

Application Checklist:

Twp. of East Hanover Zoning Ordinance (**Application Filing**)

Applicant:

LR.2.27.12

Project Street Address:

Block:

Lot:

Date:

Zone:

	Provided	Waiver Requested
<p>95-34. <u>Filing procedures.</u></p> <p>Prior to the subdivision or resubdivision of land and prior to the issuance of a building permit or certificate of occupancy for any development, an application shall be submitted to and approved by the Planning Board in accordance with the requirements of this chapter, except that subdivision or individual lot applications for detached one- or two-family dwelling unit buildings shall be exempt from site plan review and approval. In the event that the subdivision or site plan application requires action by the Board of Adjustment as provided in this chapter in § 95-23A(4), said application shall be submitted to and processed by said Board, which shall act in the same manner as the Planning Board as provided in this Article and as further provided in § 95-23A(7).</p>		
<p>A. Time of filing. An application for subdivision or site plan approval shall be filed with the Secretary of the Planning Board at least 21 days prior to a regular meeting of the Planning Board. [Amended 8-27-1981 by Ord. No. 21-1981]</p>		
<p>B. Application content. Application shall be made in triplicate on forms available from the Secretary of the Planning Board and shall be accompanied by the required filing fee and twelve (12) blue- or black-on-white prints of the subdivision plat or site plan and twelve (12) copies of any other required documents and improvement plans. An application for final subdivision approval shall also be accompanied by the original tracing, three (3) translucent tracings and two (2) cloth prints of the subdivision plat. In addition, each subdivision application and each site plan application requiring review by the County Planning Board shall be accompanied by one (1) additional print and one (1) reverse line sepia, which shall be submitted by the Secretary of the Planning Board to the County Planning Board. [Amended 8-27-81 by Ord. No. 21-1981]</p>		
<p>C. The application shall be accompanied by a filing fee pursuant to § 95-11 of this chapter to cover the technical, investigative and administrative expenses involved in processing the application.</p>		

	Provided	Waiver Requested
D. The time for review shall not begin to run until the submission of a complete application with the required fee.		
<p>E. Incomplete application; completion; hearing. [Amended 5-15.80 by Ord. No. 3-1980]</p> <p>(1) If the application for development is found to be incomplete, the developer shall be notified in writing of the deficiencies therein by the Board or the Secretary of the Planning Board for a determination of completeness within forty-five (45) days of the submission or it shall be deemed to be properly submitted.</p> <p>(2) Upon receipt of a complete application for preliminary site plan or subdivision approval as defined herein and in accordance with the rules and regulations of the Planning Board, the Board shall schedule a date of hearing and give due notice to the applicant, who shall, in accordance with the provisions of this chapter and the Municipal Land Use Act, notify the surrounding property owners of such hearing; provided, however, that when reviewing an application for conventional site plan pursuant to Section 34 of the Municipal Land Use Act (N.J.S.A. 40:55D-46), the Planning Board or Board of Adjustment, as the case may be, shall have the power to waive public notice of the hearing.</p>		

Application Checklist:

Twp. of East Hanover Zoning Ordinance (**Sketch Plat**)

Applicant:

LR.2.27.12

Project Street Address:

Block:

Lot:

Date:

Zone:

	Provided	Waiver Requested
ORD.95-36A: Sketch Plat. The sketch plat shall be drawn by a licensed New Jersey professional engineer or land surveyor on a sheet twenty-four by thirty-six (24 x 36) inches and shall be based on Tax Map information or an accurate survey at a scale of not more than fifty (50) feet to the inch and shall show or include the following information: [Amended 8-27-1981 by Ord. No. 21-1981]		
(1) Location. The location of that portion which is to be subdivided in relation to the entire tract.		
(2) Structures and wooded areas. All existing structures with yard setbacks based on ground instrument survey shall be shown, and all proposed building envelopes as designated by the setback requirements of this chapter should be shown and wooded areas within the portion to be subdivided and within two hundred (200) feet thereof.		
(3) Owners. The name and address of the record owner or owners, the name and address of the developer and the names of all adjoining property owners as disclosed by the most recent township tax records.		
(4) Identity. The tract name and the Tax Map sheet, block and lot numbers of the property to be subdivided. Lot numbers of lots to be created shall be supplied by the Tax Assessor.		
(5) Streets, etc. All existing or proposed streets, roads, easements, public rights-of-way, streams, drainage ditches and natural watercourses in and within two hundred (200) feet of the subdivision.		
(6) Lots. The original and proposed lot layout, lot dimensions and total area of each lot and all applicable setbacks.		
(7) Topography. Existing contours based on United States Coast and Geodetic Survey datum at two-foot intervals for slopes of less than ten percent (10%) and at five-foot intervals for slopes of greater than ten percent (10%), to determine the general slope and natural drainage of the land, shall accompany the sketch plat of a major subdivision. The Planning Board may also require submission of topographic data with the sketch plat of a minor subdivision if physical conditions of the land are likely to result in drainage problems or otherwise cause concern in connection with the future development of the property.		

