55-117. PRELIMINARY PLAT. [Amended 9-21-87 by Ord. No. 1987-29]

A. The preliminary plat shall be clearly and legibly drawn or reproduced at a scale of not less than one hundred (100) feet to the inch, on sheets of equal size. It shall be drawn and sealed by a land surveyor licensed by the State of New Jersey with design and improvements drawn by a professional engineer licensed by New Jersey. The preliminary plat shall be designed in compliance with the provisions of § 55-125 of this Article and shall contain the following information.

B. *Title Block*. The title block shall appear on all sheets and shall include:

(1) Title of "preliminary plat."

(2) Name, if any.

(3) Tax Map sheet, block and lot number(s) of the tract to be subdivided as shown on the latest Township Tax Map.

(4) Acreage of tract to be subdivided to the nearest tenth of an acre.

(5) Date of original and of all revisions.

(6) Names and addresses of the owner and subdivider, so designated.

(7) A schedule shall be placed on the map indicating the acreage of the tract, the number of lots, the zone, minimum required lot areas, setbacks, yards and dimensions and the percentage of recreation acreage provided.

(8) Name(s), signature(s), address(es) and license number(s) of the engineer and land surveyor who prepared the map. The plat shall bear the

embossed seal of said engineer and land surveyor.

C. *Detailed Information.*

(1) A key map, at a scale of one (1) inch equals one thousand (1,000) feet, showing the location of the tract to be subdivided with reference to surrounding areas, existing streets which intersect or border the tract, the names of all such streets and any such Township boundary which is within five hundred (500) feet of the subdivision.

(2) Names of all owners of and property lines of parcels within two hundred (200) feet of the land to be subdivided, including properties across the street, as shown by the most recent records of the Township.

(3) The plat shall be based on a current, certified boundary survey. Date of the survey and the name of the person making same shall be shown on the map.

(4) Existing one-foot-interval contours based on United States Coast and Geodetic Survey datum (MSL-O) shall be shown extending a minimum of one hundred (100) feet beyond the boundary of the tract in question and shall be certified by a New Jersey licensed surveyor or professional engineer as to accuracy, except that where the slopes exceed five percent (5%), a two (2) foot interval may be used. The source of elevation datum base shall be noted.

(5) All existing streets, watercourses, floodplains, floodways, and flood areas within the proposed subdivision and within two hundred (200) feet of the boundaries thereof, both the width of the paving and the width of the right-of-way of each street and

existing public easements and Township borders within two hundred (200) feet of the subdivision.

(6) All existing structures, an indication of those which are to be destroyed or removed and the front, rear and side yard dimensions of those to remain.

(7) The boundaries, nature and extent of wooded areas and other important physical features, including swamps, bogs and ponds within the proposed subdivision and within two hundred (200) feet thereof.

(8) The layout of the proposed subdivision drawn in compliance with the provisions of this chapter.

(9) All proposed public easements or rights-of-way, the purposes thereof and proposed streets within the proposed subdivision. The proposed streets shall show the right-of-way and proposed pavement width.

(10) The existing system of drainage of the subdivision and of any larger tract of which it is a part, together with information on how it is proposed to dispose of surface drainage.

(11) The acreage of the drainage area (or areas) of each natural or man-made watercourse traversing the subdivision, including the area within the subdivision and the area upstream from the subdivision.

(12) All proposed lot lines and the areas of all lots, in square feet.

(13) North arrow; written and graphic scales.

(14) A copy of any existing or proposed covenants or deed restrictions applying to the land being subdivided or certification that none exists.

(15) Preliminary utility layouts showing methods of connection and sources of service.

(16) The proposed location and area, in acres or square feet, of all required or proposed open space areas.

(17) Such other information as the Board and/or Board Engineer may require or request during the review or the tentative submission.

(18) Preliminary on-site grading and drainage plan.

(a) The plat shall show or be accompanied by a preliminary grading and drainage plan which shall show locations of all existing and proposed drainage swales and channels, retention-recharge basins, the scheme of surface drainage and other items pertinent to drainage, including the approximate proposed grading contours at one (1) foot intervals, except that if slopes exceed five percent (5%), a two (2) foot interval may be used.

(b) The plan shall outline the approximate area contributing to each inlet.

(c) All proposed drainage shall be shown with preliminary pipe type and sizes, invert elevations, grades and direction of flow. The direction of flow of all surface waters and of all watercourses shall be shown.

