



EDGEWATER PARK TOWNSHIP PLANNING BOARD

STANDARD DEVELOPMENT APPLICATION

400 Delanco Road
Edgewater Park, NJ 08010
Phone #609-877-2217 | Fax #609-877-2308
www.edgewaterpark-nj.com

APPLICANT/PROJECT NAME:

BLOCK: _____

LOT: _____

QUALIFIER: _____

DATE STAMP RECEIVED:

DATE STAMP INCOMPLETE:

DATE STAMP COMPLETE:



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PLANNING BOARD APPLICATION PROCEDURES

1. **Complete Development Application form in total.** Failure to complete the application may result in a determination of an incomplete application.
2. **Obtain from the Municipal Tax Assessor a Certified List of Property Owners within two hundred (200) feet** of the subject property. The New Jersey Municipal Land Use Law (N.J.S.A. 40:55D *et seq.*) requires that this list be prepared by the Municipal Tax Assessor. No other list is considered acceptable. Use attached form.
3. **Submit required number of copies (see completeness checklist) of the completed application and plan documents and the required fee to the Board Secretary.** Use attached applicable checklist.
4. A complete application shall be forwarded to the professionals indicated on the Board Expert List (see attached).
5. The **application will be deemed either incomplete or complete by the Board professionals within 45 days** of submission of the materials. Review the standards for application timing contained in the Land Development Ordinance for further details.
6. **The Board Secretary will notify you via letter when your application has been deemed either incomplete or complete.** Upon notification by the Board Secretary that your application has been deemed complete, **you will also be notified of the date of the Board Meeting that your application will be heard.** For major site plans and subdivisions, you will be informed of the date of the Development Review Committee meeting at which your application will be discussed. For information on the Development Review Committee, please refer to the Land Development Ordinance.
7. Upon receiving the notification of the hearing date, **the Applicant, or his/her professional, shall provide the proper notification at least ten (10) days in advance of the meeting by certified mail to all owners and utility companies indicated on the Certified List of Property Owners** that you obtained from the Township Tax Assessor. A sample copy of required notice is provided in this package. The Applicant must indicate the date and the time of the meeting; the type of application being applied for and any variances being requested; the Applicant's name and address; the block, lot, and street address of the subject property; and the location of the Board Meeting. The Township of Edgewater Park accepts no responsibility for the applicant's failure to provide proper notice as required by law.
8. **The applicant shall also publish a notice in the Burlington County Times newspaper at least ten (10) days in advance of the scheduled meeting.** A standard form of notice is provided in the Application Package. The Township of Edgewater Park accepts no responsibility for the applicant's failure to provide the proper form of notice as required by law.
9. **Two (2) days prior to the scheduled meeting date, the applicant shall submit to the Board Secretary (1) a Proof of Publication (provided to you by the newspaper), (2) all return receipts (green cards) and all white slips from the certified Property Owner Notification, (3) a copy of the Certified List of Property Owners, and (4) copies of the notices utilized.**
10. On the scheduled meeting date, **the applicant must be in attendance to present the application to the Board.** Use of legal and/or design professional representation is encouraged. Corporations are required to have legal representation.
11. The Edgewater Park Township Planning Board also has all the powers of the Board of Adjustments.



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The Standard Development Application, together with supporting documentation (see checklists for number of required copies), must be filed in the Township Planning Board Office and must be delivered to all Board Experts on the list attached to this application for review. The Township has 45 days to deem an application incomplete or complete. Complete applications for development not including major site plans and subdivisions will generally be scheduled for the next available hearing date, however no application will be scheduled for a hearing that is 15 days or less from the date of completeness determination. Complete applications for major site plans and major subdivisions will be scheduled for review by the Development Review Committee (per Section 16-30) prior to the scheduling of a hearing date. Prior to a hearing on the application, statutory notice must be given.