	Provided	Waiver Requested
(8) Other data. The name and address of the person preparing the map in a title block in conformance with N.J.A.C. 13:40-1 and 40-2, the scale and reference meridian. [Amended 8-27-1981 by Ord. No. 21-1981]		
(9) Zone boundaries. Zone district boundaries, if any, on or adjoining the property to be subdivided and identification of zones.		
(10) Taxes. Certification from the Tax Collector that no taxes or assessments for local improvements are due or delinquent.		
(11) Soil erosion and sediment control plan. A soil erosion and sediment control plan for a minor subdivision, if required, in accordance with N.J.S.A. 4:24-39 et seq. Said plan shall be submitted to the Soil Conservation District in accordance with said statute, and approval of the application shall be conditioned upon certification of the soil erosion and sediment control plan by the district. [Amended 8-27-1981 by Ord. No. 21-1981]		
(12) Septic systems. Location of existing septic systems on any parcel of land within the confines of the application shall be specifically designated and location of existing septic systems on any adjoining lot within 20 feet of the existing or proposed lot lines. [Added 5-15-1980 by Ord. No. 3-1980; amended 8-27-1981 by Ord. No. 21-1981]		
(13) Existing utilities. The availability of existing utilities should be shown, if pertinent. [Added 8-27-1981 by Ord. No. 21-1981]		
(14) If a wetland survey/letter of interpretation reveals the existence of wetlands or wetland transition areas, then the applicant shall place that area into a conservation easement pursuant to the provisions of Chapter 161 of the Code of the Township of East Hanover. Said easement shall be indicated on all plans submitted in support of the application. Alternatively, the applicant may modify the area with permission of the New Jersey Department of Environmental Protection, for example by way of a transition averaging plan. Such a modification shall be indicated on the plan in support of the application, with supporting documentation to be submitted to the Board. [Added 9-8-2003 by Ord. No. 23-2003]		

	Provided	Waiver Requested
<p>(15) Stream Corridor Protection Zone, In addition to the wetland survey requirement, all applications for major or minor subdivisions or major site plan approval shall have a qualified professional perform a survey on the property so as to determine if any part of that property is within Zone One or Zone Two of the Stream Corridor Protection Zone, as defined in Chapter 131 of the Code of the Township of East Hanover. If any portion of the property is within the Stream Corridor Protection Zone, it shall be designated on the plans submitted in support of the application. Further, the proposed development shall allow only permitted uses within the area designated the Stream Corridor Protection Zone. The application shall not entail any prohibited uses in the Township's Stream Corridor Protection Zone on the property unless the applicant submits and has approved a stream corridor management plan pursuant to Chapter 131 of the Code of the Township of East Hanover. [Added 9-8-2003 by Ord. No. 23-2003]</p>		

Application Checklist:

Twp. of East Hanover Zoning Ordinance (Subdivision)

Applicant:

LR.2.27.12

Project Street Address:

Block:

Lot:

Date:

Zone:

	Provided	Waiver Requested
ORD.95-36B: Preliminary Plat. The preliminary plat shall be designed in accordance with the provisions of § 95-39, in strict accord with modern and accepted planning techniques and procedures, by a licensed New Jersey land surveyor and a professional engineer, not either alone, at a scale of not more than 50 feet to the inch, on a sheet 24 inches by 36 inches. The plat shall show or be accompanied by sufficient information to establish the design, arrangement and dimensions of streets, lots and other. planned features as to form, size and location. This information shall form the basis for the general terms and conditions upon which preliminary approval may be granted and shall include: [Amended 8-27-1981 by Ord. No. 21-1981]		
1. Key map. A key map showing the entire subdivision and its relation to the surrounding areas, at a scale of not more than 400 feet to the inch.		
2. Identify. The tract name; Tax Map sheet, block and lot numbers; date; reference meridian; graphic scale; and the following names and addresses, together with consent to file: <ul style="list-style-type: none"> a. Name and address of sub-divider. b. Name, Address, License Number, seal and signature of the person who prepared the map. c. Name and address of the record owner, along with certification that the applicant is the owner of the land or his authorized agent or that the owner has given consent, giving names and addresses of both. d. The names of owners of all properties located within 200 feet of the extreme limits of the property to be subdivided. e. A title block in conformance with N.J.A.C. 13-40-1 and 40-2. 		
3. Taxes. Certification from the Tax Collector that no taxes or assessments for local improvements are due or delinquent.		
4. Acreage. The acreage of the tract to be subdivided to the nearest tenth of an acre.		
5. Lots. The lot layout, lot dimensions, the total area of each lot in square feet.		

Note: Attach addendum to explain any waiver requests.

	Provided	Waiver Requested
6. Topography. The topography map shall include the area of the entire property and an area within a one-hundred-foot radius outside the property lines of the subject application. The topography map shall show the final elevations proposed for the corners of each building, the intersection of the setback lines and rear property lines with the side line and the front and rear lot corners. The proposed first floor and ground floor elevations must also be shown. All swales must be indicated with appropriate widths and flow direction symbols and spot elevations. Existing and proposed contours shall be shown at five-foot vertical intervals for slopes averaging 10% or greater and at two-foot vertical intervals for land of lesser slope to determine the general slope and natural drainage of the land and the high and low points. Datum of all elevations shall be that of the United States Coast and Geodetic Survey.		
7. Existing and proposed locations. The location of existing and proposed property lines, streets, buildings, watercourses, railroads, bridges, culverts, drainpipes and any natural features such as wooded areas, large trees and rock formations.		
8. Streets. Plans and profiles of all proposed streets within the subdivision and profiles of existing or future continuing streets a minimum distance of 200 feet beyond the subdivision boundaries, with cross sections at fifty-foot intervals.		
9. Sewers, drains, ditches, etc. Plans and profiles of all proposed and existing water mains, gas, electricity, television, sanitary sewers, with building laterals extending two feet beyond the curbs, storm drains, drainage ditches and streams within the subdivision, together with the location, sizes, elevations, grades and capacities of any existing sanitary sewer, storm drain, drainage ditch or stream to which the proposed facility shall be connected. [Amended 8-27-1981 by Ord. No. 21-1981]		
10. Individual sewage disposal system. When an individual sewage disposal system is proposed, the plan for such system must be approved by the appropriate local, county or state health agency. When a public sewage system is not available, the developer shall have percolation tests made in accordance with local requirements and submit the results with the preliminary plat. Percolation tests shall be made under the supervision of the Board of Health. The Township will receive a fee of \$10 per test hole, with a minimum of \$25 in each case.		
11. Deed restrictions. A copy of any protective covenants or deed restrictions applying to the land being subdivided.		

Note: Attach addendum to explain any waiver requests.

	Provided	Waiver Requested
12. Soil erosion and sediment control plan. A soil erosion and sediment control plan, if required, in accordance with NJ.S.A. 4:24-39 et seq. Said plan shall be submitted to the Soil Conservation District in accordance with said statute, and approval of the application shall be conditioned upon certification of the soil erosion and sediment control plan by the district. [Amended 8-27-1981 by Ord. No. 21-1981]		
13. Drainage design data. Map showing the entire drainage area and the drainage area contributing to each pertinent drainage structure, along with drainage tabulation sheets showing calculations for each drainage area and calculations used to determine size of drainage pipes and channels proposed. Each drainage area shall be marked for identification purposes.		
14. Soil filling or removal. The amount of earth, topsoil or other products in or upon the premises which will be moved within the confines of the proposed subdivided premises and the amount of such material which will be removed from the site. None of said materials shall be removed except in accordance with the soil removal permit issued under the provisions of the Soil Removal Ordinance of the Township of East Hanover. ²¹ 21. Editor's Note: See Article VIII of this Chapter		
15. Public utilities. The developer shall arrange with the serving utility for the underground installation of the utility distribution supply lines and service connections in accordance with the provisions of the applicable standard terms and conditions incorporated as part of its tariff as the same are now on file with the State Board of Public Utility Commissioners. Applicant shall submit to the Planning Board, prior to the granting of any final approval, a written statement from each serving utility which shall evidence full compliance with the provisions of this subsection, provided that lots in such subdivision which abut existing streets where overhead television, electric and telephone distribution supply lines have theretofore been installed may continue said overhead service. Whenever the utility is not installed in the public right-of-way, an appropriate utility easement of not less than 15 feet in width shall be provided. [Added 8-27-1981 by Ord. No. 21-1981]		

