

22-07

**BOROUGH OF SAYREVILLE  
STANDARD DEVELOPMENT APPLICATION**

(Page 1 of 3)

**GENERAL INSTRUCTIONS:** To the extent possible, Applicant shall complete every question. When completed, this application shall be submitted to the Planning Board Secretary (if and application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment). The proper application and escrow fees must be accompany the application.  
**Do not advertise for a public hearing until you are advised to do so by the Board.**

**Indicate to which Board application is being made:**

Planning Board       Board of Adjustment

**Indicate all approvals and variances being sought:**

<input type="checkbox"/> Informal Review	<input checked="" type="checkbox"/> Prelim. Major Site Plan	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Bulk Variance(s)	<input checked="" type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Fill or Soil Removal Permit
<input checked="" type="checkbox"/> Use Variance	<input type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Waiver of Site Plan Requirements
<input type="checkbox"/> Conditional Use Variance	<input type="checkbox"/> Final major Subdivision	
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Appeals from Decision of Admin. Officer (attach the denial/decision)	
<input type="checkbox"/> Minor Site Subdivision		

**1. APPLICANT:**

Name <b>Lopez, Julian and Wanda Diaz</b>		Address <b>3225 Washington Road</b>		
City <b>Sayreville</b>	State <b>NJ</b>	Zip <b>08872</b>	Fax	Telephone <b>732-586-7596 (Julian)</b>

**2. PROPERTY OWNER (If other than applicant)**

Name <b>same as Applicant</b>		Address		
City	State	Zip	Fax	Telephone

**3. APPLICANT'S ATTORNEY (If applicable)**

Name <b>Stephen F. Hehl Javerbaum Wurgaft, et al</b>		Address <b>370 Chestnut St</b>		
City <b>Union</b>	State <b>NJ</b>	Zip <b>07083</b>	Fax <b>908-687-7028</b>	Telephone <b>908-687-7000</b>

**TO BE COMPLETED BY BOROUGH STAFF ONLY**

Date Filed:	Application No.
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**BOROUGH OF SAYREVILLE**

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**4. SUBJECT PROPERTY (attach additional sheets if necessary)**

Street Address

**3225 Washington Road**

Block(s) and Lot(s) Numbers

**Block: 358; Lots: 207 & 208**

Site Acreage (and Square Footage)

**3,999.9 SF; 0.09 acres**

Zone District(s)

**R-5**

Tax Sheet Nos.

**Present Use:**

Proposed Development Name and Nature of Use

**Mixed-use; ground floor retail, 2nd floor residential**

Number of Buildings

**one(1)**

Sq. Ft. of New Bldg(s)

**addition to  
existing bldg**

Height

**existing: 15'  
proposed: 24.5'**

% of Lot to be covered by

**Buildings 40.22SF existing  
& proposed**

% of Lot to be

**Covered by 100% existing  
and proposed  
Pavement**

Number of Parking

**Spaces and 7 spaces  
Dimensions 23'x9' approx**

Dimensions of Loading Area(s)

**none proposed**

Exterior Construction Material/Design

Total Cost of Building and Site  
Improvements**t/b/d**Number of Lots  
Before Subdivision**N.A. no subdivision**Number of Lots  
After SubdivisionAre Any New Streets or Utility  
Extensions Proposed?**N.A.**Number of Existing Trees, Two Inch  
Caliper or Greater, to be Removed?**none**

Are Any Structures to be Removed?

**N.A.**Number of Proposed Signs and  
Dimensions**none proposed at this time**Is Soil Removal or Fill  
Proposed? Specify Total in  
Cubic YardsIs the Property Within 200 ft. of an  
Adjacent Municipality? If so,  
Which?**N.A.**

5. Are there any existing or proposes deed restrictions or covenants? Please Detail.

**none****6. HISTORY OF PAST APPROVALS** Check here if none**unknown to Applicant**

	APPROVED	DENIED	DATE
<i>Subdivision</i>			
<i>Site Plan</i>			
<i>Variance(s)</i>			
<i>Building Permit</i>			