To be completed by Township staff only:

Application Fees: _____ Application #: _____

Escrow Deposit: _____ Hearing Date: _____

To be completed by Applicant/Legal Representative only:

1. SUBJECT PROPERTY

Location: _____

Tax Map: _____ Page: _____ Block: _____ Lot: _____

Lot Dimensions: _____ Frontage: _____ Depth: _____ Total Area: _____

Zoning District: _____

Restrictions, covenants, easements, association by-laws, existing, or proposed on the property:

Yes (attach copies) No Total Area: _____

Note: All deed restrictions covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: _____

2. APPLICANT

Name: _____

Mailing Address: _____

City, State, Zip: _____

Telephone Number: _____

Fax Number: _____

E-mail Address: _____

Applicant is a: Corporation Individual Partnership None of these

3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all person owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55d-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. [Attach pages as necessary to fully comply.]



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4. IF OWNER IS OTHER THAN THE APPLICANT

Name: _____

Mailing Address: _____

City, State, Zip: _____

Telephone Number: _____

Fax Number: _____

E-mail Address: _____

Owner's Consent: Sign Certification #24

5. APPLICANT'S ATTORNEY

Name: _____

Mailing Address: _____

City, State, Zip: _____

Telephone Number: _____

Fax Number: _____

E-mail Address: _____

6. APPLICANT'S ENGINEER

Name: _____

Mailing Address: _____

City, State, Zip: _____

Telephone Number: _____

Fax Number: _____

E-mail Address: _____

7. ANY OTHER EXPERT(S) WHO WILL SUBMIT A REPORT OR WILL TESTIFY FOR THE APPLICANT

Name: _____

Mailing Address: _____

City, State, Zip: _____

Telephone Number: _____

Fax Number: _____

E-mail Address: _____

Field of Expertise: _____

Additional Experts Provided attachment with additional professional information



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8. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING

Please check the appropriate box for the review requested

- Bulk Variance (N.J.S.A. 40:55D-70(c) et seq.)
- Appeal of Zoning Officer Decision
- Minor Subdivision
- Minor Site Plan
- Major Subdivision
 - Preliminary
 - Final
- Major Site Plan
 - Preliminary
 - Final
- Plan Amendment
 - Use Variance (N.J.S.A. 40:55D-70(d) et seq.)
- Informal Review
- Conditional Use Approval

- Direct Issuance of Permit (N.J.S.A. 40:55D-34 & 36)
 - N.J.S.A. 40:55D-34 permit building or structure in the bed of a mapped street or public drainage way, flood control basin or public area reserved pursuant to N.J.S.A. 40:55D-32
 - N.J.S.A. 40:55D-36 permit building or structure not related to an official suitably improved street pursuant to N.J.S.A. 40:55D-35

9. NATURE OF APPLICATION & CHANGES TO BE MADE ON PREMISES

Explain in exact detail, including the proposed use of the premises (attach pages as needed).

10. LIST ORDINANCE SECTIONS

Provide the variance(s) and/or interpretation(s) that are requested (attach additional pages as needed).

11. LIST WAIVERS OF DEVELOPMENT STANDARDS

Provide what is being requested (attach additional pages as needed).



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12. Is there a historic structure on this property as defined in Land Development and Zoning Ordinance Section 310-2-2? YES NO

13. Is this property in the Limestone Area? YES NO

14. Is a public water line available? YES NO

15. Is public sanitary sewer available? YES NO

16. Does the application propose a well or public water? Well Public Water
Does the application propose a septic system or public sewage? Septic Public Sewage