Note: Attach addendum to explain any waiver requests.

	Provided	Waiver Requested
16. If a wetland survey/letter of interpretation reveals the existence of wetlands or wetland transition areas, then the applicant shall place that area into a conservation easement pursuant to the provisions of Chapter 161 of the Code of the Township of East Hanover. Said easement shall be indicated on all plans submitted in support of the application. Alternatively, the applicant may modify the area with permission of the New Jersey Department of Environmental Protection, for example by way of a transition averaging plan. Such a modification shall be indicated on the plan in support of the application, with supporting documentation to be submitted to the Board. [Added 9-8-2003 by Ord. No. 23-2003		
17. Stream Corridor Protection Zone, In addition to the wetland survey requirement, all applications for major or minor subdivisions or major site plan approval shall have a qualified professional perform a survey on the property so as to determine if any part of that property is within Zone One or Zone Two of the Stream Corridor Protection Zone, as defined in Chapter 131 of the Code of the Township of East Hanover. . If any portion of the property is within the Stream Corridor Protection Zone, it shall be designated on the plans submitted in support of the application. Further, the proposed development shall allow only permitted uses within the area designated the Stream Corridor Protection Zone. The application shall not entail any prohibited uses in the Township's Stream Corridor Protection Zone on the property unless the applicant submits and has approved a stream corridor management plan pursuant to Chapter 131 of the Code of the Township of East Hanover. [Added 9-8-2003 by Ord. No. 23-2003]		

Note: Attach addendum to explain any waiver requests.

Application Checklist:

Twp. of East Hanover Zoning Ordinance (**Subdivision**)

Applicant:

LR.2.27.12

Project Street Address:

Block:

Lot:

Date:

Zone:

	Provided	Waiver Requested
ORD.95-36C: Final Plat. The final plat shall be drawn by a licensed New Jersey land surveyor and professional engineer, not either alone, on a tracing cloth or Mylar measuring 24 inches by 36 inches in size, at a scale of not more than 50 feet to the inch. The final plat shall show or be accompanied by the following: [Amended 8-27-1981 by Ord. No. 21-1981]		
1. Identity. Date, name and location of the subdivision, name of owner, graphic scale and reference meridian.		
2. Other contents. 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 lot lines and other site lines, with accurate dimensions, bearings or deflection angles and radii, arcs and central angles of all curves.		
3. Public use. The purpose of any easement or land reserved or dedicated to public use shall be designated and the proposed use of sites other than residential shall be noted.		
4. Block and lot numbers. Tax Map block and lot numbers, as supplied by the Tax Assessor, shall be shown.		
5. Setback lines. Minimum building setback lines on all lots and other sites.		
6. Monuments. Location and description of all monuments.		
7. Owners. The names of owners of adjoining property and the names of adjoining subdivisions, if any, and the case and filed map number. [Amended 8-27-1981 by Ord. No. 21-1981]		
8. Accuracy. Certification by the surveyor as to the accuracy of details of plat. [Amended 8-27-1981 by Ord. No. 21-1981]		
9. Consent of owner. Certification that the applicant is agent or owner of the land or that the owner has given consent under an option agreement.		
10. Approval. When approval of a plat is required by an officer or body of the Township, county or state, approval shall be certified on the plat.		
11. Improvement construction plans. Improvement construction plans shall be prepared on a sheet measuring a 24 inches by 36 inches, at a scale of not less than 50 feet to the inch and drawn by a licensed New Jersey professional engineer, showing proposed construction, including plans, cross sections and profiles of streets, storm and sanitary sewers, water mains and other utility layouts. [Amended 8-27-1981 by Ord. No. 21-1981]		

Note: Attach addendum to explain any waiver requests.

