the same size and only one lot can we obtain additional land from to make this lot comply to the R5 requirements.

***B. The following exceptional and undue hardship:***

See answer to A above.

4. Said difficulties or hardship are by reason of (complete one of the following in detail):

***A. Exceptional narrowness, shallowness or shape of the property (describe):***

As said before, the lot is shaped as a single-family lot since 1929 and the lots surrounding it except for one are the same size.

***B. Exceptional topographic conditions or physical features uniquely affecting the property (describe):***

See answer to 4A above.

***C. Reasons unique and peculiar to the lands or buildings for which the variance is sought and do not apply generally to lands or buildings in the neighborhood, because:***

N/A

*Application for Bulk Variance (Continued)*  
(See N.J.S.A. 40:55D-70(c) and Zoning Ordinance)

5. The following purpose of the Zoning Act would be advanced by a deviation from the Zoning requirements; and,  
Provides an appropriate location for a normal sized house pursuant to N.J.S.A. 40:55D-2.
- 
- 
- 

6. The requested variance is the minimum reasonably needed, because:  
There is no other way to develop the property as the property is now vacant and the size of the house matches the other sizes of the houses in the neighborhood, and to deny this variance would be tantamount to inverse condemnation.
- 
- 
- 

7. The benefits of the proposed deviation would substantially outweigh any detriment because:  
See answers to 5 and 6 above and the deviations outweigh any detriment because the lot is as it has been since 1929 and the house to be built takes vacant where previously a dilapidated house was torn down and provides for ample living space in accordance with the use in the R-5 Zone, the lot will be properly landscaped given its size, and stormwater management will be provided to the maximum extent possible.
- 
- 
- 

8. The variance requested will not result in substantial detriment to the public good because:  
See answer to 7 above.
- 
- 
- 

9. The variance will not substantially impair the intent and purpose of the Zoning Ordinance and Master Plan because:  
The use is a permitted use in the R-5 Zone, the house is sized properly, the storm drainage is facilitated to the maximum possible way given the size of the lot, there is a turn-around for the driveway onto Route 518, and the surrounding area contains single-family dwellings on lots approximately the same size as this, plus a church.
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MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS

Affidavit of Ownership

STATE OF NEW JERSEY)

ss

COUNTY OF SOMERSET)

Richard Schatzman, as attorney for applicant of full age being duly sworn according to law on oath deposes and says  
that the deponent resides at 34 Jeremy Drive in the Township of South Brunswick  
in the County of Middlesex and State of New Jersey that Tamer Kharrubi  
is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Township of  
Montgomery, New Jersey, and known and designated as Block 24001 Lot 37

DATED April 14, 2023

Tamer Kharrubi, by Richard Schatzman, Esq., Attorney for Applicant

Owner's Name Printed and Owner's Signature

SWORN TO AND SUBSCRIBED TO BEFORE ME

THIS 14 DAY OF April 20 23

  
(Notary Public)

AMANDA SLIMAK  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES MAR. 28, 2025

AUTHORIZATION

(If anyone other than the above owner is making this application, the following authorization must be executed.)

To the Board of Adjustment/Planning Board:

N/A

is hereby authorized to make the within application.

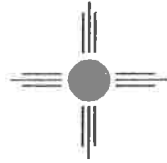
DATE: \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

Owner's Name Printed and Owner's Signature



THE KHARRUBI RESIDENCE  
8 COUNTY ROUTE 518  
TOWNSHIP OF MONTGOMERY  
SOMERSET COUNTY, NJ



# PROJECT DESCRIPTION & MISCELLANEOUS INFORMATION

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FOR  
THE KHARRUBI RESIDENCE

BLOCK 24001, LOT 37  
TOWNSHIP OF MONTGOMERY  
SOMERSET COUNTY, NJ

PREPARED BY:  
BAYER-RISSE ENGINEERING, INC.  
78 ROUTE 173 WEST, SUITE 6  
HAMPTON, NJ 08827

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THEODORE H. BAYER, NJPE #33806

APRIL 10, 2023

# The Kharrubi Residence Project Description

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## TABLE OF CONTENTS

<i>ITEM DESCRIPTION</i>	<i>PAGE #</i>
<i>Executive Summary</i>	<i>1</i>
<i>Existing Site Conditions</i>	<i>1</i>
<i>Proposed Site Conditions</i>	<i>2</i>
 <i>Appendix</i>	 <i>A</i>
 <i>Aerial Photograph</i> <i>(NJ Geographic Information Network, Imagery Warehouse)</i>	 <i>A1</i>
 <i>County Checklist Compliance</i>	 <i>A3</i>
 <i>List of Requested Waivers and Variances</i> <i>(Township Land Development Ordinance)</i>	 <i>A6</i>