(d) The preliminary grading and drainage plan shall be accompanied by a drainage calculation made in accordance with standards set forth herein.

(19) Preliminary off-site drainage plan. The tentative plat shall also be accompanied by a preliminary off-site drainage plan prepared in accordance with the following standards:

(a) The plan shall consist of an outline of the entire drainage basin in which the property to be subdivided is located. The terminus of the basin and existing ground contours or other basin for determining basin limits shall be shown.

(b) Pertinent off-site existing drainage, which receives or discharges runoff from or onto the site, shall be shown with elevations of inverts, pipe types and sizes or other appropriate physical data for open or nonpipe conduits.

(20) Preliminary center-line profiles showing all proposed drainage, all existing and proposed finished roadway grades; channel section details, pipe sizes, type, inverts; road crowns and slopes; all other proposed drainage structures and connections.

(21) Sectionalization and staging plan. The plat shall be accompanied by a preliminary sectionalization and staging plan showing the following:

(a) If the subdivision is proposed to be filed for final approval in sections, the plan shall show each such section. The staging of the various sections in the subdivision shall be such that if development of the subdivision were to be discontinued after the completion of any section, the developed portion of the subdivision would be provided with adequate street drainage and utility systems. The size and staging of the section in a subdivision shall be established to promote orderly development and shall be subject to the approval of the Board. In no instance shall any single section of a subdivision include more than one hundred (100) lots.

(b) During construction of the development, the developer shall fully comply with the sectionalization and staging plan in accordance with the preliminary approval. If for any reason the developer does not fully comply with the approved sectionalization and staging plan, no building permits shall be issued until such time as the developer makes application to and receives approval from the Board for a revised staging and sectionalization plan. The Board may modify the plan and pose time restrictions or require the developer to construct the development in accordance with the approved staging and sectionalization plan. The developer shall be required, at the time of filing the revised plan with the Board, to pay a nonrefundable application fee in the amount of three hundred ($300.00) dollars.

(22) Proof of payment of real estate taxes.

(23) Map must include certification for the signatures of the Chairman, Secretary and the Board Engineer.

(24) Soil borings to a depth of ten (10) feet and percolation tests shall be submitted [one (1) for each five (5) areas] for all subdivisions where on-site sanitary disposal septic systems are proposed. The location of the soil borings and percolation tests shall be indicated on the plat.

(25) An affidavit setting forth the names and addresses of all record title owners of the land proposed to be subdivided by said map and the consent, in writing, of all such owners to the approval of such map shall accompany the plats or be shown.

D. *Environmental Review.*

(1) Composite Environmental Constraints map at same scale as the preliminary plat or site plan. The applicant shall, utilizing existing map sources, present a plan indicating:

(a) The features for preservation.

(b) Features which represent any constraints for development.

[1] Generally indicating the area most suitable for development.

[2] The areas least suitable for development.

[3] Various degrees of suitability between these two (2) extremes.

(2) Environmental Impact Statement.

(a) An Environmental Impact Statement (EIS) is required as part of any application for development, excluding minor site plans and minor subdivisions, involving new buildings or any land disturbance which requires approval of either the Planning Board or Zoning Board. The EIS shall be prepared in accordance with the protocols of the New Jersey Department of Environmental Protection.

(b) Contents of EIS. The EIS shall discuss and analyze those factors required for the particular project as provided in paragraph D(2)(d) and any other factors pertinent to the project. Where the information is provided elsewhere in the application, it may be incorporated by reference. The applicant may request a preapplication conference with the Planning Board to discuss the scope and

detail of the EIS, and the Planning Board may seek the advice of the Environmental Commission in determining said scope and detail. The EIS shall address each of the items outlined below to the degree and extent it is pertinent to the project. In preparing the EIS, the applicant may utilize resource information available from the Township.

(c) The following information shall be submitted in accordance with the requirements of paragraph D(2)(d) as to the scope of the proposed project:

[1] Executive summary. The EIS shall contain a concise summary of the environmental impact assessment for the proposed project. This summary will evaluate the positive and negative environmental effects of the project should it be implemented and the public benefits expected to be derived from the project, if any.

[2] Project description. A project descriptt-tion, complete with site plans, which shall specify the purpose of the proposed project, including products and services, if any, being provided, and the regional, municipal and neighborhood setting, including current land use of the project site and properties within five hundred (500) feet of the site. The applicant should provide a description of the existing conditions as it pertains to the development on site.

