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June 22, 2021

Zoning Board of Adjustment
Montgomery Township
2261 US Hwy 206
Belle Mead, NJ 08502
Montgomery Township

Dear Board Members,

Montgomery 206 Realty, LLC proposes the redevelopment of commercial property located at 1276 Route 206 within Township of Montgomery, otherwise known as lot 64 in Block 28005, Somerset County, New Jersey. The site is approximately 0.52 acres in size and is currently developed as a gas/service station which includes a 1,400 sf service station structure, concrete pads, paved areas, concrete islands and lighting. The site at one time had underground storage units that have been previously removed. The rear of the property consists of a narrow undeveloped wooded area gently sloping from south to north. The commercial site is not being utilized and is in disrepair.

The applicant is proposing to construct a 'DUNKIN' commercial use structure as shown on plans 'Amended Preliminary and Final Site Plan 'DUNKIN'', Lot 64 Block 28005, 1276 Route 206, Township of Montgomery, Somerset County, New Jersey prepared by Ferriero Engineering, Inc., dated February 25, 2021, and last revised May 17, 2021. The proposed site conditions include a 1,823sf building, a parking area for 16 vehicles, two drive up lanes with stacking 16 vehicles for the drive-up window, menu boards, lighting, landscaping and retaining walls. Also included with this proposal is a concrete sidewalk which will be constructed along Georgetown-Franklin Turnpike and along Route 206 to allow pedestrian access to and around the site. The redevelopment of this site will increase the impervious coverage by 2,213sf, and will disturb less than 1 acre. Therefore, this project is exempt from the Major Stormwater regulations. However, stormwater runoff from the site will be captured by a series of catch basins and inlets and will be conveyed with subsurface piping to an underground stormwater detention system. In addition, runoff generated by the increased area of impervious coverage will be treated for TSS removal before being conveyed to the detention system. This stormwater management system has been designed to release stormwater at a controlled rate so that the peak post-development rate of discharge does not exceed the peak pre-development rate of discharge.

The proposed redevelopment will have access by a right turn in only from State Route 206. A left and right turn in from Georgetown-Franklin Turnpike is proposed while egress from the site will be from a right turn out only onto the Georgetown-Franklin Turnpike. There will be no egress from the site onto State Route 206. A total of 16 onsite parking spaces are provided along with a vehicle stacking area that will accommodate 16 passenger cars to access the proposed drive-up window.

The applicant has stated that there will be a maximum of 4 employees, and that the business will be open from 5am to 10pm.

Sanitary sewerage service for the proposed development will be provided through the connection to existing facilities located along State Route 206. Waste water for this development will be conveyed to the Township of Montgomery sewage treatment plant for treatment.

Potable water will be provided by American Water which has a water main conveying water along the Georgetown-Franklin Turnpike.

Stormwater runoff generated by the site will be collected by a proposed stormwater management system. This system will consist of inlets and subsurface piping to convey the runoff to an underground detention system. The stormwater management system will discharge runoff at a reduced rate, from existing flows, to an existing State stormwater conveyance system located along Route 206.

Very truly yours,

Jeffrey B. Lehrer

cc: Tony Nader

Name of Applicant Montgomery 200 Realty, LLC Email trnader18@gmail.com
 Address 1714 Woodbridge Avenue Phone (Daytime) _____
 City Edison State NJ Zip 08817 (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 October 31, 2011
 Tax Map Page 56 Block 28005 Lot 64
 Address of property 1276 U.S. Highway 206
 Present Use of Property: vacant
 Proposed Use of Property: Dunkin with drive through
 Development Name Dunkin
 Is the property served with public sewer system? Yes ☒ No _____
 Is the property served with public water system? Yes ☒ No _____
 Is the applicant willing to dedicate land for the widening of roads in compliance with Township and/or County Master Plan? Yes ☒ No _____
 Is the proposed use located on a Municipal _____ County ☒ State ☒ road?
 Area of property 0.5107 acres or 22,639 sq. ft.
 Frontage on an improved street 150 ft. Present Zoning: HC highway commercial
 Number of Lots: Existing 1 Proposed 1
 Number of buildings: Existing 1 Proposed 1
 Proposed principal building height: 28 ft. Proposed accessory building height N/A
 Gross square footage of proposed building(s) 1,823 sq. ft.
 Floor area of all structures: Existing 1,718 sq. ft. Proposed 1,823 sq. ft.
 Percentage of coverage by buildings 8.2% * by impervious coverage 84.4% * * post dedication
 Bulk restrictions provided: Front Yard 45.3' * Side Yard 42.8' * Rear Yard 41.2' * Height 28 ft.
 Parking spaces required 5 and provided 16
 Has a subdivision previously been granted? No Date _____
 Has a variance previously been granted? yes Date Sept. 22, 2015
 If previous applications were applied for please indicate the case number(s) BA 17-13
 Are there any existing or proposed covenants or deed restrictions on the property? See attached
 If yes, explain _____
 Is a variance requested? Yes ☒ No () No. of variances requested 8