17. Have any proposed new lots been reviewed by the Tax Assessor to determine appropriate lot and block numbers? YES NO

Provide Numbers: _____

18. Are any off-tract improvements required or proposed? YES NO

Explain: _____

19. Is the subdivision to be filed by Deed or Plat? YES NO

Explain: _____

20. INDICATE OTHER REQUIRED APPROVALS

AGENCY	YES	NO	DATE PLANS SUBMITTED	DATE APPROVAL RECEIVED
Edgewater Park Sewerage Authority	<input type="checkbox"/>	<input type="checkbox"/>		
County Health Department	<input type="checkbox"/>	<input type="checkbox"/>		
County Planning Board	<input type="checkbox"/>	<input type="checkbox"/>		
NJ Dept. of Environmental Protection	<input type="checkbox"/>	<input type="checkbox"/>		
Sewer Extension Permit	<input type="checkbox"/>	<input type="checkbox"/>		
Sanitary Sewer Connection Permit	<input type="checkbox"/>	<input type="checkbox"/>		
Stream Encroachment Permit	<input type="checkbox"/>	<input type="checkbox"/>		
Waterfront Development Permit	<input type="checkbox"/>	<input type="checkbox"/>		
Tidal Wetlands Permit	<input type="checkbox"/>	<input type="checkbox"/>		
Freshwater Wetlands Permit	<input type="checkbox"/>	<input type="checkbox"/>		
Potable Water Construction Permit	<input type="checkbox"/>	<input type="checkbox"/>		
NJ Department of Transportation	<input type="checkbox"/>	<input type="checkbox"/>		
Other	<input type="checkbox"/>	<input type="checkbox"/>		

21. INDICATE OTHER REQUIRED APPROVALS

Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable, and identify the proposed use of the building(s), structure(s) and/or property.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all property owners and a proof of publication must be filed before the hearing can proceed.



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22. Attach certification from the Tax Collector that all taxes due on the subject property have been paid.

23. Attach completed CONSENT TO/FOR ENTRY UPON PROPERTY.

24. CERTIFICATION OF THE APPLICANT

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.

If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.

Sworn to and subscribed before me this Day of _____, 20_____

Notary Public

Signature of Applicant

25. CERTIFICATION OF PROPERTY OWNER

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.

Sworn to and subscribed before me this Day of _____, 20_____

Notary Public

Signature of Applicant

26. UNDERSTANDING OF ESCROW

I understand that per Section 16-75 of the Land Development Ordinance the sum of \$ _____ has been deposited in an escrow account. In accordance with the Ordinances of the Township of Edgewater Park, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days. I understand that my application will not be heard by the Board nor further reviewed by its professionals until the escrow account is replenished. By signing this agreement and upon making application, I agree to pay all charges associated with this application.

Date

Signature of Applicant



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COMPLETENESS CHECKLISTS

§ 16-73.4 – Variance Application Checklist

VARIANCE SKETCH CHECKLIST						
Applicant Name:				Submitted	Not Applicable	Waiver Requested
Block:		Lot:				
Application #:						

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| 1. Submit the following documents with the Standard Development Application: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a. Copy of an area map (Tax Map) showing all lots within two hundred (200) feet of the property. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the Township, of all owners of property within two hundred (200) feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. (Can use Certified Property Owners 200' List from Tax Assessor.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Copies of subdivision, site plan or conditional use applications when applicable. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Certification from Tax Assessor that taxes are paid. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. If the survey is more than one (1) year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. A statement containing the following information: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a. Date of acquisition of property, and from whom. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The number of dwelling units in existing building(s). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. At least ten (10) days prior to the hearing, the applicant shall serve prescribed notice on all owners of property within two hundred (200) feet. Note: This may require the inclusion of an adjoining municipality; the County Planning Board when county roads or lands are involved; and the Commissioner of Transportation of the State of New Jersey when a state or interstate highway is involved. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



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5. The applicant must submit the original and nineteen (19) copies of the completed application, and nineteen (19) folded copies of a plot plan, map or survey, drawn to scale, and affidavit of proof of service, with a copy of the notice and the list furnished by the Administrative Officer of the municipality of all those persons or entities served (service shall be made by certified mail or personal service).
6. Proper notice given to those requiring service upon them, and publication made, at least ten (10) days prior to the date of hearing before the Board.