[3] Inventory of existing natural resources. Generally, an inventory will consider

the air quality, topography, surface water bodies, surface water quality, aquatic biota, soils, geology, groundwater, vegetation, wildlife, archaeological and historical features and the presence of wetlands. The environmental features identified above shall be depicted upon one (1) or more environmental constraints maps, which should be included within the EIS. Most specifically, the maps should depict features for preservation, features which represent any constraints for development, and should call out the most suitable area for development, least suitable areas for development, and areas of various degrees of suitability between the extremes.

(d) Assessment of environmental impact of project. An assessment supported by environmental data of the environmental impact of the project upon the factors described in paragraph D(2)(c)[3] above, and additional factors set forth below.

[1] Geology. Describe the geologic formations, confining layers, etc., including surficial deposits.

[2] Topography. Provide topographic contours and any existing features that are not considered to be part of the natural environment on the site and a minimum of fifty (50) feet surrounding the site.

[3] Aquifers/water supply. If the water is to be supplied from the site and a flow of one hundred thousand (100,000) gallons

per day or less is required, an impact assessment of water supply is required if the anticipated demand exceeds the available safe yield of the aquifer contained within the property limits indicated in the Township's resource inventory. In such case the applicant must substantiate and explain the anticipated demand, present proof that the aquifer contained within the property limits can yield the desired amount of water, demonstrate that wells proposed for installation will meet acceptable standards and assess the effect of proposed withdrawals on existing and proposed wells and surface water bodies within the geologic formation. If the plan includes fifty (50) or more dwelling units, certification of the adequacy of the proposed water supply and sewerage facilities must be obtained from the New Jersey Department of Environmental Protection ("NJDEP").

If the water is to be supplied from any existing private or public facility, the identification, owner and location of the facility and the location of existing distribution point to which the proposed project would be connected shall be provided. The applicant will submit documentary proof that the facility has the available excess capacity in terms of its allowable diversion and equipment to supply the proposed project and is willing to do so. The applicant must demonstrate to the satisfaction of the Planning Board that the total

consumption of groundwater from on-site and off-site sources will not exceed the available safe yield of the aquifer contained within the property limits. Additionally, the applicant shall identify any known or suspected groundwater contamination or potential groundwater contaminating sources on or adjacent to the subject site.

[4] Stormwater management. The applicant should describe the Stormwater Management Plan and demonstrate that the proposed project is in compliance with the Township's Stormwater Management Ordinance (Article XXI) and applicable sections of the regulations of the NJDEP, Ocean County Soil Conservation District and the Pinelands Commission.

[5] Surface water quality and stream corridor protection. A description and a map of any streams, water bodies, and immediate environs, steep banks, springs, wetlands and streamside vegetation located on the property should be provided. The mapping must include a depiction of the floodway and flood hazard area. The applicant shall supply copies of all resource information provided to the Division of Water Resources in support of an application for any required flood hazard area permit. The applicant should incorporate best management practices and best available technology to minimize impacts associated with stormwater runoff into surface water

bodies as referenced in the New Jersey Stormwater Best Management Practices Manual. In addition, the applicant shall comply with Federal, State, and County surface water testing requirements and submit any test results as part of the environmental impact statement.

[6] Wastewater management. An estimate of the expected quantity and type of wastewater from the proposed development must be included. If disposal is on site, discuss the relation to topography, soils, wetlands and underlying geology, including water table, aquifer recharge areas and all wells within two hundred (200) feet of the disposal areas; include results of percolation tests and soil logs required by ordinance.

If disposal is to an existing private facility or to a public facility, identification of the owner and location of the plant and the location of the existing collection point to which the proposed project would be connected must be provided. Documentary evidence that the expected flows from the proposed facility will be accepted and can be treated adequately by the private or public facility must accompany the environmental impact statement.

The applicant should demonstrate compliance with all applicable State, County and Township health regulations.

[7] Floodplains. The floodplain shall be identified and included on the site plan. Construction within the one hundred-year floodplain must be approved by the New Jersey Department of Environmental Protection, Bureau of Floodplain Management. The applicant should provide a description of any activities proposed within the flood hazard area and any anticipated adverse impacts from project implementation.

[8] Soils. A description of soils located on and within two hundred (200) feet of the subject site should be provided along with mapping depicting the location and extent of each soil type. A description of the depth to the seasonal high water table should also be provided.