TYPE OF APPLICATION Amended Site Plan

Describe in detail section of Zoning Ordinance from which applicant seeks design waivers: _____

Sec. 16-5.4 B - The light intensity shall be no more than
1.0 fc where L.I is provided.

Describe in detail section of Zoning Ordinance from which applicant seeks submission waivers: _____

Waiver from Final Major Subdivision Plats and Final Major
Site Plans Checklist Items 17 & 21

PLANS

Name of Engineer/Surveyor: Paul W. Ferriero Email paul.ferriero@ferrieroengineering.com

Address: 180 Main Street, P.O. Box 571

City Chester State NJ Zip 07933 Phone 908-879-6209 Fax _____

Name of Architect: Cynthia Falls, AIA Email cfalls@gkanda.biz

Address: 36 Ames Avenue

City Rutherford State NJ Zip 07070 Phone 201-896-0333 Fax 201-896-9469
ext. 18

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: _____

(Owner's Name Printed and Owner's Signature)

DATED: 4/13/21 Jeffrey B. Lehrer, Attorney for Applicant / Owner
(Applicant's Name Printed and Applicant's Signature)

SWORN TO AND SUBSCRIBED BEFORE

THIS 13th day of April

20 21

Susan Bateman
(Notary) Attorney at Law of N.J.

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

Name: _____

Address: _____

Phone: _____

Fax: _____

APPLICANT'S ATTORNEY:

Name: Jeffrey B. Lehrer, Esq.

Address: 15 Mountain Blvd.

Warren, N.J. 07059

Phone: 908-757-7800 ext. 180

Fax: 908-757-8039

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.

4/13/21

Date

Jeffrey B. Lehrer, Attorney for applicant
Applicant's Name Printed and Applicant's Signature

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 attached

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

See attached

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:*

See attached

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

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):

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

- 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:

See attached

ATTACHMENT TO APPLICATION FOR BULK VARIANCE RELIEF

Questions #1 and #2:

Sec. 16-4.12d: Minimum front yard requirement is 50 ft. where 45.3 ft. is proposed.

Sec. 16-4.12d: Minimum rear yard requirement is 50 ft. where proposed is 41.2 ft.

Sec. 16-4.12d: Maximum allowable lot coverage is 55% where 84.4% is proposed.

Sec. 16-4.12.e.5.c: Buildings with 2 frontages shall have 2 facades. Drive up window proposed on Rt. 518 frontage.

Sec. 16-4.12.f.3.: Forty-five (45%) of lot to be landscaped, 12.9% (2,865 s.f.) proposed.

Sec. 16-12f.4.(a) & 16-12f.5: No parking area shall be permitted within the first twenty-five (25) feet adjacent to any street nor within the first fifteen (15) feet adjacent to any other property line. Four (4.0') feet is proposed along County Route 518 and 9.1 ft. along State Route 206.

Sec. 4.12.f.5 –Fifteen (15') foot setback from property line for all structures, driveways and parking.. Parking, driveway and retaining wall are closer to the property line. Face of retaining wall located along westerly property line.

Sec. 16-5.13.f.5.- On-site directional signs, parking signs, warning signs and other similar signs shall be permitted, provided they do not exceed two square feet in area and do not display any type of advertising. Directional sign area is proposed to be greater than two square feet.