Checklist reviewed by: _____

Application found complete on: _____

Application found incomplete on: _____



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§ 16-73.1 Minor Subdivision and Minor Site Plan Checklist

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS						
Applicant Name:				Submitted	Not Applicable	Waiver Requested
Block:		Lot:				
Application #:						

Note: For details of all submissions, see ordinance. 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Scale: 1" = 30' or as approved by Board Engineer. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Current survey upon which plat or plan is based. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Map size: 8 1/2" x 13" | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15" x 21" | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 24" x 36" | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 30" x 42" | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Key map: 1,000' radius, street names, zoning districts. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Title block and basic information: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a. Title | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Date of original preparation and date(s) of revision | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. North arrow and reference meridian | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Ratio scale and graphic scale | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Tax map block, lot numbers and zone | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Name, address and license number of person preparing plat or plan, signed and sealed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Name and address of owner of record and applicant, if different from the owner. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Signature of the applicant, and, if the applicant is not the owner, the signed consent of the owner. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. A map of the entire tract or property showing the location of that portion to be divided therefrom, giving all distances, and showing all roads abutting or transverseing the property. Development boundaries shall be clearly delineated. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. The name of all adjoining property owners as disclosed by the most recent Township tax records. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Names of adjoining municipalities within 200 feet. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. The location of existing and proposed, including details: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a. Property lines | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Streets | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Buildings (with an indication as to whether existing buildings will be retained or removed) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Number of bedrooms for all existing and proposed dwellings | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Buildings within 200 feet of the site | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



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|--|--------------------------|--------------------------|--------------------------|
| f. Parking spaces and loading areas. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Roadways, driveways and curbs | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Water courses | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Railroads | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Bridges | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| k. Drainage pipes and other improvements | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| l. Natural features and treed areas, both on the tract and within fifty (50) feet of its boundary | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| m. Sewer, water and other utilities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| n. Lighting including photo metrics and landscaping | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| o. Signage including details | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| p. Refuse areas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| q. Soil Erosion and Sediment Control Plan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| r. Subsurface structures demolition | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| s. Tree save plan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. Area in square feet of all existing and proposed lots. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. Bearings and distances of all existing and proposed property lines. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. Sufficient elevations or contours at 2-foot internals, including finished grades and finished floor elevations. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. The location and width of all existing and proposed utility, drainage and other easements, including but not limited to, sight triangle easements. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. Front, side, and rear setback lines. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. Chart of the zoning requirements for the zone, what is proposed, and variances indicated. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. Delineation of flood plain and wetlands areas. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 19. A copy of any protective covenants or deed restrictions applying to the lands being subdivided or developed, including legal descriptions. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. Tax payment certification | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. Nineteen (19) sets of folded plans | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. For subdivisions, if the applicant intends to file the approved subdivision with the County Register, the plat shall be prepared in compliance with the "Map Filing Act" P.L. 1960, C.141 (C.46.2309.9 et seq.) and bear the signature block noted in item 23 below. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. For subdivisions, if the applicant intends to file by deed(s) record of the approved subdivision with the County Register, the following signature block shall be provided on the deed(s): | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(Sign Name) Title of Signee:

Date

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| 24. If a property is located within a redevelopment area, a copy of the fully executed redevelopment agreement shall be submitted. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|

Checklist reviewed by: _____

Application found complete on: _____

Application found incomplete on: _____



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16-73.2 Preliminary Major Subdivision and Site Plan Checklist

APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS							
Applicant Name:					Submitted	Not Applicable	Waiver Requested
Block:		Lot:					
Application #:							

Note: For details of all submissions, see ordinance. 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Scale: 1" = 30' or as approved by Board Engineer. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Current survey upon which plat or plan is based. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Map size: | | | |
| 8 1/2" x 13" | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15" x 21" | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 24" x 36" | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 30" x 42" | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Title block and basic information: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a. Title | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Date of original preparation and date(s) of revision | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. North arrow and reference meridian | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Ratio scale and graphic scale | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Tax map block, lot numbers and zone | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Name, address and license number of person preparing plat or plan, signed and sealed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Name and address of owner of record and applicant, if different from the owner | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (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.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. The first sheet of a series of plats or plans submitted for preliminary approval shall contain, in addition to the above, the following: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a. A key map at a scale of 1" = 500' or less showing zone boundaries | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The names and addresses, lot and block numbers of all property owners within 200' of the tract boundary line including adjoining municipalities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Signature blocks for the Board Chairperson, Board Secretary and Board Engineer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Chart of the zoning requirements for the zone, what is proposed, and variances indicated | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