	Provided	Waiver Requested
12. Topography. Final contours of the land according to the requirements of Subsection B(6) hereof.		
13. Taxes. A written certification from the Tax Collector that no taxes or assessments for local improvements are due or delinquent.		
14. Lot grading plans. The lot grading plan shown on the topographic map prepared for the preliminary plat shall be revised to suit the final map and improvement construction plans and shall be submitted as a separate lot grading plan. Following final approval, applicant shall make application for building permits pursuant to township ordinances and in conformity with the requirements of the Uniform Construction Code. ⁵ The building permit application shall include a preliminary location survey which shall contain, in addition to other requirements of the Construction Official or Township Engineer and not by way of limitation, the location of the proposed foundation, proposed elevations of finished basement floor and first floor and proposed final lot grading elevations in accordance with the final subdivision approval. Subsequent to the issuance of the building permit and at the time of the foundation inspection, the applicant shall submit a location survey containing the location of the constructed foundation and the proposed and existing final grading elevations for said lot. Applicant may submit the final location survey containing proposed final grades which differ from the grades proposed on the preliminary location survey, provided the altered grades shall not adversely affect the grading of the contiguous lots and the overall grading plan for the subdivision, and provided further that said final location survey shall be subject to the approval of the Township Engineer. In the event the Township Engineer disapproves the final grading plan, the developer shall amend the plan accordingly in order to receive approval from the Township Engineer. Once the final location survey as presented or amended has been approved by the Township Engineer, the final grades noted thereon shall be binding upon the applicant and no certificate of occupancy shall be issued unless and until the approved final grades are met. After approval of the final location survey and before commencing further construction, the applicant shall grade the lot at each of its corners and along the side lines at the point of the building setback line to within six (6) inches plus or minus of the final grades contained on the approved final location survey and shall submit an Engineer's certification that said grading has been completed as required. Applicant, however, shall not be required at that time to backfill the foundation. At such time as the dwelling shall be completed and the applicant shall apply for a certificate of occupancy, all lot improvements required shall be completed, as set forth above, including the final lot grading, which shall conform exactly to the final grade elevations on the approved final location survey. Applicant shall submit an Engineer's certification that said grading has been completed as required. [Amended 8-27-1981 by Ord. No. 21-1981]		

Note: Attach addendum to explain any waiver requests.

	Provided	Waiver Requested
15. Topsoil protection. No topsoil shall be removed from the site or used as spoil except if permitted by the soil removal permit. Topsoil moved during the course of construction shall be redistributed so as to provide at least six (6) inches of cover to all areas of the sub-division and shall be stabilized by seeding or planting.		

Note: Attach addendum to explain any waiver requests.

Application Checklist:

Twp. of East Hanover Zoning Ordinance (**Site Plan/Variance**)

Applicant:

LR.2.27.12

Project Street Address:

Block:

Lot:

Date:

Zone:

	Provided	Waiver Requested
<p>Ord.95-36 D: Preliminary Site Plan. The preliminary site plan shall be drawn at a scale of not more than fifty (50) feet to the inch and shall include such details as may be necessary to properly evaluate the application and determine compliance with this chapter. Any site plan involving any new building or addition thereto or any site improvements shall be drawn by a licensed New Jersey professional engineer or land surveyor or architect. Where complicated or serious sanitary sewage and/or stormwater runoff collection and disposal problems are involved, then such site work plan must be prepared by a licensed professional engineer having expertise in such matters. Where applicable to the proposed use or construction, the following information shall be clearly shown: [Amended 5-15-1980 by Ord. No. 3-1980; 8-27-1981 by Ord. No. 21-1981; 12-14-1982 by Ord. No. 31-1982]</p>		
<p>1. Key map drawn at a scale of not more than one (1) inch equals one hundred (100) feet showing the location of the property. All streets and property lines within five hundred (500) feet of the affected property. All buildings or structures are within three hundred (300) feet of the building or structure proposed by the applicant.</p>		
<p>2. The name and address of the owner and site plan applicant. Together with the names of the owners of all contiguous land and of property directly across the street and within two hundred (200) feet of the property, as shown by the most recent tax records of the township.</p>		
<p>3. North point Scale The date on which the plan was prepared. The date of every revision.</p>		
<p>4. Tax Map lot and block numbers of the property affected.</p>		
<p>5. Zoning district in which the property is located.</p>		
<p>6. Area of the lot and all lot line dimensions.</p>		
<p>7. A table indicating zoning requirements and development proposals.</p>		

Note: Attach addendum to explain any waiver requests.