[9] Steep slopes. The elevations on the site should be identified and included on the site plan. The applicant shall demonstrate that the proposed development is in accordance with the Township's Steep Slopes Ordinance (Article XXIV).

[10] Wetlands. Freshwater wetlands, transition area widths and State open waters shall be delineated and certified pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A) for areas outside of the State Pinelands Area and pursuant to the Pinelands Protection Act rules for areas within the State Pinelands Area. The delineation report and plan shall be

submitted as part of the EIS, as well as evidence that the project is in accordance with the standards of Article XIX for development within the Pinelands Area, if applicable.

[11] Vegetation. Describe the existing vegetation on site and provide evidence that the project is in accordance with the standards of Article XIX for development within the Pinelands Area, if applicable. A map shall be prepared showing the location of major vegetation groupings such as woodlands, open fields, and wetlands. Where woodlands are delineated, the forest types shall be indicated. Forest vegetation is to be classified by type and age class. The distribution of types and classes will be indicated on a map, the scale of which shall not be less than one (1) inch equals fifty (50) feet or such other scale as may be required. The location, species and diameter at four and one-half (4 1/2) feet above the ground of all isolated trees in non-forested areas four (4) inches or more in diameter are to be shown on the same or on a separate map.

[12] Wildlife. Prepare an inventory of all wildlife species, which may utilize the subject site, including terrestrial and aquatic vertebrates and avian species. This inventory shall identify all such species that were encountered through on-site investigations. All habitats on site that are unique to Barnegat Township or the Ocean County region

shall be identified. All habitats that are critical in the maintenance of wildlife shall also be identified. These areas may include, but are not limited to, stream corridors, Atlantic White Cedar swamps, cranberry bogs, vernal ponds or other ecotones.

[13] Aquatic biota. If a water body is located on site the applicant should prepare a list of all species encountered, noting those that are unique to Barnegat Township or the Ocean County region. Additionally, the inventory should identify any threatened or endangered species present.

[14] Threatened or endangered species. Identify any endangered or threatened species (plant or animal) protected by the State or Federal government which may utilize any portion of the site. The New Jersey Natural Heritage Program and/or the New Jersey Division of Fish, Game and Wildlife shall be contacted regarding all endangered or threatened species sightings within one (1) mile of the project location for animals or one-quarter (0.25) mile of the project location for plants. A description of the type of habitat utilized by any species identified within the limits described above shall be provided, as well as the identification of such habitat which is found on site. The applicant should discuss any adverse impacts anticipated to occur to threatened or endangered species and habitat.

[15] Air quality. Describe each source, its location, the quantity and nature of materials to be emitted from any furnace or other device in which coal, fuel oil, gasoline, diesel fuel, kerosene, wood or other combustible material will be burned, or if any other source of air pollutants, including automobiles attracted by the facility, will be present on the site during or after construction. Evidence of compliance with the standards of Article XIX for development within the Pinelands Area (if applicable), as well as any applicable State and Federal regulations shall accompany the EIS. If a State or Federal emission permit is required, a copy of all resource data submitted with the application for the permit shall also accompany the EIS.

[16] Land use and compatibility. Describe existing land uses on and within five hundred (500) feet of the site. The applicant should demonstrate that the proposed project is compatible with the surrounding land uses. Additionally, the compatibility or incompatibility of the proposed project shall be described in relation to the following:

[a] Barnegat Township Master Plan.

[b] Barnegat Township Zoning Ordinance.

[c] Barnegat Township Environmental Resource Inventory.

[d] Master plans of adjacent municipalities, if applicable.

[e] Ocean County Master Plan.

[f] Pinelands Comprehensive Management Plan (For properties within the Pinelands Area).

[g] Coastal Area Facility Review Act (for properties within the CAFRA area).

[h] New Jersey State Development and Redevelopment Plan.

[i] Other pertinent planning documents.

[17] Historic archaeological and cultural resources. Identify, describe and map any existing cultural, historical or archaeological resources located on or within five hundred (500) feet of the site. The applicant should demonstrate that the proposed project would not adversely impact any properties listed within the New Jersey and National Registers of Historic Places and the Township's Historic Preservation Element of the Master Plan.

[18] Contaminated and brownfield sites. A statement discussing the presence or absence of contamination on the site in question and whether or not the site is a known brownfield, as identified within the NJDEP Known Contaminated Sites GIS data layer.