Questions #3 and #4:

The subject lot is an existing undersized lot with improvements located thereon. The applicant has unsuccessfully attempted to acquire additional property from adjoining landowners. Furthermore, Somerset County is requiring a dedication for roadway purposes. For these reasons, it would be extremely difficult to develop the lot in conformity with the requirements of the Zoning Ordinance.

Question #5:

To the extent that the bulk variances are requested as “c-2” variances, purposes a, h and i of N.J.S.A. 40 55D-2 will be advanced.

Question #6:

The variances requested are the minimum required to ensure that the use of the property can operate safely and efficiently.

Question #7:

The benefits of granting the variances substantially outweigh any detriment because the development will improve the aesthetics of this dilapidated site which is located in a major Montgomery business location

Question #8:

The granting of these variances will not be substantially detrimental to the public good because development of the site will improve its appearance, and will function in a safe manner from a traffic perspective.

Question #9:

The granting of these variances will not substantially impair the intent and purpose of the zone plan and zoning ordinance because there is no reasonable alternative to allowing the site to be developed due to its size limitations.

AGREEMENT TO PAY FOR PROFESSIONAL REVIEW

THIS AGREEMENT made this 6th day of November 2020 between:

Name: ANTON NADER

Address: 19 Charlotte Hill Dr.

Type of Application: Platting Block: _____ Lot: _____

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.**

ANTON NADER
APPLICANT'S NAME (PRINTED)

[Signature]
APPLICANT'S SIGNATURE

11/6/2020
DATE

**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.



APPLICANT'S NAME (PRINTED)


APPLICANT'S SIGNATURE
11/6/2020

DATE

MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS

Applicant's Disclosure Statement

(Corporation or Partnership)

See N.J.S.A. 40:55D-48.1 and 48.2 and Zoning Ordinance

A Corporation or Partnership applying to the Planning Board or Zoning Board of Adjustment for:

- A. Subdivision with three (3) or more lots; or
- B. Site Plan for Commercial Purpose; or
- C. Variance to construct multi-dwelling or twenty-five (25) or more family units;

must complete the following:

The names and addresses of all persons, stockholders, or individual partners owning at least ten percent (10%) interest in the corporation, partnership, or applicant are as follows:

Name	Address
<u>Anton Nader</u>	<u>1714 Woodbridge Ave. Edison NJ 08817</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
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MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS

Affidavit of Ownership

STATE OF NEW JERSEY)

ss

COUNTY OF SOMERSET)

Anton Nader of full age being duly sworn according to law on oath deposes and says
that the deponent resides at 19 Charlotte Hill Drive in the Township of Bermansville
in the County of Somerset and State of New Jersey that Anton Nader
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 28005 Lot 64.

DATED 4/19/2021

ANTON NADER

Owner's Name Printed and Owner's Signature

SWORN TO AND SUBSCRIBED TO BEFORE ME

THIS 19th DAY OF April 20 21

Ronny Nader, Esq.
(Notary Public)

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:

_____ is hereby authorized to make the within application.

DATE: _____, 20____.

Owner's Name Printed and Owner's Signature

CHECKLIST

Details Required for Preliminary Major Subdivision Plats and Preliminary Major Site Plans

Note: See subsection 16-8.4 of the Montgomery Township Land Development Ordinance for further details of submission requirements and procedures.

Applicant Montgomery 206 Realty Block 28005 Lot 64
Address 1714 Woodbridge Ave., Edison, New Jersey 08817

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
1	✓			Application Form(s) and Checklist(s) (8 copies) and electronic portable document format (PDF)..
2	✓			Application and Escrow Fees in accordance with subsection 16-9.1.
3	✓			Plats or Plans signed and scaled by NJ PLS, or NJ PE, as required, and folded into eighths with the Title Block revealed in accordance with subsection 16-8.4b of this chapter (8 copies and PDFs).
4		✓		Existing protective covenants, easements and/or deed restrictions (1 copy and PDFs).
5	✓			Scale of 1" equals not more than 100' for major subdivision plats or 1" equals not more than 50' for minor site or subdivision plans on one of the following 4 standards sheet sizes (8 1/2" x 13", 15" x 21", 24" x 36" or 30" x 42"), each with a clear perimeter border at least 1" wide.
6	✓			Key Map at 1" equals not more than 2,000'.
7	✓			Title Block in accordance with the rules governing "title blocks" for professional engineers (N.J.S.A. 45:8-36), including:
8	✓			Name of the development, Township of Montgomery, Somerset County, NJ;
9	✓			Name, title, address and telephone number of applicant;
10	✓			Name, title, address telephone number, license number, seal and signature of the professional or professionals who prepared the plat or plan;
11	✓			Name, title and address of the owner or owners of record;
12	✓			Scale (written and graphic); and
13	✓			Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.
14	✓			North Arrow.
15	✓			Certification that the applicant is the owner of the land or his/her properly authorized agent, or certification from the owner that he or she has given his/her consent under an option agreement.
16	✓			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 10% or more of any class of stock of the corporation in accordance with N.J.S.A. 40:55D-48.1 et seq.