# The Kharrubi Residence Project Description

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## Executive Summary

*Tamer Kharrubi proposes to redevelop a vacant, minimally improved lot with a single family residence (three (3) bedrooms). The proposed residential development will be located on Block 24001, Lot 37 in the Township of Montgomery, Somerset County, NJ. The 0.272 acre (gross) (0.226 acre (net)) property is located approximately 185' to the northeast of the intersection of County Route 518 (Georgetown and Franklin Turnpike) with Province Line Road according to an approved Septic System Design prepared by Van Cleef Engineering Associates for Tamer Kharrubi, dated 01/08/22, and signed by Michael K. Ford PE #34722. The Township's zoning designation for this site and all Township properties within 200' is R-5 (Single Family Residential). According to NJ-GeoWeb, the site is located within Review Zone B of the Delaware & Raritan Canal Commission's jurisdiction.*

## Existing Site Conditions

The aerial photo in the Appendix Section of this report has been reproduced from the NJ Geographic Information Network, Imagery Warehouse and identifies the project site.

The property is currently developed with a concrete pad (411± SF); it is unknown when this concrete pad was constructed. A shallow drainage ditch (valley drain/ gutter) runs along the county road frontage. There is an abandoned onsite septic system (seepage pit) adjacent to the concrete pad as well.

As can be seen on the attachments, this property is only partially (minimally) improved. According to the Township's *Critical Areas, Hydrography, NJDEP Wetlands, and Stream Corridors* maps, there are no critical areas such as streams, wetlands, steep slopes, etc. onsite. This variance plan application will require variance relief for bulk zoning requirements.

## Proposed Site Conditions

The proposed improvements to the site include demolition of the existing structures (concrete pad and seepage pit) and redevelopment of the site with a 3-bedroom single family residence (1,789± SF footprint; 3,360± SF floor area) and driveway, as well as other accessory structures.

The portion of the driveway outside of the County right-of-way (821± SF) will be porous asphalt pavement. This portion of the driveway will be constructed with enough storage capacity for a 3" rainfall over the roof area of the residence, as is typical for a minor development; this storage capacity has been oversized by 50% as well. Within the County right-of-way, the driveway apron (358± SF) will be constructed out of bituminous asphalt pavement with specifications meeting the County's standards.

The residence will be served by an onsite septic system. The Septic System Design for this project was prepared Van Cleef Engineering Associates, LLC, dated 01/08/22, and signed by

## The Kharrubi Residence Project Description

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Michael K. Ford, PE #34722. This Septic System Design has already been approved by the Montgomery Township Health Department.

The residence will be served by proposed connections to the existing gas line which runs under County Route 518 and telephone, electric, and cable (TEC) service to the existing utility pole within the County right-of-way onsite. A water main extension within the County right-of-way and outside the existing edge of pavement is proposed as well. A proposed water service line to house will connect to the new water main extension to provide the residence with potable water. All utilities will be routed underground.

A small landscaping plan is a part of this redevelopment. A fence is proposed along the side and rear property lines. According to the Township's standards of one (1) per fourteen acres, (4) four (4) shade trees have been provided. Please see the associated variance plan the specific plant list and descriptions.



## APPENDIX



## **Aerial Photograph**

**(NJ Geographic Information Network, Imagery Warehouse)**



# The Kharrubi Residence Project Description

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*Site Location Aerial Image (Not to Scale)*



# The Kharrubi Residence Project Description

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**Note:** The list below consists only of items from the Township Variance Application Checklist and Land Development Ordinance (Chapter 16) which are “not relevant” or for which a waiver or variance is requested. All other items in the above mentioned checklist and ordinance are complete and/ or compliant.

## List of Requested Waivers Kharrubi Residence

**Checklist Items – Variance Applications:** (numbering system is from said checklist)

- 15 Approval signature lines for “d” variance applications only – **item not relevant** as this application is not for a “d” variance.
- 27 A written statement describing the exact proposed use requested, for “use” variance applications only – **item not relevant** as this application is not for a “use” variance.
- 28 Environmental Impact Statement, for “d” variances only – **item not relevant** (see #15 above).
- 29 Stormwater management methods for Minor Developments – **waiver requested** due to the project being a minor development and the small size of the pre-existing lot being unable to support stormwater management facilities such as detention basins; a permeable pavement driveway and stormwater calculations for said driveway have been provided in lieu of the methods required by Ordinance.