	Provided	Waiver Requested
8. Location of all existing buildings, culverts, storm sewers, sanitary sewers, water, fire protection, electric and telephone lines (both above and below ground) and poles, gas and underground heating systems, pipelines and other manmade features. Including fences and walls.		
9. Location of all existing streets and highways on or adjacent to the property affected, including names. Right-of-way width Pavement width Curb or curb width		
10. Location of all existing easements and rights-of-way and the purpose for which they have been established.		
11. Location of existing high points, watercourses, depressions, ponds, marshes, wooded areas. Single trees not in wooded areas with a diameter of twelve (12) inches or more as measured three (3) feet above the base of the trunk. Other significant existing features, including previous flood elevations of watercourses, marsh and wetland areas as determined by survey and by the State of New Jersey.		
12. The existing and proposed contours on the site. And for one hundred (100) feet outside the property at two-foot intervals for areas less than five-percent grade and ten-foot intervals above five-percent grade. A reference bench mark should be clearly designated.		
13. Elevations at the corners of all proposed buildings. Paved areas. At property corners if new buildings or paved areas are proposed and at such locations designated by the Township Engineer.		
14. Tentative building floor plans. Front, rear and side building elevations, showing building materials. Said plans shall be at a scale of not less than one-eighth (1/8) inch equals one (1) foot. Said plans shall be drawn by a licensed architect when the building(s) or addition(s) thereto exceeds two thousand five hundred (2,500) square feet in ground floor area.		
15. The present status and contemplated use of all existing buildings on the property.		

Note: Attach addendum to explain any waiver requests.

	Provided	Waiver Requested
16. Location of proposed buildings and structures. All accessory structures, if any, including setback side lines and rear yard distances.		
17. All proposed streets with profiles indicating grading. Cross sections showing width of roadway, location and width of sidewalk.		
18. Specifications for and location of proposed surface paving and curbing.		
19. The location, type and size of proposed culverts, storm sewers, sanitary sewers, fire protection, electric and telephone lines and poles, gas and underground heating systems, pipelines and all other utilities both above and below ground. Including the connection of such proposed facilities with existing facilities according to the standard specifications of the township.		
20. Septic systems. Location of existing septic systems on any parcel of land within the confines of the application shall be specifically designated, and the location of existing septic systems on any adjoining lot within fifty (50) feet of the existing or proposed lot lines.		
21. The location of all off-street parking areas and off-street loading facilities, showing the number. Location and dimensions of parking spaces. Loading areas. Curb stops bumpers. Traffic aisles. Traffic patterns. Curb radii. Type of pavement.		
22. A landscaping and buffering plan showing what will remain and what will be planted. Indicating species of plants, trees and dimensions. Approximate time of planting and method of planting (bare-rooted, ball and burlap). Maintenance plans, seeding schedule, slope stabilization.		
23. All fences, walls, sidewalks or similar features to be provided.		
24. The design and details of any retaining walls, manholes, headwalls, retention basins, detention basins, etc.		

Note: Attach addendum to explain any waiver requests.

	Provided	Waiver Requested
25. Lighting details indicating the type and height of light standards, locations, radius of light, type of light. Intensity in foot candles.		
26. Proposed design and location of signs.		
27. Soil analysis as deemed necessary by the Township Engineer, including borings, test pits, groundwater information, samples and analysis of engineering properties.		
28. Aerial photographs and other photographs illustrating site details.		
29. A copy of any protective covenants or deed restrictions applying to the land, if applicable.		
30. An environmental impact statement in accordance with § 95-39.1 of this chapter.		
31. Legends and signature blocks as appropriate.		
32. The applicant shall submit to the approving authority a proposed sequence of development with a projected time schedule for completion of each of the several elements. Such projection shall include, where applicable, the removal of structures, trees and brush, temporary drainage considerations, utilities, road and sidewalk improvements and provisions for the protection of topsoil.		
33. Morris County Planning Board and other state and county approvals as may be appropriate.		
34. A soil erosion and sediment control plan, if required, in accordance with N.J.S.A. 4:24-39 et seq. Said plan shall be submitted to the Morris County Soil Conservation District in accordance with said statute and approval of the application shall be conditioned upon certification of the soil erosion and sediment control plan by the district.		
35. A map showing the entire drainage area and the drainage area contributing to each pertinent drainage structure. Along with drainage tabulation sheets showing calculations for each drainage area. Each drainage area shall be marked for identification purposes.		
36. Official seals and signatures of a licensed professional engineer, land surveyor and architect.		