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
17	✓			Acreage figures to the nearest tenth of an acre (both within and without areas within public rights-of-way) and a computation of the area of the tract to be disturbed. For submissions, acreage of proposed lots with total acreage calculation.
18	✓			"Approved" and "Date" lines for the signatures of the Chairman, Secretary of the Board, and Township Engineer.
19	✓			Existing tax sheet number(s) and existing block and lot number(s) to be subdivided or developed as they appear on the Township Tax Map, and proposed block and lot number(s).
20	✓			The name(s) and block and lot number(s) of all property owners within 200 feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Township Tax Assessor.
21	✓			Tract boundary line (heavy solid line), any existing and proposed subdivision or property line(s) within the tract.
22	✓			Zoning district(s) affecting the tract, including district names and all requirements, with a comparison to the proposed development, and all zoning district(s) within 100 feet of the tract.
23			PW	The location of natural features including but not limited to, treed areas, high points, marshes, depressions, and any extensive rock formations, both within the tract and within 200 feet of its boundaries.
24			PW	Delineation of flood plains, including both floodway and flood fringe areas, and Township stream corridors, both within the tract and within 200 feet of its boundary, and the source and date of the flood plain information.
25			PW	Delineation of ponds, marshes, wetlands, wetland transition areas, hydric soils, and lands subject to flooding, both within the tract and within 200 feet thereof A copy of the applicant's request for a Letter Of Interpretation (LOI) from the New Jersey Department of Environmental Protection (NJDEP) and the accompanying plan shall be submitted for all delineated wetlands. Where an LOI has been received, a copy of the NJDEP LOI and stamped approved plan shall be submitted to the Township
26			PW	All existing and proposed water courses (including lakes and ponds) within the tract and within 200 feet of the tract shall be shown and be accompanied by the following information:
27		✓		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.

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
28		✓		Cross-sections of water-courses and/or drainage swales showing the extent of the flood plain, top of bank, normal water levels and bottom elevations at the locations in subsection 16-8.4b,15(b) where appropriate or where required by the Township Engineer.
29		✓		The total acreage of the drainage basin of any watercourse running through the tract.
30		✓		The location and extent of drainage and conservation easements and stream encroachment lines.
31		✓		The location, extent and water level evaluation of all existing or proposed lakes or ponds within the tract and within 200 feet of the tract.
32	✓			The size, direction of flow and the type of proposed surface water management provisions to reasonably reduce and minimize exposure to flood damage.
33	✓			Existing and proposed contours as required by Ordinance and an indication of steep sloped areas.
34			PW	Locations of all existing structures and their uses (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), both within the tract and within 200 feet of its boundary, including but not limited to buildings, paved areas, railroads, bridges, culverts, drain pipes, any historic features such as family burial grounds and buildings more than 50 years old, and the existing and proposed front, rear and side yard setback distances to all buildings.
35			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 200 feet of its boundaries.
36	✓			The location and identification of existing vegetation with an indication as to whether it is to remain or be removed. The location and species of all existing individual trees or groups of trees having a caliper of 6 inches or more measured 4 1/2 feet (DBH) above the ground level shall be shown within the portion(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, with the limits of disturbance clearly indicated on the plan.
37	✓			A Landscape Plan showing the location of all proposed plantings, screening and buffering, a legend listing the botanical and common names, the sizes at the time of planting, a planting schedule, method of irrigation, the total quantity of each plant, and the location of each plant keyed to the plan or plat.

