

Pennsylvania Avenue
Subdivision Application
Block 162.01, Lot 1.05

Form #PZ951017

TOWNSHIP OF BARNEGAT
900 WEST BAY AVENUE
BARNEGAT, NEW JERSEY 08005-1298
(609) 698-0080 EXT. 155



LAND USE & DEVELOPMENT APPLICATION

Planning Board X Zoning Board of Adjustment _____

TO BE COMPLETED BY TOWNSHIP STAFF ONLY

Date Filed _____ Docket No. 1316-04

Application Fees _____ Escrow Deposit _____

Scheduled for: Review for Completeness _____ Hearing _____

* IMPORTANT NOTICE *

A non-corporate applicant may represent his/her own matter. Corporate applicants must be represented by an attorney-at-law admitted to practice in the State of New Jersey. No case on behalf of any applicant may be presented by an engineer or any other person not admitted to law practice in the State of New Jersey.

Applicants are cautioned that the burden of proof of showing justification for the requested development is upon the applicant under the Laws of the State of New Jersey. Applicants are further cautioned that particularly with applications involving requests for variances and conditional use permits, that there are specific legal requirements imposed by the Law of the State of New Jersey and applicants are, therefore, cautioned to consider seeking adequate legal advise.

TO BE COMPLETED BY APPLICANT

1. APPLICANT:

Name Walters Development Co., LLC

Address 500 Barnegat Boulevard North, Building 100, Barnegat, New Jersey 08005

Telephone Number: Home: _____ Local: _____

Work: 609 607-9500 Fax: 609 607-9550

Applicant is a Corporation _____ Partnership _____ Individual _____

2. SUBJECT PROPERTY: (Attach additional sheets if necessary.)

Location: 200 Pennsylvania Avenue
 Tax Map Page _____ Block 162.02 Lot (s) 1.05
 Page _____ Block _____ Lot (s) _____
 Total Area 5.04 acres Zoning District R-20 Residential

Lot Size	Width	Frontage	Depth	Square Feet
Required	See attached			
Existing				
Proposed				

Principal Building				
Setbacks	Front	Rear	One Side	Both Sides/Total
Required	30'	30'	10'	20'
Existing	N/A	N/A	N/A	N/A
Proposed for all lots	30'	30'	10'	20'

Principal Building Height		% Building (lot) Coverage
Permitted	35' or 2-1/2 stories	30%
Existing	N/A	N/A
Proposed for all lots	35' or 2-1/2 stories	30%

Accessory Building				
Setbacks	Front	Rear	One Side	Both Sides/Total
Required				
Existing	N/A	N/A	N/A	N/A
Proposed	N/A	N/A	N/A	N/A

Accessory Building Height		% Building (lot) Coverage
Permitted		%
Existing	N/A	%
Proposed	N/A	%

3. DISCLOSURE STATEMENT:

Pursuant to N.J.S. 40:55D-48.1, the names and address of all persons 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.)

Name	Edward M. Walters, Jr.	Address	500 Barnegat Blvd. N, #100 Barnegat, NJ 08005	Interest	33-1/3%
Name	Gregory Walters	Address	Same	Interest	33-1/3%
Name	Timothy Regan	Address	Same	Interest	33-1/3%

4. OWNERSHIP:

If Owner(s) is other than the applicant, provide the following information on the Owner(s). SEE ALSO ITEM #18:

Owner's Name Same as applicant.

Address _____

Telephone Number Home: _____ Work: _____ Local: _____

Relationship of the applicant to the property in question:

Owner: X Lessee _____ Purchaser Under Contract _____ Other _____

5. PROPERTY INFORMATION:

Deed restrictions, covenants, easements, rights of way, association by-laws or other dedication existing or proposed on the property:

Yes (Attach copies) _____ No XXX Proposed _____

Note: All deed restrictions covenants, easements, rights of way association by-laws, or other dedications existing and proposed must be submitted for review.