[19] Scenic features. The applicant should demonstrate that the development would not adversely impact the viewshed of cultural/historical landmarks or unique geographic and

topographic features. For development along a waterfront, the applicant should demonstrate compliance with Coastal Zone Management Rules Section 7:7E-8.12 (Scenic Resources and Design).

[20] Solid waste recycling and disposal. Estimate the volume of solid wastes by the type expected to be generated from the proposed project during construction and operation and describe plans for collection, storage, transportation and disposal of these materials; identify the location(s), type(s) and owner(s) of the facility (facilities) which will receive such solid wastes; demonstrate compliance with the requirements of the Statewide Mandatory Source Separation and Recycling Act. Applicants are encouraged to reuse and/or recycle solid waste to the maximum extent practicable in accordance with the guidelines set forth by the United States Green Building Council (USGBC) within the Leadership in Energy and Environmental Design (LEED) standards.

[21] Energy conservation. A description of the site in terms of its physical orientation to solar access and prevailing winds, addressing the building and site design and arrangement in terms of energy efficient principles and maximum utilization of renewable energy sources. As Barnegat Township encourages sustainable design, building techniques

and management practices, the applicant should provide a description of proposed sustainable design features and techniques/management programs that would be utilized both during construction and during operation of the completed project. LEED certified development is encouraged. Applicants are encouraged to utilize the USGBC's LEED standards for project design, implementation and operation.

[22] Noise. A statement of anticipated effects of noise and vibration levels, magnitude and characteristics related to construction activities and proposed method(s) of control. Any applicant for industrial and commercial enterprises must show that during construction and during normal operation the enterprise will not exceed the State of New Jersey regulations controlling industries and commercial stationary sources (N.J.A.C. 7:29-1.1 et seq.).

[23] Alternatives. The applicant should identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, other uses of the subject site, and the no build scenario. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.

[24] Adverse impacts which cannot be avoided. The EIS shall contain a summary list or table, without discussion, of the potential adverse environmental impacts which cannot be

avoided should the proposed project be implemented. Short-term impacts should be distinguished from irreversible impacts. Any impacts upon critical areas, which include, but are not limited to, streams, floodways, wetlands, steep slopes, and environmentally sensitive areas, which include, but are not limited to, highly erodible soils, areas of high water table, aquifer recharge areas and mature stands of native vegetation, should specify the type of criteria involved and the extent of similar areas which will not be affected.

[25] Environmental protection and mitigation measures. The EIS shall contain a listing of all environmental protection and mitigation measures which will be used should the proposed project be implemented. These are measures that will avoid, minimize, or mitigate adverse effects on the natural and manmade environment of the site and region during the construction and operation of the facility.

[26] Other required approvals. List any permits, licenses, or approvals required for this project from Federal, State, local, or other governmental agencies, including the name of the issuing agency, whether the permit, license, or approval has been applied for, and if so, the date of the application, whether the application was approved or denied (include date) or is pending, and the number of the application or permit.

(e) Planning and Zoning Board review. In reviewing an EIS the Boards shall take into consideration the effect of the proposed project upon all aspects of the environment, including, but not limited to, sewage disposal, water quality, water supply, preservation of trees and vegetation, protection of watercourses, protection of air resources, protection of aquifers, protection of public lands and their uses and ecosystems and the avoidance of any nuisance factors. The Boards may submit the EIS for review to the Environmental Commission and may submit such statement to such other governmental bodies and to such consultants as it may deem appropriate. The Boards may reject the proposed project on an environmental basis, if they can reasonably determine that the proposed project satisfies one or more of the following criteria:

[1] The proposed project will result in appreciable harm to the environment or to the public health and safety.

[2] The proposed project has not been designed with a view toward the protection of natural resources.

[3] The proposed project will place an excessive demand upon the total resources available for such project and for any future projects.

(f) Conditions. The steps to be taken to minimize the adverse environmental impacts during construction and operation and the alternatives, which may be approved by the Boards, shall constitute conditions of the

approval of the EIS, together with such other conditions as the Boards may impose.

(3) Test boring, percolation rates, water levels and groundwater samples shall be submitted by a licensed engineer in accordance with the following standards:

(a)	To a 2-acre site	1 test hole
(b)	2-acre site	3 test holes
(c)	3-acre site	6 test holes
(d)	5-10 acre site	8 test holes
(e)	11-40 acre site	10 test holes
(f)	41-100 acre site	16 test holes
(g)	Over 100 acre site	10 test holes