**BOROUGH OF SAYREVILLE**  
**Standard Development Application - (Page 2 of 3)**

**7. NAMES OF PLAN PREPARERS**

Engineer's Name <b>Adnan A. Kahn, PE AWZ Engineering, Inc.</b>		Address <b>150 River Road, Suite B3</b>		
City <b>Montville</b>	State <b>NJ</b>	Zip <b>07045</b>	Telephone <b>973-588-7080</b>	License # <b>39812 (NJ)</b>
Surveyor's Name <b>Matthew Ziolkowski, PLS</b>		Address <b>35 Schaaf Road</b>		
City <b>Bloomsbury</b>	State <b>NJ</b>	Zip <b>08804</b>	Telephone <b>908-251-2744</b>	License # <b>24GS04223800</b>
<del>Landscape Architect or</del> Architect's Name <b>Pietro Rosato, AIA</b>		Address <b>125 Second Street</b>		
City <b>Dunellen</b>	State <b>NJ</b>	Zip <b>08812</b>	Telephone <b>908-868-1644</b>	License # <b>21AI02032400</b>

**8. FEES SUBMITTED**

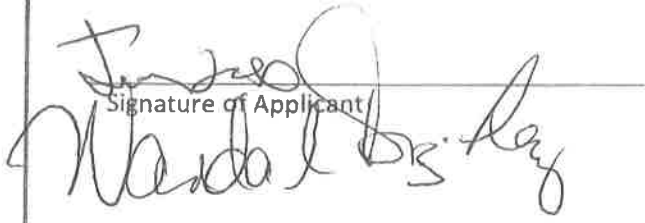
Application Fees	
Variance Fees	
Escrow Fees	
Total Fees	

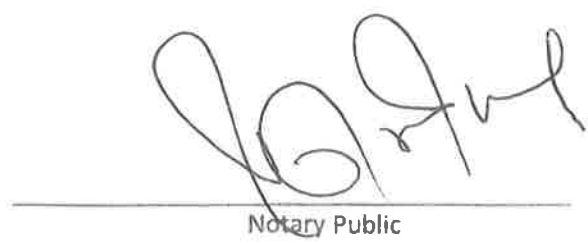
**CERTIFICATION**

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I hereby permit authorized Borough officials to inspect my property in conjunction with this application.

Sworn to and subscribed before me this date

2-11-2022

  
 Signature of Applicant

  
 Notary Public

Property Owner Authorizing Application if  
 Other Than Applicant



**SUPPLEMENTAL INFORMATION  
MAJOR SITE PLAN APPLICATION  
WITH USE & BULK VARIANCES**

**ZONING BOARD OF ADJUSTMENT  
SAYREVILLE, NJ**

\* \* \*

**Julian & Wanda Diaz Lopez  
(collectively, the "Applicant")**

\* \* \*

**3225 Washington Road  
Block: 358 Lots: 207 & 208 ("Property")  
R-5 Zone**

**I. ZONING DATA/VARIANCES:  
II.**

<b>SCHEDULE OF GENERAL ZONING REQUIREMENTS (R-5 SINGLE FAMILY RESIDENTIAL DISTRICT) BLOCK 358 - 3225 WASHINGTON ROAD, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY</b>				
<b>Regulation</b>	<b>General Requirements</b>	<b>Existing Lots 207 &amp; 208</b>	<b>Proposed Lots 207 &amp; 208</b>	<b>Comment</b>
<b>Principal Permitted Uses</b>	<b>Institutional and Public Uses, Detached Single-Family Dwellings,</b>	<b>Retail (e)</b>	<b>Retail, Second Floor Apartment (V)</b>	<b>Variance is Required</b>
Min. Lot Area	5,000 sf	N/A	N/A	Not Applicable
Min. Lot Width	50 ft.	N/A	N/A	Not Applicable
Min. Lot Depth	100 ft.	N/A	N/A	Not Applicable
Min. Lot Area (Corner Lots)	8,000 sf	3,999.94 sf (e)	3,999.94 sf (e)	Pre-existing Nonconformity
Min. Lot Width (Corner Lots)	60 ft.	40.03 ft. (e)	40.03 ft. (e)	Pre-existing Nonconformity
Min. Lot Depth (Corner Lots)	100 ft.	100.00 ft.	100.00 ft.	Conforming
Min. Front Yard	20 ft.	9.3 ft. (e)	9.3 ft. (e)	Pre-existing Nonconformity
Min. One Side Yard	8 ft.	0.8 ft. (e)	0.8 ft. (e)	Pre-existing Nonconformity
Min. Total Side Yards	20 ft.	6.6 ft. (e)	6.6 ft. (e)	Pre-existing Nonconformity
Min. Rear Yard	25 ft.	41.0 ft.	41.0 ft.	Conforming
Max. Building Height Feet/Stories	35 ft./2.5 Sty.	15 ft./1 Sty.	24.26 ft./2 Sty.	Conforming
Max. Density (Units/Acres)	N/A	N/A	N/A	Not Applicable
Max. Building Coverage	20%	40.22% (e)	40.22% (e)	Pre-existing Nonconformity
Max. Lot Coverage	45%	100.00% (e)	100.00% (e)	Pre-existing Nonconformity