Site plan, and/or conditional use applicants:

Proposal for: New structure _____ Expanded area _____ Alteration _____
Expansion of structure _____ Change of Use _____ Sign _____

Other (please specify) None

Has this property been the subject of any prior application(s) to the Planning Board or Zoning Board of Adjustment? Yes X No _____
If so, please attach a copy of the resolution(s).

Type of Application/Relief sought See attached.

Date(s) _____ Disposition _____

Is the subject property located on:

A County road: Yes _____ No X ; A State road: Yes _____ No _____ ;
within 200 feet of a municipal boundary: Yes _____ No _____

Present use of the premises: Vacant Land

6. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

☐ Minor Subdivision Approval
☒ Subdivision Approval (Preliminary) [Phases (if applicable) _____]
☒ Subdivision Approval (Final) [Phases (if applicable) _____]
☐ Amendment or Revision to an Approved Subdivision Plan
 Number of lots to be created 7
 Number of proposed dwelling units (if applicable) _____
 Area and dimensions of each proposed lot _____

SITE PLAN:

☐ Minor Site Plan Approval
☐ Preliminary Site Plan Approval [Phases (if applicable) _____]
☐ Final Site Plan Approval [Phases (if applicable) _____]
☐ Amendment or Revision to an Approved Site Plan
 Area to be disturbed (square feet) _____
 Total number of proposed dwelling units (if applicable) _____
☐ Conditional Use Approval [N.J.S.40:55D-67]

APPEALS, VARIANCES & OTHER:

☐ Appeal decision of an Administrative Officer [N.J.S.40:55D-70a]
☐ Map or Ordinance Interpretation/Special Question [N.J.S.40:55D-70b]
☐ Variance Relief (hardship) [N.J.S.40:55D-70c(1)]
☐ Variance Relief (substantial benefit) [N.J.S.40:55D-70c(2)]
☐ Variance Relief (use) [N.J.S.40:55D-70d]
☐ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S.40:55D-34]
☐ Direct issuance of a permit for a lot lacking street frontage [N.J.S.40:55D-35]

7. Section(s) of Ordinance from which a variance is requested:

Lot Frontage on proposed Lot 1.06 - 66.67' required; 45' proposed

Lot Frontage on proposed Lot 1.07 - 66.67' required; 50' proposed

Lot Width on proposed Lot 1.06 - 100' required; 70.71' proposed

Lot Width on proposed Lot 1.07 - 100' required; 50' feet proposed

8. WAIVERS Requested of Development Standards and/or Submission Requirements: [attach additional pages as needed]

N/A

9. ATTACH A COPY OF THE PROPOSED NOTICE to appear in the official newspaper of the municipality and to be mailed to the owners of all 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. ALL APPLICATIONS (except Informals) REQUIRE NOTICE.

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. THE APPLICANT IS NOT TO GIVE PUBLIC NOTICE UNTIL SUCH TIME AS THE APPLICATION IS DEEMED COMPLETE BY THE ADMINISTRATIVE OFFICER AND THE BOARD ENGINEER.

An affidavit of service on all property owners and a proof of publication must be filed before the hearing date. These items must be submitted in advance for an application to be placed on the agenda and the hearing to proceed.

10. EXPLAIN IN DETAIL THE EXACT NATURE OF THE APPLICATION and the changes to be made at the premises, including the proposed use of the premises: [attach pages as needed] _____

Applicant seeks to subdivide the existing parcel into 7 buildable lot for single family homes and 1 lot dedicated to Barnegat Township for tree preservation.

11. Is a PUBLIC WATER line available? Yes
12. Is public SANITARY SEWER available? Yes
13. Are any OFF-TRACT IMPROVEMENTS required or proposed? No
14. Is the SUBDIVISION to be filed BY DEED OR PLAT? Plat
15. Attach CERTIFICATION FROM THE TAX COLLECTOR that all taxes due on the subject property have been paid.
16. Attach executed DEVELOPER'S ESCROW AGREEMENT.
17. Attach LIST OF PROFESSIONALS & CONSULTANTS (if applicable).