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
38	✓			Size, height and location of all proposed buildings (including spot elevations and grades), structures, signs and fences, including details for any signs and sign lighting, fences and trash enclosures and provisions for the separation and storage of recyclable materials.
39	✓			All dimensions and setbacks necessary to confirm conformity to the chapter, such as the size of the tract and any proposed lot(s), the number of lots being created, structure setbacks, structure heights, yards, floor area ratios, building and lot coverages, the amount of contiguous net useable acreage, the delineation of all "critical areas," and the inscription of a 205-foot diameter circle, where required for residential uses.
40	✓			The proposed location, height, size, direction of illumination with isolux curves, power and type of proposed outdoor lighting, including details of lighting poles, luminaries, hours and time of lighting, a point by point plan and the average footcandle level.
41	✓			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.
42	✓			The location and design of any off-street parking or loading area, showing the size and location of bays, aisles and barriers, curbing and paving specifications and any associated signage.
43	✓			All means of vehicular access 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 devices necessary.
44		✓		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. The vertical alignments shall be based on U.S.G.S. vertical datum or a more specified datum supplied by the Township Engineer, including curbing, sidewalks, street trees and planting strips, storm drains and gutters, drainage structures and cross sections every half and full station of all proposed streets and of all existing streets abutting the tract.
45	✓			Sight triangles, the radius of curb lines and street sign locations shall be clearly indicated at the intersections.
46	✓			The width of cartway and right-of-way, location and width of utility lines, type and width of pavement, final design grades, and a profile of the top of curb within the bulb of any cul-de-sac shall be included.

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
47	✓			The width of additional right-of-way to be dedicated to the Township or other appropriate governmental agency shall be shown as specified in the Master Plan or Official Map and the street requirements of this chapter.
48	✓			If the project meets the stormwater management applicability requirements of subsection 16-5.2c, the application submission shall include, but is not limited to, the items listed in 16-5.2r and as otherwise required by the Township Engineer. The minimum requirements are briefly outlined as follows:
48A	✓			Topographic Base Map;
48B	✓			Environmental Site Analysis included in the Stormwater Management Report;
48C	✓			Geology and hydrogeology information from the NRCS maps and Township soil maps;
48D		✓		Groundwater recharge map;
48E	✓			Project Description in the Stormwater Management Report and Site Plan;
48F	✓			Land Use Planning and Source Control Plan, including narrative to meet groundwater recharge, stormwater runoff quantity, stormwater quality, and green infrastructure standards;
48G	✓			Stormwater Management Facilities Map;
48H	✓			Stormwater Calculations and Soils Report;
48I	✓			Drainage area maps for existing and proposed conditions;
48J				MS4 Major Development Basin Summary Form, Attachment D for Tier A municipalities; and
48K	✓			Operations and Maintenance Plan
49	✓			Plans, profiles and details of proposed improvements and utility layouts including sewers, storm drains and water lines, and feasible connections to gas, telephone and electrical utility systems, including plans, profiles and details of all existing and proposed sanitary sewage facilities and water mains with proposed connections, as required in subsection 16- 8.4b,29.
50		✓		If the proposed lot(s) is (are) not served by connection to a sanitary main, three (3) copies of the plan approved by the Township Board of Health, with date of approval, 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 boring(s), soil logs, proposed location of the septic disposal areas and reserve areas, test results, soil types, percolation rates and compliance with NJAC 7:9A "Standards for Individual Subsurface Sewage Disposal Systems" or applicable Township Board of Health Code, whichever may be more restrictive, shall be shown on the plat and certified by a licensed professional engineer.