**Notes:**

(e) Pre-existing Nonconformity  
(V) Variance is Required

N/A - Denotes Not Applicable  
NA - Denotes Not Available

<b>PARKING ANALYSIS</b>				
<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Comment</b>
<b>Retail</b>				
<b>5 Spaces per 1,000 Square Feet of Building Area (1,608.61 sf)</b>	<b>6 Spaces</b>	<b>7 Spaces</b>	<b>5 Spaces</b>	<b>Non Conforming</b>
<b>Residential</b>				
<b>1 Bedroom Apartment (1.8 Spaces per Unit) 2 Units)</b>	<b>4 Spaces</b>	<b>N/A</b>	<b>2 Spaces</b>	<b>Non Conforming</b>
<b>TOTAL</b>	<b>12 Spaces</b>	<b>7 Spaces</b>	<b>7 Spaces</b>	<b>Non Conforming</b>

DESIGN WAIVER SCHEDULE			
LOTS 207 & 208, BLOCK 358 - 3225 WASHINGTON ROAD, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY			
Code Regulation	Required	Existing/Proposed	Comment
26-98.3 Supplemental Design Standards in the Residential Districts.	d. The maximum driveway width on a lot with a one (1) car garage shall be ten (10) feet; the maximum driveway width on a lot with a two (2) car garage shall be twenty (20) feet.	No Garage 24.8 ft. Driveway	Pre-existing Nonconformity
26-98.6 Buffer Design.	<p>i. Buffers may include fences, walls or landscaping to minimize any adverse impacts or nuisances such as the headlights of vehicles, noise, light from structures and the movement of people and vehicles on the site or from adjacent areas. Buffers shall be used, where appropriate and/or where required, in the following areas:</p> <p>1. Along property lines shielding various uses from each other;</p> <p>2. Within or adjacent to parking areas, garbage collection areas and loading and unloading areas.</p>	None	Pre-existing Nonconformity
26-98.1 Off-Street Parking. b. Standards for Off-Street Parking Areas	1. Dimension of Parking Spaces. Every such space provided shall measure at least nine (9) feet in width and eighteen (18) feet in length, exclusive of access drives and aisles. Halp in striping shall be required. End-to-end parking spaces shall measure not less than eight (8) feet in width by twenty-two (22) feet in length.	Pavement Marking is not Hemptin striping	Pre-existing Nonconformity
26-98.1 Off-Street Parking. b. Standards for Off-Street Parking Areas.	5. Curbing. All parking lots and all loading areas shall have concrete or Belgian block curbing, in accordance with the Borough's standard details, around the perimeter of the parking and loading areas in conjunction with an overall grading and drainage plan. Curbing shall be either depressed at the driveway or have the curbing rounded at the corners with the access drive connected to the street in the same manner as another street if approved by the appropriate Board. Curbing between vehicular and pedestrian ways shall be designed with periodic ramps from the street or parking grade to the sidewalk, which shall be no less frequent than one every sixty-five (65) feet and located in accordance with a pedestrian circulation plan.	Existing on line wood edging	Pre-existing Nonconformity
26-98.1 Off-Street Parking. b. Standards for Off-Street Parking Areas	7. Sidewalks. Sidewalks between parking areas and principal structures, along aisles and driveways, and wherever pedestrian traffic shall occur, shall be provided, in accordance with the Borough's standard details, with a minimum width of four (4) feet of passable area and shall be raised six (6") inches or more above the parking area, except when crossing streets or driveways, guardrails, and wheel stops permanently anchored to the ground shall be provided in appropriate locations. Parked vehicles shall not overhang or extend over sidewalk areas, unless an additional sidewalk width of two and one-half (2 1/2) feet is provided to accommodate such overhang.	No sidewalk between building and parking area	Pre-existing Nonconformity
26-98.1 Off-Street Parking. b. Standards for Off-Street Parking Areas	3. Location of Parking Spaces. All permitted and required off-street parking spaces, open or enclosed, shall be located on the same lot as the use to which such spaces are accessory. Parking spaces may be located on another lot owned by the applicant, provided that fifty (50%) percent of the spaces are within five hundred (500) feet of any customer entranceway to the principal building. These parking areas shall not be developed for other uses while the requirement for parking is in effect. No off-street parking or loading area shall be located in a minimum required front yard setback area or within five (5) feet of a property line. No access drive, driveway or other means of ingress or egress to nonresidential uses shall be located in a residential zone.	Off-street parking area located 0' feet from property line.	Pre-existing Nonconformity