***NOTE:** When a property is located west of the Garden State Parkway and is under the jurisdiction of The Pinelands Commission, the local board has no jurisdiction to hear this application until the applicant has obtained a **Certificate of Filing** from The Pinelands Commission.

16. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing). The documentation must be received the Board Secretary at least five [5] weeks prior to the meeting at which the application is to be considered, per Sec. 55A-46 of the Barnegat Land Use Code.

Quantity	Description of Item
22	Major Subdivision plans prepared by K2 Consulting Engineers, Inc. dated 12/28/2020 consisting of 13 sheets
3	Stormwater Management Report prepared by K2 Consulting Engineers, Inc. dated March 6, 2006, last revised January 20, 2021

17. CERTIFICATION:

I certify that the foregoing statements and the materials submitted are true, and waive all applicable time limits until the first public hearing of this application. 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.] The applicant (or agent) hereby further certifies and allows that agents of the Township and affiliated agencies to enter onto the property which is the subject of this application.

4/7/21
DATE

DATE

Edward M. Walters Jr.
SIGNATURE OF APPLICANT / OWNER

Edward M. Walters, Jr., Member
Walters Development Co., LLC

~~XXXXXXXXXXXXXXXXXXXX~~

18. AUTHORIZATION BY OWNER: (If anyone other than above owner is making this application, the following authorization must be executed.)

To the approving Board of the Township of Barnegat:

N/A

is hereby

(name of designee)

authorized to make the within application.

DATE

SIGNATURE OF OWNER

**MAJOR SUBDIVISION APPLICATION
BLOCK 162.02, LOT 1.05**

2. SUBJECT PROPERTY

Proposed Lot 1.06 (214 Pennsylvania Avenue)

<u>Lot Size</u>	<u>Width</u>	<u>Frontage</u>	<u>Depth</u>	<u>Square Feet</u>
Required	100'	66.67'	150'	20,000
Existing	100'	1165.17	150.0	219,671.30
Proposed	106.0'	107.48 BBN 45.00 PENN	217.0	21,121.84

Proposed Lot 1.07 (212 Pennsylvania Avenue)

<u>Lot Size</u>	<u>Width</u>	<u>Frontage</u>	<u>Depth</u>	<u>Square Feet</u>
Required	100'	66.67'	150'	20,000
Existing	100'	1165.17	150.0	219,671.30
Proposed	106.0'	107.48 BBN 50.00 PENN	261'	21,539.31

Proposed Lot 1.08 (210 Pennsylvania Avenue)

<u>Lot Size</u>	<u>Width</u>	<u>Frontage</u>	<u>Depth</u>	<u>Square Feet</u>
Required	100'	66.67'	150'	20,000
Existing	100'	1165.17	150.0	219,671.30
Proposed	100'	100'	200'	20,000

Proposed Lot 1.09 (208 Pennsylvania Avenue)

Required	100'	66.67'	150'	20,000
Existing	100'	1165.17	150.0	219,671.30
Proposed	100'	100'	200'	20,000

Proposed Lot 1.10 (206 Pennsylvania Avenue)

<u>Lot Size</u>	<u>Width</u>	<u>Frontage</u>	<u>Depth</u>	<u>Square Feet</u>
Required	100'	66.67'	150'	20,000
Existing	100'	1165.17	150.0	219,671.30
Proposed	100'	100'	200'	20,000

Proposed Lot 1.11 (204 Pennsylvania Avenue)

<u>Lot Size</u>	<u>Width</u>	<u>Frontage</u>	<u>Depth</u>	<u>Square Feet</u>
Required	100'	66.67'	150'	20,000
Existing	100'	1165.17	150.0	219,671.30
Proposed	100'	100'	200'	20,000

Proposed Lot 1.12 (202 Pennsylvania Avenue)

<u>Lot Size</u>	<u>Width</u>	<u>Frontage</u>	<u>Depth</u>	<u>Square Feet</u>
Required	100'	66.67'	150'	20,000
Existing	100'	1165.17	150.0	219,671.30
Proposed	148.82'	158.84'	200'	25,137.50