EDGEWATER PARK TOWNSHIP PLANNING BOARD

STANDARD DEVELOPMENT APPLICATION

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|---|--------------------------|--------------------------|--------------------------|
| 8. For site plans, a grading plan showing, at 2 foot contour intervals, existing and proposed contours and elevations. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. The location of existing watercourses and any natural features, including flood plains, wetlands and soil types on the site and within 50 feet. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Location of all existing and proposed buildings and subsurface structures, with building setbacks, front, side and rear yard distances. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. Location of all structures within 200 feet of the property. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 and documentation required by NJDEP. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. A soil erosion and sediment control plan. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. Tree save plan. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 19. Location and description of all proposed signs, freestanding and wall-mounted signs, and exterior lighting, including details. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. Provision for storage and disposal of solid wastes. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 drawings 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. A staging plan for projects greater than 10 acres in area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 24. 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, including legal descriptions. Said easements may also include utility lines, public improvements and ingress and egress for emergency vehicles. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 25. 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 26. A list of all licenses, permits or other approvals required by law, including proof of service. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



EDGEWATER PARK TOWNSHIP PLANNING BOARD

STANDARD DEVELOPMENT APPLICATION

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27. 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.
28. 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.
29. 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.
30. Applicant shall submit nineteen (19) sets of folded plans.
31. If a property is located within a redevelopment area, a copy of the fully executed redeveloper's agreement shall be submitted.

Checklist reviewed by: _____

Application found complete on: _____

Application found incomplete on: _____



EDGEWATER PARK TOWNSHIP PLANNING BOARD

STANDARD DEVELOPMENT APPLICATION

§ 16-73.3 Final Major Subdivision and Site Plan Checklist

APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS						
Applicant Name:				Submitted	Not Applicable	Waiver Requested
Block:		Lot:				
Application #:						

Note: For details of all submissions, see ordinance. 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Scale: 1" = 30' or as approved by Board Engineer. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Current survey upon which plat or plan is based. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Map size: 8 1/2" x 13" | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15" x 21" | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 24" x 36" | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 30" x 42" | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Title block and basic information: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a. Title | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Date of original preparation and date(s) of revision | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. North arrow and reference meridian | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Ratio scale and graphic scale | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Tax map block, lot numbers and zone | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Name, address and license number of person preparing plat or plan, signed and sealed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Name and address of owner of record and applicant, if different from the owner | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (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.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. The front, side and rear building setback lines. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Improvement plans in accordance with the Township standards for roads and utilities. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Statement that final plan is consistent with preliminary plan, and if not, how and why they differ. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



EDGEWATER PARK TOWNSHIP PLANNING BOARD

STANDARD DEVELOPMENT APPLICATION

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|-----|---|--------------------------|--------------------------|--------------------------|
| 11. | All additional information, changes or modifications required by the Board at the time of preliminary approval. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. | A statement from the Township Engineer that all improvements required by the Board for preliminary approval have been installed in compliance with all applicable laws. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. | If improvements have not been installed, then a statement from the Township Clerk shall accompany the application for final approval stating that: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | a. A recordable developer's agreement with the Township has been executed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. A satisfactory performance guarantee has been posted | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. That the Township has received all escrow and inspection fees | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. | Proof that all taxes and assessments for local improvements on the property have been paid. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. | If the requirement improvements have been installed, the application for final approval shall be accompanied by a statement from the Township Clerk that a satisfactory maintenance bond has been posted. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. | Applicant shall submit nineteen (19) sets of folded plans. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. | If a property is located within a redevelopment area, a copy of the fully executed redeveloper's agreement shall be submitted. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Checklist reviewed by: _____