**II. STATEMENT IN SUPPORT OF APPLICATION:**

The within application involves a request for Preliminary and Final Major Site Plan with use (d(1)) variances, new bulk variances, and the continuation of existing bulk variances. The Property is located at 3225 Washington Road, known and designated as Block: 358 Lot: 207 & 208 on the Tax Maps of the Borough of Sayreville, and is in the R-5 (Single Family Residential) Zone District ("R-5 Zone"). The Property currently contains an existing retail business. Applicant proposes a Mixed-Use structure, seeking to continue the pre-existing non-conforming retail use on the ground floor and construct a 2<sup>nd</sup> floor addition with two (2) one-bedroom apartments; the

apartment use on 2<sup>nd</sup> floor is not permitted. The Applicant seeks to update the commercial space and construct modern residential apartments, with the ground floor having seven (7) exterior surface parking plus 1,617 SF of commercial space; the 2<sup>nd</sup> floor will contain 2 residential one-bedroom dwelling units (750 SF & 760 SF), with the entrance for the residences fronting on Coolidge Avenue.

As part of this Application, Applicant is requesting a Use (d(1)) Variance (Zoning Schedule I-A) for the residential apartments on the second floor, and continuation of the existing non-conforming commercial space on the ground floor, which are not permitted in the R-5 Zone. Applicant also requests continuation of certain pre-existing non-conforming conditions (existing variances) from the Sayreville Land Development Ordinance ("LDO") (Zoning Schedule II-A) for: Minimum Lot Area: required: 6,000 SF, existing & proposed: 3,999.9 SF; Minimum Lot Width: required: 60', existing & proposed: 40.03; Minimum Front Yard Setback: required: 20', existing & proposed: 9.3; Minimum (One) Side Yard Setback: required: 8.0', existing & proposed: 0.8'; Minimum Total Side Yards: required: 20', existing & proposed: 6.6'; Maximum Lot Coverage: permitted: 45%, existing & proposed: 100%; Maximum Building Coverage: permitted: 20%, existing & proposed: 40.22%; and no Bulk Variances for: Number of Parking Spaces (§26-88.1): required: 12, proposed: 7; and, Parking Stall Size (§26.98.1b.1): required: 9', provided: 8.93 & 8.95' (some spaces conform); Finally, the Applicant is requesting any design waivers deemed necessary by the Board, including those set forth on the chart above. The Property is owned by the Applicant.

The Applicant's proposal will benefit the Borough, surrounding environs, and the residents of Sayreville by providing 2 new, modern apartment dwellings and upgraded commercial space in a convenient location near other retail/commercial uses making it an excellent location for the proposed Mixed-use. Upon completion, the project will be aesthetically pleasing and well maintained.

By way of summary, the existing and new variances, as described above should be approved or continued. The Application is certainly consistent with the goals and objectives of the Borough's Master Plan and Zoning Ordinance in that it is improving the site and providing much-needed housing. The dimensional variances being requested are justified based upon the benefits provided by the project and same can be granted with no negative impact on the neighborhood or surrounding area.

The Applicant will produce expert testimony that: (1) the benefits of the project outweigh any detriments; (2) the proposal will not create any substantial detriment to neighboring properties

or the public good; and (3) will not substantially impair the zoning ordinance or the zone plan. For these reasons and those Applicant's experts will provide at the hearing, the Zoning Board should approve the proposed site plan and variances.