Proposed Lot 1.13 (Tree Preservation Easement to be dedicated to Barnegat Township)

<u>Lot Size</u>	<u>Width</u>	<u>Frontage</u>	<u>Depth</u>	<u>Square Feet</u>
Required	75'	50'	120'	10,000
Existing	100'	1165.17	150.0	219,671.30
Proposed	295.42'	296.37'	300'	71,872,650

5. Has this property been the subject of any prior application(s) to the Planning Board or Zoning Board of Adjustment? Yes

Type of Application/Relief Sought:

1. Application for Minor Subdivision approval creating Block 162.02, Lot 1.05 granted by Resolution No. P-2007-52 and an extension granted by Resolution No. P-2008-27. A deed of minor subdivision dated November 12, 2008 was filed with the Ocean County Clerk's office on November 17, 2008.
2. Application for preliminary site plan approval to construct approximately 70 affordable apartment units with an office was filed in early 2009. Public hearing was scheduled for April 6, 2009, but the adoption of an Ordinance rezoning the property to Multifamily Residential was not granted by the Barnegat Township Committee and therefore the application was not heard by the Barnegat Township Planning Board.
3. Application for use variance approval was submitted on or about June 26, 2009 for Zoning Board approval. The application was withdrawn without prejudice in a letter dated February 10, 2010 to Cynthia Rahn at Barnegat Township.
4. Application for preliminary and final subdivision granted by Resolution P-2010-27 and an extension of final major subdivision approval granted by Resolution P-2017-22, Docket No. PB 10-04. The one year extension lapsed and the subdivision was not perfected.

8. Waivers Requested:

- Submission of Environmental Impact Statement
- Submission of Traffic Impact Analysis
- Existing one foot interval contours based on United States Coast and Geodetic Survey datum shall be shown extending a minimum of 100 feet beyond the boundary of the tract in question and shall be certified by a NJ Licensed Land Surveyor as to accuracy.

16. List of Maps, Reports and other materials accompanying the application:

- 22 copies of Major Subdivision Plan prepared by K2 Consulting Engineers, Inc. dated 12/28/2020 consisting of 13 sheets
- Three Copies of the Stormwater Management Report prepared by K2 Consulting Engineers, Inc. dated March 6, 2006, last revised January 20, 2021.

TOWNSHIP OF BARNEGAT
OCEAN COUNTY, NEW JERSEY

COMPLETENESS CHECK LIST
for
PRELIMINARY MAJOR SUBDIVISION
APPLICATION

Notice To Applicants: This form must be completed and returned to the Administrative Officer when a Preliminary Major Subdivision Application is filed with either the Planning Board or the Zoning Board of Adjustment. The applicant is required to address all items set forth on this Completeness Check List. Failure to address each item will result in the application being deemed incomplete. *(Please type or print clearly.)*

Applicant: Walters Development Co., LLC **Owner:** Walters Development Co., LLC
500 Barnegat Boulevard North 500 Barnegat Boulevard North
Building 100 Building 100
Barnegat, NJ 08005 Barnegat, NJ 08005

Name of Project: Block 162.02, Lot 1.05

Location of Project:

Block: 162.02 **Lot(s):** 1.05

Street Address: Pennsylvania Avenue **Zoning District:** R-20

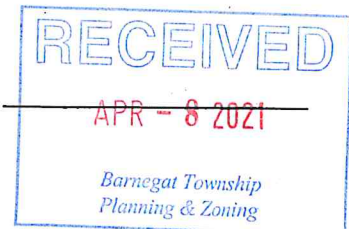
Edward Walters Jr
Signature of person who prepared Check List

4/7/21
Date

Edward Walters, Jr., Member
Name and Title of person who prepared Check List (Please Type or Print)

For Planning/Zoning Board Use Only:

Docket No. PB10-04 **Date Received by Board:** _____



<u>PRELIMINARY MAJOR SUBDIVISION APPLICATION</u>		Provided or Shown	Waiver Requested
<u>I. General Requirements</u>			
Submission of completed Application Form and Check List (22 copies).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Payment of application fees and escrow deposit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Certification that the Applicant is the owner of the land, or his properly-authorized Agent, or that the Owner has consented in writing to the filing of this application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Concerning Corporations or Partnerships, submission of a list of names and addresses of all stockholders or individual partners owning at least ten percent (10%) of its stock of any class as required by N.J.S.A. 40:55D-48.1, et. seq.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Submission of written certification from Tax Collector that all taxes and assessments are paid to date.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Submission of plats or plans (22 sets) signed and sealed by a N.J.P.L.S., N.J.P.E., N.J.P.P., N.J.R.A. or N.J.C.L.A. as required, and folded with Title Block revealed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Submission of Environmental Impact Statement, Composite Environmental Constraints map and test borings, percolation rates, water levels and ground water samples as set forth in Sections 55A-77D and 55B-77D of the Land Use Ordinance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Submission of Traffic Impact Analysis.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If freshwater wetlands are present, or are suspected to be present, on or near the subject property, then one of the following must be submitted:	NA		
A letter of interpretation from the N.J.D.E.P. indicating the absence of freshwater wetlands, or indicating the presence and verifying the delineation of the boundaries of freshwater wetlands, classifying the resource value of the wetlands, and establishing the required transition areas, or,	<input type="checkbox"/>	<input type="checkbox"/>	
A letter of exemption from the N.J.D.E.P. certifying that the proposed activity is exempt from the Freshwater Wetlands Protection Act, and regulations promulgated thereunder, or,	<input type="checkbox"/>	<input type="checkbox"/>	
A copy of any application made to the N.J.D.E.P. for any permit concerning a proposed regulated activity in or around freshwater wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	
If the property in question is located within the Pinelands Area, then a Certificate of Filing must be obtained from the Pinelands Commission and submitted to the Board prior to the application being deemed complete for consideration by the Board.	NA <input type="checkbox"/>	<input type="checkbox"/>	
<u>II. Plat Details</u>			
Scale of not less than 1" = 100'.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<u>PRELIMINARY MAJOR SUBDIVISION APPLICATION</u>	Provided or Shown	Waiver Requested
Key Map at scale of 1" = 1,000'.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Title Block in accordance with the Rules governing Title Blocks for Professional Engineers (N.J.A.C. 13:40- 1 et seq.), including:		
Name of Development;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name, signature, address, and license number of the Professional(s) who prepared the Plan;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of original preparation and of each subsequent revision thereof, and a list of the specific revisions entered on each sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scale (written and graphic).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name, address and telephone number of the Owner(s) of Record.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name, address and telephone number of the Developer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
North Arrow with reference meridian.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Approval block with signature lines for the Chairman, Secretary and Board Engineer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 on the most recent records of the Township, shall be included on the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Tax Map sheet, block and lot number(s) of the tract to be subdivided as shown on the latest Township Tax Map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All existing streets, watercourses, floodplains, floodway and flood hazard areas within the proposed subdivision and within two hundred (200) feet of the boundaries thereof shall be shown on the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 shall be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All existing structures shall be shown along with an indication of those which are to be destroyed or removed and the front, rear and side yard dimensions of those which are to remain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The boundaries, nature and extent of wooded areas and the location of any other significant physical features including swamps, bogs and ponds within the proposed subdivision and within two hundred (200) feet thereof shall be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The detailed layout of the proposed development showing all exist and/or proposed lots, streets, utilities, curbs, sidewalks, traffic and street signs, street lighting and grading and drainage improvements, including plans, profiles, cross-sections and construction details drawn in accordance with the detailed provisions set forth in the Barnegat Township Land Use Ordinance, shall be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<u>PRELIMINARY MAJOR SUBDIVISION APPLICATION</u>	Provided or Shown	Waiver Requested