Application found complete on: _____

Application found incomplete on: _____



EDGEWATER PARK TOWNSHIP PLANNING BOARD

STANDARD DEVELOPMENT APPLICATION

NOTICE TO PROPERTY OWNERS

You are hereby notified that _____ has applied to the
Name of Applicant

Edgewater Park Planning Board for a

List type of application including all variances

and any other variances which the board may deem necessary at my property located at

_____, also known as Block ____ Lot(s) ____.
Street Address of Property

A public hearing on my application will be held by the Edgewater Park Planning Board/Zoning Board of Adjustment (*select one*) at 7:00 p.m. on (_____, 20____), in the courtroom at Edgewater Park Municipal Building, 400 Delanco Road Edgewater Park, NJ 08010.

If you have comments on this application, you may attend this meeting and you will be heard.

All documents in connection with this application are on file in the Board Secretary's Office where they are available for public inspection during normal business hours.

Applicant's Name

Applicant's Address

City, State, Zip

Date



EDGEWATER PARK TOWNSHIP PLANNING BOARD

STANDARD DEVELOPMENT APPLICATION

NOTICE TO THE OFFICIAL NEWSPAPER

TAKE NOTICE that on the _____ day of _____, 20____, at 7:00 o'clock p.m., a hearing will be held before the Edgewater Park Township Planning Board at the Municipal Building located at 400 Delanco Road in Edgewater Park, NJ 08010 on the appeal or application of the undersigned to permit

including a variance or other relief so as to permit:

on the premises located at _____ and designated as

Block _____, Lot(s) _____ on the Edgewater Park Township Tax Map.

A copy of the application documents are on file for public inspection at the Board Secretary's office in Edgewater Park Township during normal working hours.

Applicant's Name

Publication Date



EDGEWATER PARK TOWNSHIP PLANNING BOARD

STANDARD DEVELOPMENT APPLICATION

REQUEST FOR CERTIFIED PROPERTY OWNERS WITHIN 200 FEET

Date: _____

I, _____, HERBY REQUEST A CERTIFIED LIST OF PROPERTY OWNERS WITHIN 200 FEET OF:

BLOCK: _____, LOT(S): _____, QUALIFIER: _____,

ALSO KNOWN AS _____,
Street Address

- This is for a planning board application.
- This is for other reasons; please specify: _____.
- I am aware that there is a fee of \$25.00 for the certified list I am requesting.

Notify me by: MAIL FAX E-MAIL

Print Name: _____

Address: _____

Signature

Phone

Fax

E-mail

TOWNSHIP OFFICIAL USE ONLY

TO BE HEARD BEFORE: _____ PLANNING BOARD

FEE PAID DATE: _____

FEE AMOUNT: \$25.00 _____

CASH

RECEIPT #: _____

CHECK #: _____

CHECK



EDGEWATER PARK TOWNSHIP PLANNING BOARD

STANDARD DEVELOPMENT APPLICATION

CONSENT TO/FOR ENTRY UPON PROPERTY

Owner Name: _____

Owner Address: _____

City, State, Zip: _____

Block: _____

Lot: _____

Qualifier: _____

We, (_____),
(Owner's Name)

owners of the above-referenced property, do hereby give permission to all Edgewater Park Township Officials, Planning Board Members, Planning Board Professionals and Planning Board Consultants to enter upon our property for site inspection and/or any other legitimate purpose(s) in conjunction with the

(_____)
(Type of Application)

application that has been submitted to the Edgewater Park Township Joint Land Use Board for consideration.