**Chapter 16 – Land Development:** (Requests listed by Ordinance Section and Subsection)

- 5.2 Stormwater management methods for Minor Developments – **waiver requested** due to the project being a minor development and the small size of the pre-existing lot being unable to support stormwater management facilities such as detention basins; a permeable pavement driveway and stormwater calculations for said driveway have been provided in lieu of the methods required by Ordinance.

## List of Requested Variances Kharrubi Residence

**Chapter 16 – Land Development:** (Requests listed by Ordinance Section and Subsection)

- 4.2d Area and Yard requirements for R-5 Single Family Residential Zone – **variance requested** as there is no building envelope on site due to the small size of the pre-existing lot; no exceptions are provided in the Ordinance Section footnotes for a lot of this size.
- 4.2d Coverage limits for R-5 Single Family Residential Zone – **variance requested** as the proposed development exceeds the maximum allowable building coverage and lot coverage.
- 5.3b Fence height limit – **variance requested** as the proposed fence of six (6) feet exceeds the maximum allowable fence height of four (4) feet.





# LAND DEVELOPMENT

16 Attachment 1

## CHECKLIST

**Details Required  
For  
Variance Applications  
[Amended 12-17-2020 by Ord. No. 20-1646]**

**Note:** See Subsection 16-8.2c of the Montgomery Township Land Development Ordinance for further details of submission requirements and procedures.

Applicant Tamer Kharrubi Block 24001 Lot 37  
Address 8 County Route 518, Skillman, NJ 08558

Item #	Provided	Not Relevant	Waiver Asked For	Item of Information Required by the Land Development Ordinance
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Form(s) and Checklist(s) (8 copies) and electronic portable document format (PDF).
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application and Escrow Fees in accordance with subsection 16-9.1
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sketch plats or plans (8 copies and PDFs) or related materials outlining the location, nature and extent of any variance(s) requested, which may be provided on a signed and sealed survey of the property prepared by a licensed land surveyor
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Title Block:
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name, title, address and telephone number of the applicant;
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name, title, address, telephone number, license number, seal and signature of the professional or professionals who prepared the plat, plan, and/or survey;
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name, title and address of the owner or owners of record;
8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plan scale; and
9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date of original preparation and of each revision

## MONTGOMERY CODE

Item #	Provided	Not Relevant	Waiver Asked For	Item of Information Required by the Land Development Ordinance
10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Acreage figures (both with and without areas within the public rights-of-way)
11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	North Arrow
12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Certification that the applicant is the owner of the land or his properly authorized agent, or that the owner has given his consent under an option agreement, either on the plat or plan or in the application
13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Certification that the applicant is the owner of the land or his properly authorized agent, or that the owner has given his consent under an option agreement, either on the plat or plan or in the application
14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The location of existing property lines (with bearings and distances), streets, structures (with their numerical dimensions and an indication of whether existing structures will be retained or removed), parking spaces, loading area(s), driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features, and any historical features such as family burial grounds and buildings more than 50 years old, both within the tract and within 200 feet of its boundary
15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Approval signature lines for "d" variance applications only
16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing block and lot number(s) of the lot(s) as they appear on the Township Tax Map
17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The location and width of all existing and proposed easements and rights-of-way, the use(s) for which they are intended, and to whom they will be granted

# LAND DEVELOPMENT

Item #	Provided	Not Relevant	Waiver Asked For	Item of Information Required by the Land Development Ordinance
18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Zoning district(s) applicable to the tract, including district names and all area and bulk requirements, with a comparison to the proposed development
19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed landscaped and wooded areas
20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Delineation of any flood plains and Township stream corridors
21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wetlands and wetland transition areas
22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Designation of topographic slopes 15% or greater
23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Designation of any hydric soils, as noted in subsection 16-6.4g.
24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The names and addresses of all property owners within 200 feet of the subject property, including block and lot numbers as they appear on the most recent tax list prepared by the Township Tax Assessor
25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Certification from the Township Tax Collector that all taxes and assessments are paid to date and certification from the CFO or his/her designee that all prior escrow fees have been posted
26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A written statement describing the exact proposed use requested, for "use" variance applications only. The statement should include hours of operation, number of employees, and other pertinent information to aid the Board in a full understanding of the proposed use

MONTGOMERY CODE

Item #	Provided	Not Relevant	Waiver Asked For	Item of Information Required by the Land Development Ordinance
28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Impact Statement, for "d" variances only (see subsection 16-8.4c).
29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stormwater management methods for Minor Developments (see subsections 16-5.2c3 and 16-5.2f).

Theodore H. Bayer, PE

SIGNATURE AND TITLE OF PERSON  
WHO PREPARED THE  
CHECKLIST [Ord. #20-1646, S11]

04/10/2023

DATE