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
51	✓			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.
52		✓		Any existing protective covenants or deed restrictions applying to the land being developed shall be submitted with the application and/or indicated on the submitted plat or plan.
53	✓			Plans for Soil Erosion and Sediment Control as required by N.J.S.A. 4:24-39 et seq. and in accordance with the Somerset County Soil Conservation District.
54	✓			The existing and proposed permanent monuments shall be shown, in accordance with the Map Filing Law, N.J.S.A. 46:23-9.9.
55	✓			An Environmental Impact Statement in accordance with subsection 16-8.4c. of this chapter, if required.
56	✓			A Traffic Impact Statement if required in accordance with subsection 16-8.4d. of this chapter, if required.
57	✓			If a survey is referenced, a copy of a signed and sealed survey by a licensed New Jersey land surveyor, showing the tract boundary, topographic information, existing conditions, and all "critical areas," as defined by this chapter.
58	✓			Certification from the Township Tax Collector that all taxes and assessments are paid to date, and certification from the Chief Financial Officer or his/her designee that all prior escrow fees have been posted.
59	✓			A list of all known licenses, permits and other forms of approval required by law for the development and operation of the proposed project, including approvals required by the Township, as well as agencies of the County, State and Federal government. Evidence of the submission of the application(s) for other agency approvals having jurisdiction over the application and/or required by the Township Engineer shall be submitted. Where approvals have been granted, copies of said approvals shall be attached. Where approvals are pending, a note shall be made to that effect.
60	✓			Concerning major 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.
61		✓		Concerning major site plans only involving the storage of hazardous substances, a proposal for the means of storage of hazardous substances in accordance with Ordinance 81-85

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
62		✓		Where any clearing and/or construction of public improvements is proposed to commence prior to final approval a written statement from the applicant indicating this intent and his acknowledgement of the requirements of subsection 16-9.2 of this chapter and, if the development is to be phased, the location of areas where such clearing or construction is proposed. The following additional information also is required:
63		✓		A letter from the developer indicating that he/she be proceeding with construction based upon a preliminary approval only at his/her own risk and that he/she acknowledges that there are no assurances that the improvements installed will be granted final approval
64		✓		A separate plan depicting the areas within the site where construction shall be performed prior to final approval including clearing and grading limits, and a summary of the improvements that are proposed to be constructed prior to final approval.
65		✓		A separate plan depicting soil erosion and sediment control measures which shall be implemented prior to final approval, the location of topsoil and material stockpiles and construction staging areas, and measures to protect existing trees and vegetation along clearing limits.
66		✓		If clearing and grading are proposed beyond the right-of-way line on a proposed lot prior to final approval a written explanation setting forth the reasons for such clearing prior to final approval and <u>grading plan approval for the subject lot(s).</u>
67		✓		In the case of any subdivision or site plan submission of a planned development, the applicant shall be required to submit all of the required information for all of the properties comprising the planned development, regardless of whether the applicant is seeking approval of the whole or a section of the planned development; specifically, the applicant shall be required to show the interrelationship of each portion of the project with the whole of the project considering land use, traffic, open space, buffering, drainage and surface water management, sewerage, potable water supply and any other specific planning considerations as may be of particular relevance to a particular planned development.

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 areas, provided, however, that no application shall be declared incomplete for lack of such additional information.

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

DATE

CHECKLIST

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

Note: See subsection 16-8.5 of the Montgomery Township Land Development Ordinance for further details of submission requirements and procedures.

Applicant Montgomery 206 Realty Block 28005 Lot 64
Address 1714 Woodbridge Ave., Edison, N.J. 08817

Item #	Provided	Not Relevant	Waiver Asked For	Item of Information Required by the Land Development Ordinance
1	✓			Application Form(s) and Checklist(s) (8 copies) and electronic portable document format (PDF).
2	✓			Application and Escrow Fees in accordance with subsection 16-9.1.
3	✓			Plats or Plans signed and sealed by NJ PLS. or NJ PE, as required, and folded into eighths with the Title Block revealed in accordance with subsection 16- 8.4b of this chapter (8 copies and PDFs).
4	✓			Scale of 1" equals not more than 100 feet for major subdivision plats of 1" equals not more than 50 feet for major site or subdivision plans on one of the following 4 standards sheet sized (8 1/2" x 13", 15" x 21", 24" x 36" or 30" x 42"), each with a clear perimeter border at least 1" wide.
5			PW	All details stipulated in subsection 16-8.4b and 16-8.5c of this chapter
6	✓			All additional details required at the time of preliminary approval.
7		✓		A section or staging plan, if proposed.
8		✓		Regarding Major Subdivision plats only, all information and data required by the Map Filing Law.
9	✓			Detailed architectural and engineering data as required by Ordinance including:
10	✓			An architect's design drawing of each building and sign showing front, side and rear elevations:
11		✓		Cross sections, plans, profiles and established grades of all streets, aisles, lands and driveways, including centerline geometry and horizontal alignments with bearings, radii and tangents:
12	✓			Plans and profiles of all storm and sanitary sewers and water mains; and
13	✓			All dimensions of the exterior boundaries of any subdivision shall be balanced and closed.
14	✓			Final grading plans shall conform to subsection 16-5.2z.
15	✓			Evidence that a duplicate copy(ies) of the application for development has/have been filed with any other agency having jurisdiction over any aspect of the proposed development.
16	✓			Certification from the Township Tax Collector that all taxes and assessments are paid up-to-date and certification from the CFO or his/her designee that all prior escrow fees have been posted.