Date: _____

(Owner's Signature)

Date: _____

(Owner's Signature)

Date: _____

(Owner's Signature)

Date: _____

(Owner's Signature)



EDGEWATER PARK TOWNSHIP PLANNING BOARD

STANDARD DEVELOPMENT APPLICATION

EDGEWATER PARK TOWNSHIP BOARD EXPERT LIST

1. ENGINEER

Rakesh Darji, PE, PP, CME, CFM
Environmental Resolutions, Inc.
815 East Gate Drive, Suite 103
Mt. Laurel, NJ 08054
Phone (856) 235-7170
Fax (856) 273-9239

2. PLANNER

Edward E. Fox III, AICP, PP
Environmental Resolutions, Inc.
815 East Gate Drive, Suite 103
Mt. Laurel, NJ 08054
Phone (856) 235-7170
Fax (856) 273-9239

3. ATTORNEY

Thomas Coleman, Esq.
Raymond, Coleman, Heinold LLP
325 New Albany Road
Moorestown, NJ 08057
Phone (856) 222-0100
Fax (856) 222-0411



EDGEWATER PARK TOWNSHIP PLANNING BOARD

STANDARD DEVELOPMENT APPLICATION

LIST OF ADJOINING MUNICIPALITIES AND UTILITIES FOR NOTIFICATION

Adjoining Municipalities

- 1. Willingboro Township**
Municipal Complex
1 Salem Road
Willingboro, NJ 08046
(609) 877-2200
- 2. Beverly City**
Municipal Building
446 Broad Street
Beverly, NJ 08010
(609) 387-1881
- 3. Burlington Township**
851 Old York Road
P.O. Box 340
Burlington, NJ 08016
(609) 386-4444
- 4. Delanco Township**
770 Cooperstown Road
Delanco, NJ 08075
(856) 461-0561
- 5. Burlington County Planning Board**
P.O. Box 6000
Mt. Holly, NJ 08060
- 6. New Jersey Department of Transportation**
Jack Lettiere Commissioner
P.O. Box 600
Trenton, NJ 08625-0600

Utilities

- 1. Public Service Electric & Gas Service Co.**
Robert Preston, Sales Consultant
300 New Albany Road
Moorestown, NJ 08057
- 2. Comcast Cablevision**
Kevin Smith, General Manager
21 Beverly-Rancocas Road
Willingboro, NJ 08046
- 3. Verizon 911 Department**
Barbara Winward
789 Wayside Road
Neptune, NJ 07753
Fax: 1-800-637-9137
- 4. NJ American Water Company**
Donna Short, GIS Supervisor
1025 Laurel Oak Road
Voorhees, NJ 08043
- 5. Edgewater Park Sewerage Authority**
1123 Cooper Street
Edgewater Park, NJ 08010



EDGEWATER PARK TOWNSHIP PLANNING BOARD

STANDARD DEVELOPMENT APPLICATION

EDGEWATER PARK TOWNSHIP FEE SCHEDULE

Ordinance Section 16-75

	Application Fee	Minimum Starting Escrow
Informal Concept Plan, Interpretation of Zoning Ordinance, Appeal from Decision of Administrative Officer, Request for Extension of Time or any other application for which no specific fee or escrow is established	\$150.00	\$750.00
Minor Subdivision	\$250.00	\$250 per lot (min. \$1000)
Preliminary Major Subdivision	\$250.00	\$1000 per lot
Final Major Subdivision	\$250.00	\$1000 per lot
Minor Site Plan or Change of Use	\$250.00	\$1,000.00
Sketch Plat		Per lot \$50 Minimum \$2500
Preliminary Major Site Plan	\$300.00	\$500/acre - min \$1,500
Final Major Site Plan	\$300.00	\$200/acre - min \$1,000
Conditional Use	\$300.00	\$500/acre - min \$1,000
Rezoning or Master Plan Amendment Request	\$300.00	\$2,000.00
Submission of revised plans	--	1/4 of the required escrow
Residential (single or two-family) Bulk Variance	\$25.00	\$400.00
Residential (single or two-family) Use Variance	\$25.00	\$750.00
Nonresidential and Multi-Unit Residential Use & Bulk Variances	\$100.00	\$1,000.00
Special Meeting Fee	\$1,000.00	--
Sign Application	\$100.00	\$300.00
200 ft. list	\$25.00	n/a
Site plan waiver	\$200.00	\$1,000.00
Preliminary major site plan, residential		
Up to 50 units	\$300.00	\$2,500.00
51 to 100 units	\$300.00	\$3,500.00
101 to 500	\$500.00	\$10,000.00
Preliminary major site plan, nonresidential		
Under 5,000 square feet of building space	\$300.00	\$2,500.00
From 5,001 to 10,000 square feet	\$500.00	\$3,500.00
Extension of preliminary or final site plan approval	\$100.00	\$500.00
Amended site plan	Original fee	Original Escrow
Revised site plan	50% of original fee	50% of original fee



