

APPENDIX C, ARTICLE III

Checklist

Application for Final Approval of a Major Subdivision or Site Plan

(See Article VII for Details)

Important: Each item must be marked Submitted, Not Applicable or Waiver Requested

No.	Item	Submitted	Not Applicable	Waiver Requested
1	All items required for preliminary approval as set forth in § 21-54.4, unless previously waived by the Board.			
2	All additional items required by the Board as a condition of preliminary approval.			
3	A certificate from the tax collector indicating that taxes are paid.			
4	All required application and escrow deposit fees.			
5	Final detailed architectural renderings of each building and sign, including front, side and rear elevations.			
6	Final cross-sections, profiles and established grades of all streets, aisles, lanes and driveways and construction documents for all public improvements.			
7	Final plans and profiles of all storm sewers.			
8	Final plans and profiles of all sanitary sewers.			
9	Final plans and profiles of all water mains.			
10	All dimensions of the exterior boundaries of any subdivision, balanced and closed to a precision of one to 10,000, and the dimensions of all lot lines to within one to 20,000. All dimensions, angles and bearings must be tied to at least two permanent monuments not less than 300 feet apart and all information shall be indicated on the plat. At least one corner of the subdivision shall be tied to U.S.C. and G.S. benchmarks with data on the plat as to how the bearings were determined.			
11	Proposed street names.			
12	A Final Application Comparison Report, including:			
	a. The number and type of dwelling units.			
	b. The amount of nonresidential floor space.			
	c. The type of community facilities and/or structures.			
	d. The amount of open space to be preserved.			
	e. The nature and cost of public improvements.			
	f. The anticipated value of residential and nonresidential construction.			
	g. Finalized landscaping and tree removal information pursuant to Sections 21-43 through 21-45.			
h. A comparison to the preliminary development approval, indicating the nature and reasons for any changes to the preliminary approval.				

No.	Item	Submitted	Not Applicable	Waiver Requested
13	<p>Organization documents, including:</p> <p>a. Articles of incorporation, by-laws and membership rules/regulations for any homeowner's association, condominium association or other organization to maintain the common open space or community facilities.</p> <p>b. A copy of the master deed detailing the rights and privileges of individual owners of common property.</p> <p>c. A copy of all materials submitted to the Department of Community Affairs as required by the New Jersey Planned Real Estate Development Full Disclosure Act Regulations and evidence of the status of acceptance of and/or approval by the Department of Community Affairs.</p> <p>d. Covenants or easements restricting the use of the common open space or elements.</p> <p>e. Covenants or agreements requiring homeowners or residents to pay the organization for the maintenance of the common open space and/or community facilities. This shall include a proposed schedule of membership fees for at least the first three years of operation.</p>			
14	All easements or covenants affecting any land in the development.			
15	All maintenance agreements under which private roads and other facilities will be maintained, refuse collected and other supplementary services provided, if there is to be no homeowners' association, condominium association, open space organization or similar arrangement.			
16	An offer of dedication including all legal requirements for valid dedication to the Township or, where appropriate, to another governmental body of roads or other improvements intended for public ownership.			