Item #	Provided	Not Relevant	Waiver Asked For	Item of Information Required by the Land Development Ordinance
17	✓			Letters directed to the Chairman of the Board and signed by a responsible official of all utility companies, etc., providing service to the tract as required by Ordinance.
18		✓		Certification in writing from the applicant to the Board that the applicant has:
		✓		(a) Installed all improvements in accordance with the requirements of the Ordinance and the preliminary approval; and/or
		✓		(b) Posted guarantees in accordance with subsection 16-9.2 of this Chapter; and
		✓		(c) In the case of major subdivisions only, posted the moneys required to revise the Township Tax Map Sheets to indicate the approved subdivision.
19				A statement from the Township 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 Township standards shall be factored into the required guarantees.
20		✓		Concerning major subdivisions only, a "Sales Map" in accordance with subsection 16-8.5b.8 of the Ordinance.
21		✓		Where proposed, the location of temporary construction trailers, temporary sales trailers or centers, models, and/or temporary signs.
22		✓		If the development is subject to the requirements pertaining to the establishment of escrows for underground water storage tank systems and ancillary fire protection wells as set forth in subsections 16-5.16d,1 and 16-9.3c,4(b), a notation shall appear on the final plan that the escrow deposit for each lot must be posted prior to the issuance of the building permit for the principal structure that will be located on the subject lot.

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CHECKLIST

Details Required for Variance Applications

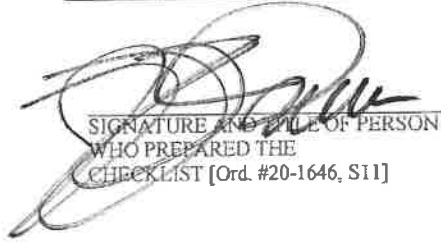
Note: See subsection 16-8.2c of the Montgomery Township Land Development Ordinance for further details of submission requirements and procedures.

Applicant Route 206 Realty Block 28005 Lot 64
Address 1714 Woodbridge Ave., Edison, N.J. 08817

Item #	Provided	Not Relevant	Waiver Asked For	Item of Information Required by the Land Development Ordinance
1	✓			Application Form(s) and Checklist(s) (8 copies) and electronic portable document format (PDF).
2	✓			Application and Escrow Fees in accordance with subsection 16-9.1
3	✓			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	✓			Title Block:
5	✓			Name, title, address and telephone number of the applicant;
6	✓			Name, title, address, telephone number, license number, seal and signature of the professional or professionals who prepared the plat, plan, and/or survey;
7	✓			Name, title and address of the owner or owners of record;
8	✓			Plan scale; and
9	✓			Date of original preparation and of each revision
10	✓			Acreage figures (both with and without areas within the public rights-of-way)
11	✓			North Arrow
12	✓			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
12	✓			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	✓			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
14	✓			Approval signature lines for "d" variance applications only
15	✓			Existing block and lot number(s) of the lot(s) as they appear on the Township Tax Map
16	✓			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
17	✓			Zoning district(s) applicable to the tract, including district names and all area and bulk requirements, with a comparison to the proposed development
18	✓			Existing and proposed landscaped and wooded areas
19		✓		Delineation of any flood plains and Township stream corridors
20		✓		Wetlands and wetland transition areas
21		✓		Designation of topographic slopes 15% or greater
22		✓		Designation of any hydric soils, as noted in subsection 16-6.4g.
23	✓			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
24	✓			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
25	✓			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
26	✓			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

27	✓			Environmental Impact Statement, for "d" variances only (see subsection 16- 8.4c).
28	✓			Stormwater management methods for Minor Developments (see subsections 16-5.2c3 and 16-5.2f).


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6/22/21
 DATE