EDGEWATER PARK TOWNSHIP PLANNING BOARD

STANDARD DEVELOPMENT APPLICATION

APPLICANT'S COAH OBLIGATION

In Accordance with Ordinance 8-2005

A. Residential Development.

- Residential development in any zoning district in the Township proposing five (5) or more lots or units shall set-aside 11.1 percent (11.1%) of said units (rounded to the next higher number if 0.5 or greater) for affordable housing as said term is defined under the FHA and Counsel on Affordable Housing (COAH)'s Rules and Regulations.
- Residential development in any zoning district in the Township proposing four (4) or less lots or units shall pay an Affordable Housing Development Fee pursuant to the Township's Development Fee Ordinance 16-2000 and as subsequently amended by Ordinance 18-2002, Ordinance 19-2002 Ordinance 6-2004 and Ordinance No. 3-2005. Development Fees for residential development shall be in accordance with the COAH's Rules and Regulations.

B. Non-residential Development.

- Except as otherwise provided below, any non-residential development application submitted to the Planning Board that is required to produce at least one affordable unit (rounded to the next number if 0.5 or greater) pursuant to COAH's regulations found in Appendix E, *NJAC 5:94-1 et seq.*, shall be required to provide such affordable housing. The calculation of the number of jobs and employment opportunities shall be in accordance with Appendix E to *N.J.A.C. 5:94-1, et seq.* entitled "UCC Use Groups for Projecting and Implementing Nonresidential Components of Growth Share". Development Fees for non-residential development shall be in accordance with the COAH's Rules and Regulations.

C. The applicant may choose to satisfy its affordable housing production obligation(s) through the mechanisms permitted in COAH's rules, including, with Edgewater Park Township's advanced written permission.

- On-site housing production in connection with residential projects,
- Off-site housing production in the Township in connection with residential or non-residential development,
- The purchase of an existing market-rate home at another location in the community and its conversion to an affordable price-restricted home in accordance with COAH's criteria, regulations and policies,
- Participation in gut rehabilitation and/or buy-down/write-down, buy-down/rent-down programs; and/or
- Any other compliance mechanism pursuant to COAH's rules per *NJAC 5:94-et seq.*

Evidence of a compliance mechanism shall be produced to the Planning at the time of application filing and shall be a condition of all "completeness" determinations.

Thereafter, the satisfaction of the affordable housing compliance mechanism shall be an automatic condition of all approvals that must be satisfied in accordance with COAH's phasing requirements per *NJAC 5:94 et seq.*

D. Low and Moderate Income Split and Compliance with COAH's Rules.

The affordable unit(s) to be produced pursuant to Paragraphs A, B and C (above) shall be available to a low-income individual or household should only one affordable unit be required. Thereafter, each of the units shall be split evenly between low and moderate-income individuals and households except in the event of an odd number in which event the unit shall be a low-income unit. All affordable units shall strictly comply with COAH's rules and policies including, but not limited to, phasing, bedroom distribution, controls on affordability, range of affordability, affirmative marketing, income qualification, etc. It shall be the developer's responsibility, at its cost and expense, to arrange for the New Jersey Housing Affordability Service ("HAS") or other administering agency approved by COAH and the Township to ensure full COAH compliance and file such certifications, reports and/or monitoring forms as may be required by COAH or the Court to verify COAH compliance of each affordable unit.