Respectfully submitted,

Javerbaum Wurgaft, *et al*  
Attorney for Applicant

**26-75.2 Preliminary Major Subdivision And Site Plan Checklist**

APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 1 of 5)		Submitted	Not Applicable	Waiver Requested
	(Note: For details of all submissions, see Article III. Applicant should check off all items as submitted, not applicable, or waiver requested. If waiver is requested, reasons shall be indicated in separate submission.)			
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.	✓		
2.	Scale: 1" = 30' or as approved by Board Engineer.	✓		
3.	Current survey upon which plat or plan is based, signed and sealed.	✓		
4.	Map size: 8 - 1/2" x 13"; 5" x 21"; 24" x 36"	✓		
5.	Title block and basic information: a. Title b. Date of original preparation and date(s) of revision c. North arrow and reference meridian. d. Ratio scale and graphic scale e. Tax map block, lot numbers and zone f. Name, address and license number of person preparing plat or plan g. Name and address of owner of record and applicant, if different from the owner.  (Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.)	✓		
6.	The first sheet of a series of plats or plans submitted for preliminary approval shall contain, in addition to the above, the following: a. A keymap at a scale of 1" = 500' or less showing zone boundaries b. The names and addresses, lot and block numbers of all property owners within 200' of the tract boundary line including adjoining municipalities c. Signature blocks for the Board Chairperson, Board Secretary and Board <u>Engineer</u> d. Chart of the zoning requirements for the zone, what is proposed, and variances indicated	✓		



APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 2 of 5)		Submitted	Not Applicable	Waiver Requested
7.	For subdivisions, contour lines at vertical intervals not greater than 5 feet for land with natural slopes of 10 percent or greater and at vertical intervals of not greater than 2 feet for land with natural slopes of less than 10 percent.		✓	
8.	For site plans, a grading plan showing, at 2 foot contour intervals, existing and proposed contours and elevations.	✓		
9.	The location of existing watercourses and any natural features, including flood plains, wetlands and soil types on the site and within 50 feet.		✓	
10.	The area of the tract to be subdivided or developed in square footage and the location, lot area, width and depth of any existing lot or lots proposed to be subdivided.	✓		
11.	Location of all existing and proposed buildings and subsurface structures, with building setbacks, front, side and rear yard distances.	✓		
12.	Location of all structures within 200 feet of the property.	✓		
13.	A stormwater management plan showing the location, type and size of any existing and proposed bridges, culverts, drainpipes, catch basins and other storm drainage facilities, including Stormwater Analysis Report.		✓	
14.	A soil erosion and sediment control plan.	✓		
15.	Tree save plan.		✓	
16.	A circulation plan showing proposed vehicle, bicycle and pedestrian circulation systems. The plan shall include the locations, typical cross-sections, centerline profiles and type of paving for all proposed new streets and paths.		✓	
17.	Plans of proposed potable water and sanitary sewer utility systems showing feasible connections to existing or any proposed system. If a public water supply or sanitary sewer system is available, the owner shall show appropriate connections thereto on the plat or plan.	✓		
18.	Location of any proposed off-street parking areas with dimensions showing parking spaces, loading docks and access drives and a traffic circulation pattern showing all ingress and egress to the site.	✓		
19.	Location and description of all proposed signs and exterior lighting, including details.		✓	
20.	Provision for storage and disposal of solid wastes.			✓

APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 3 of 5)		Submitted	Not Applicable	Waiver Requested
21.	For site plans, the preliminary floor plans and preliminary building elevation drawings showing all sides of any proposed building or buildings. The final floor plans and building elevations drawings submitted to the Construction Code Official for issuance of a building permit shall conform with the preliminary plans and drawing approved by the Board. No change, deletion or addition shall be made to said final plans and drawings without resubmission and reapproval by the Board.	✓		
22.	Compliance with Fill Placement and Soil Removal Ordinance details.		✓	
23.	A staging plan for projects greater than 10 acres in area.		✓	
24.	All proposed buffers, landscaping, fences, walls, hedges or similar facilities. The landscaping plan shall show in detail the location, size and type of all plant material, including ground cover, to be used on the site. Common names of all landscaping material shall be indicated.		✓	
25.	A copy of any protective covenants or deed restrictions applying to the land and being subdivided or developed and a notation on the plat or plan of any easements required by the Board, such as, but not limited to, sight triangle easements. Said easements may also include utility lines, public improvements and ingress and egress for emergency vehicles.	✓		
26.	A copy of such guarantees, covenants, master deed or other document which shall satisfy the requirements of the Board for the construction and maintenance of any proposed common areas, landscaping, recreational areas, public improvements and buildings.	✓		
27.	A list of all licenses, permits or other approvals required by law, including proof of service.	✓		

APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 4 of 5)		Submitted	Not Applicable	Waiver Requested
28.	For any subdivision of 6 or more lots, or for a variance to construct a multiple dwelling of 25 or more dwelling units, or for site plan approval of any non-residential use, a corporation or partnership shall list the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock of any class or at least 10 percent of the interest in the partnership, as the case may be. If a corporation or partnership owns 10 percent or more of the stock of a corporation, or 10 percent or greater interest in a partnership, subject to disclosure pursuant to the previous paragraph, that corporation or partnership shall list the names and addresses of its stockholders holding 10 percent or more of its stock or of 10 percent or greater interest in the partnership, as the case may be, and this requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10 percent ownership criterion have been listed.		✓	
29.	The Board may require the applicant to submit an environmental impact assessment as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on the environment.		✓	
30.	The Board may require the applicant to submit a traffic impact statement as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on off-site traffic and circulation.		✓	
31.	Applicant shall submit fifteen (15) sets of folded plans.	✓		

APPLICATION FOR PRELIMINARY APPROVAL OF  
MAJOR SUBDIVISIONS AND SITE PLANS (Page 5 of 5)

Checklist prepared by ADNAN A. KHAN

Date: 11/09/21

Checklist reviewed by Board: \_\_\_\_\_

Date: \_\_\_\_\_

Application found complete on: \_\_\_\_\_

Application found incomplete on: \_\_\_\_\_

Applicant notified on: \_\_\_\_\_

**26-75.3 Final Major Subdivision And Site Plan Checklist**

APPLICATION FOR FINAL APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 1 of 5)		Submitted	Not Applicable	Waiver Requested
	(Note: For details of all submissions, see Article III. Applicant should check off all items as submitted, not applicable, or waiver requested.  If waiver is requested, reasons shall be indicated in separate submission.)			
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.	✓		
2.	Scale: 1" = 30' or as approved by Board Engineer.	✓		
3.	Current survey upon which plat or plan is based, signed and sealed.	✓		
4.	Map size: 8 - 1/2" x 13"; 5" x 21"; 24" x 36"	✓		
5.	Title block and basic information: <ul style="list-style-type: none"> <li>a. Title</li> <li>b. Date of original preparation and date(s) of revision</li> <li>c. North arrow and reference meridian.</li> <li>d. Ratio scale and graphic scale</li> <li>e. Tax map block, lot numbers and zone</li> <li>f. Name, address and license number of person preparing plat or plan</li> <li>g. Name and address of owner of record and applicant, if different from the owner</li> </ul> (Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.)	✓		
6.	Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land to be reserved or dedicated to public use, all lots lines and other site lines, with accurate dimensions, bearings or deflection angles, radii arcs and central angles of all curves, or as required by the Map Filing Act.	✓		
7.	The purpose of any easement or land reserved or dedicated to public use such as, but not limited to, sight triangle easements, and the proposed use of sites other than residential.		✓	
8.	The front, side and rear building setback lines.	✓		
9.	Improvement Plans in accordance with the Borough Standards for roads and utilities.	✓		

APPLICATION FOR FINAL APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 1 of 5)		Submitted	Not Applicable	Waiver Requested
10.	Statement that final plan is consistent with preliminary plan, and if not, how and why they differ.		✓	
11.	All additional information, changes or modifications required by the Board at the time of preliminary approval.		✓	
12.	A statement from the Borough Engineer that all improvements required by the Board for preliminary approval have been installed in compliance with all applicable laws.		✓	
13.	If improvements have not been installed, then a statement from the Borough Clerk shall accompany the application for final approval stating that: a. A recordable developer's agreement with the Borough has been executed b. A satisfactory performance guarantee has been posted c. That the Borough has received all escrow and inspection fees		✓	
14.	Proof that all taxes and assessments for local improvements on the property have been paid.	✓		
15.	If the required improvements have been installed, the application for final approval shall be accompanied by a statement from the Borough Clerk that a satisfactory maintenance bond has been posted.		✓	
16.	Applicant shall submit fifteen (15) sets of folded plans.	✓		
Checklist prepared by <u>ADNAN A. KHAN</u> Checklist reviewed by Board: _____ Application found complete on: _____ Application found incomplete on: _____ Applicant notified on: _____		Date: <u>11/09/21</u> Date: _____		