Note: Attach addendum to explain any waiver requests.

	Provided	Waiver Requested
37. Additional information. The approving authority may require other information and data for specific site plans. This data may include, but is not limited to, geologic information, water yields, flood data, environmental information, traffic counts, road capacities, market information, economic data and similar exhibits. This information shall be deemed to be required unless specifically determined to be unnecessary by the approving authority as provided in Subsection D(38) below.		
38. If it can be demonstrated by the applicant that because of peculiar conditions relating to the property or proposed construction, any of the above details are not necessary or additional data is necessary to properly evaluate the site plan, the approving authority, by way of a specific written resolution, may modify or waive any of the specific site plan details or require such additional data, specifications and information.		
39. An application shall be deemed incomplete, and the review period shall not begin to run, until all the requirements of this section are satisfied.		
40. If a wetland survey/letter of interpretation reveals the existence of wetlands or wetland transition areas, then the applicant shall place that area into a conservation easement pursuant to the provisions of Chapter 161 of the Code of the Township of East Hanover. Said easement shall be indicated on all plans submitted in support of the application. Alternatively, the applicant may modify the area with permission of the New Jersey Department of Environmental Protection, for example by way of a transition averaging plan. Such a modification shall be indicated on the plan in support of the application, with supporting documentation to be submitted to the Board. [Added 9-8-2003 by Ord. No. 23-2003]		

Note: Attach addendum to explain any waiver requests.

	Provided	Waiver Requested
<p>41. Stream Corridor Protection Zone, In addition to the wetland survey requirement, all applications for major or minor subdivisions or major site plan approval shall have a qualified professional perform a survey on the property so as to determine if any part of that property is within Zone One or Zone Two of the Stream Corridor Protection Zone, as defined in Chapter 131 of the Code of the Township of East Hanover. If any portion of the property is within the Stream Corridor Protection Zone, it shall be designated on the plans submitted in support of the application. Further, the proposed development shall allow only permitted uses within the area designated the Stream Corridor Protection Zone. The application shall not entail any prohibited uses in the Township's Stream Corridor Protection Zone on the property unless the applicant submits and has approved a stream corridor management plan pursuant to Chapter 131 of the Code of the Township of East Hanover. [Added 9-8-2003 by Ord. No. 23-2003]</p>		

Note: Attach addendum to explain any waiver requests.

Application Checklist:

Twp. of East Hanover Zoning Ordinance (**Site Plan/Variance**)

Applicant:

LR.2.27.12

Project Street Address:

Block:

Lot:

Date:

Zone:

	Provided	Waiver Requested
ORD.95-36E: Final Site Plan. The final site plan shall be drawn by a licensed New Jersey professional engineer or land surveyor or architect in the same manner as the preliminary site plan and shall clearly show all details prescribed in Subsection D hereof. In addition, the final site plan shall show or include the following: [Amended 8-27-1981 by Ord. No. 21-1981]		
1. Final contours of the property and for one hundred (100) feet outside the property at two-foot intervals when new buildings or parking areas are proposed. If only a portion of the property is being developed, contours need only be shown for said portion and one hundred (100) feet beyond.		
2. Final elevations at the corners of all proposed buildings and paved areas and at property corners if new buildings or paved areas are proposed.		
3. Final building floor plans and front, rear and side building elevations, showing building materials.		
4. Location and description of proposed signs and outdoor lighting.		
5. A detailed plan for proposed landscaping showing the size, species and spacing of trees and plants and other landscaping treatment of unpaved areas..		

Note: Attach addendum to explain any waiver requests.