

**55-278. APPLICATIONS FOR MAJOR DEVELOPMENT. [Amended 6-5-89 by Ord. No. 1989-14; 12-16-96 by Ord. No. 1996-60 § 34]**

**A. *General Requirements.* Any application for approval of major development, except for forestry or resource extraction operations, shall include at least the following information:**

- (1) The applicant's name and address and his interest in the subject property;**
- (2) The owner's name and address, if different from the applicant's, and the owner's signed consent to the filing of the application;**
- (3) The legal description, including block and lot designation and street address, if any, of the subject property;**
- (4) A description of all existing uses of the subject property;**
- (5) A brief written statement generally describing the proposed development, the number of total units; and the floor area of all units to be included in the proposed development;**
- (6) A written statement addressing each of the standards or guidelines set forth in Articles II and XIX of this chapter; and stating specifically**

**LU-1809**

**Rev. Ord. Supp. 9/01**

how the proposed development meets each such standard or guideline;

- (7) A plat or plan showing the location of all boundaries of the subject property, the location of all proposed development, and existing or proposed facilities to provide water for the use and consumption of occupants of all buildings and sanitary facilities which will serve the proposed development. The following information shall be included with respect to existing or proposed wastewater treatment facilities:
- (a) Sanitary sewer distribution: Location, size and direction of flow of all existing and proposed sanitary sewer lines and pumping stations serving the proposed development and all existing and proposed connections to existing facilities;
  - (b) On-site treatment facilities: Location, size, type and capacity of any proposed on-site wastewater treatment facilities including, except with respect to discharges into an individual residential septic system, quantities, composition, proposed pretreatment and ultimate means of disposal;
  - (c) Soil borings and percolation tests: If on-site sewage disposal is proposed, results of soil borings and percolation tests in accordance with the requirements of N.J.S.A. 58:11-23 et seq. and the regulations adopted pursuant thereto shall be submitted with a tract map showing the location, logs and elevations of all test holes, indicating where ground water was encountered, and estimating the seasonal high water table; and

- (d) The proposed hours and day of operation and number of employees of any nonresidential facility.
- (8) A project site base map, at a scale of no less than one (1) inch to two hundred (200) feet and including the areas extending at least three hundred (300) feet beyond each boundary of the subject property, showing ownership boundary lines, the boundary of the proposed development, owners of holdings, if any, adjoining and adjacent to the subject property, existing facilities, buildings and structures on the site, all proposed development, wetlands, streams (including intermittent streams), rivers, lakes and other water bodies, and existing roads;
- (9) A soils map including a county soils survey in conformance with the guidelines of the United States Department of Agriculture Soil Conservation Service, at the same size and scale as the project site base map, delineating all soil series at an appropriate level of detail and, in sewered projects, sufficient soil borings to confirm the accuracy of the soils map;
- (10) A slope map, at the same size and scale as the project site base map, indicating contour elevations at two (2) foot intervals;
- (11) A resource capability map, at the same size and scale as the project site base map, indicating the cumulative limitations to development due to the standards and the guidelines contained in this Plan. This map should be prepared prior to any engineering, site layout or design work;
- (12) A proposed development map, at the same size and scale as the project site base map, showing areas of proposed development; the location of surveyor's tape or other markers placed on the

site delineating the boundaries of the property; the number of residential lots and other type of development in each general area; all proposed lot lines; areas proposed to be retained as open space; the applicable land use areas boundaries; the location of proposed facilities such as dams and impoundments, public or private water systems, storm drainage systems, public or private sewerage systems, public utilities, soil erosion and sedimentation control devices, industrial wastewater discharges and solid waste disposal areas; sources of air pollution; the proposed primary road network; all areas to be disturbed by construction activities; existing vegetation, identifying the predominant vegetation types in the area; and all vegetation which is to be removed or disturbed as a result of the proposed development, and the tree line before and after development;

- (13) A map, at the same size and scale as the project site base map, showing storm water drainage patterns and calculations and the applicant's proposed stormwater runoff management plan, which shall contain results of all percolation tests and soil borings performed in each recharge area including the estimated seasonal high water table;
- (14) Legal instruments evidencing the applicant's right, title or interest in any Pinelands development credits and any existing or proposed deed restrictions or easements relating to the subject parcel;
- (15) A landscaping schedule and plan on a map, of the same size and scale as the project site base map, incorporating the elements set forth in Section 55-295D and identifying the species of plants to be installed and the quantity and location of all

plants proposed to be planted, demonstrating that the landscaping will be carried out within six (6) months of the completion of construction and demonstrating that the landscaping will stabilize soils; [Amended 7-16-01 by Ord. No. 2001-29]

- (16) All public service infrastructure agreements, or other documentation, evidencing the availability of electric, gas, water, sewer and other necessary public service infrastructure;
- (17) The cultural resources survey described in Section 55-301 of this chapter; [Amended 7-16-01 by Ord. No. 2001-29]
- (18) A list of all permits required for the proposed development from county, municipal, State and Federal agencies;
- (19) A certificate of filing from the Pinelands Commission issued pursuant to N.J.A.C. 7:50-4.34 or, until January 14, 1991, evidence of prior approval from the Pinelands Development Review Board or the Pinelands Commission pursuant to the Interim Rules and Regulations; and
- (20) When prior approval for the development has been granted by the approval agency, evidence of Pinelands Commission review pursuant to Section 55-277E. [Amended 7-16-01 by Ord. No. 2001-29]
- (21) Any application for approval of forestry operations shall be subject to the requirements of Section 55-292. [Amended 7-16-01 by Ord. No. 2001-29]
- (22) Any application for approval of resource extraction operations shall be subject to the

requirements of Section 55-293. [Amended 7-16-01 by Ord. No. 2001-29]

*B. Other Requirements for Specific Uses.*

- (1) If the proposed development includes industrial or commercial facilities, the following additional information must be included:
  - (a) The proposed hours of operation of any such facility.
  - (b) An energy conservation plan including special energy conservation design considerations, detailed energy conservation practices and an assessment of provisions for public transportation, van and car pooling.
  - (c) The number of employees to be employed at the proposed facility.
- (2) If the proposed development includes any commercial forestry activities, all information required by Section 55-292 of this chapter.
- (3) If the proposed development includes any commercial resource extraction activities, all information required by Section 55-293 of this chapter.
- (4) If the proposed development includes one hundred (100) or more dwelling units, a fiscal impact analysis comparing the cost of the proposed development and the revenues to be generated by the proposed development during the ten (10) year period immediately subsequent to completion of the development.
- (5) If the proposed development includes one hundred (100) or more dwelling units or more than three hundred (300) parking spaces, the information required by Section 55-297 of this chapter.

*C. Pre-application Conference with Pinelands Commission;  
Waiver or Modification of Application Requirements.*

- (1) Any applicant may meet with the Pinelands Commission prior to submitting an application for major development, to discuss the proposed development, specific information to be included in an application, and any waivers requested by the applicant. Such preapplication conference shall be conducted by said Commission according to its procedures and requirements.
- (2) The Pinelands Commission may consider and shall advise the prospective applicant in writing of any

waiver or modification of the specific application requirements set forth in this section, where such requirements are deemed by the Commission to be unnecessarily duplicative of municipal site plan and subdivision application requirements established elsewhere in this chapter, or are deemed as not otherwise necessary to assure proper consideration of an application for major development.

D. *Reserved.*