Detailed plans for Soil Erosion and Sediment Control shall be submitted in conformance with the requirements of the Ocean County Soil Conservation District.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Preliminary utility layouts showing the methods of connection and sources of service shall be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If the subdivision is to be developed in sections, then the plan shall include a sectionalization and staging plan showing each such section.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The proposed location and area, in acres or square feet, of all required or proposed open space shall be shown on the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The area(s) reserved for recreational purposes shall be shown on the plan. In addition, detailed plans for improvement of these areas for active and passive recreation shall be provided as required by ordinance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All proposed public easements or rights-of-way, the purposes thereof and proposed streets within the subdivision shall be shown on the plan. The proposed streets shall show the right-of-way and pavement widths.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing one (1) foot interval contours based on United States Coast and Geodetic Survey datum (MSL + 0) 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 Land Surveyor as to accuracy, except that where the slopes exceed five percent (5%), a two (2) foot interval may be used. The source of the elevation datum base shall be noted on the plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A schedule should be placed on the plan indicating the acreage of the tract, the number of lots, the zone, minimum required and provided lot areas, setbacks, yards and dimensions and the percentage of recreation acreage provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The plan shall be based on a current, certified boundary survey. The date of the survey and the name of the person making same shall be shown on the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All proposed lot lines and the areas of all lots, in square feet, shall be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A copy of any existing or proposed covenants or deed restrictions applying to the land being subdivided shall be provided to the Board, or certification that none exists.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A Landscape Plan shall be provided showing the proposed location of all proposed plantings, buffer areas and screening strips, a legend listing the botanical and common names of each proposed plant type, the sizes at the time of planting, a planting schedule, method of irrigation, and the total quantity of each plant type.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The proposed first floor elevation, garage floor elevation and basement floor elevation, if applicable, shall be shown on the plan for each existing and/or proposed dwelling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<u>PRELIMINARY MAJOR SUBDIVISION APPLICATION</u>	Provided or Shown	Waiver Requested
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, shall be shown on the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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..	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soil borings to a depth of ten (10) feet and percolation tests shall be submitted [one (1) for each five (5) acres] 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 plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
III. <u>Residential Site Improvement Standards</u>		
An Engineering Report must be submitted which sets forth the classification of all residential streets within the proposed subdivision. In addition, the Engineering Report must demonstrate that the project has been designed in accordance with the detailed requirements set forth in Subchapter 4 of the Residential Site Improvement Standards, the appropriate curb and sidewalk requirements have been met, and an adequate number of on-street and off-street parking spaces have been provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A Stormwater Management Report must be submitted which demonstrates that the stormwater management system for the proposed development has been designed in accordance with the detailed requirements set forth in Subchapter 7 of the Residential Site Improvement Standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A public water supply system must be provided to serve the proposed development. The water supply system must be designed in conformance with the detailed requirements set forth in Subchapter 5 of the Residential Site Improvement Standards. In the alternative, the applicant may propose the use of on-site wells if approved in writing by the municipality or utility authority having jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sanitary sewer service must be provided to serve the proposed development. The sanitary sewer service must be designed in conformance with the detailed requirements set forth in Subchapter 6 of the Residential Site Improvement Standards. In the alternative, the applicant may propose the use of on-site septic systems if approved in writing by the municipality or utility authority having jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<u>PRELIMINARY MAJOR SUBDIVISION APPLICATION</u>		Provided or Shown	Waiver Requested
If any <i>de minimis</i> exceptions from the requirements of the Residential Site Improvement Standards are requested, an application must be filed in writing with the municipal approving authority and shall include the following:		NA	
1. A statement of the requirements of the standards from which an exception is sought;	<input type="checkbox"/>	<input type="checkbox"/>	
2. A statement of the manner by which strict compliance with said provisions would result in practical difficulties; and	<input type="checkbox"/>	<input type="checkbox"/>	
3. A statement of the nature and extent of such practical difficulties.	<input type="checkbox"/>	<input type="checkbox"/>	
If any waivers are requested, the waiver request must be submitted in writing to the New Jersey Department of Community Affairs, with a copy to the administrative officer of the Township, and shall include the following information:		NA	
1. A copy of the development application as submitted to the municipal approving authority; and	<input type="checkbox"/>	<input type="checkbox"/>	
2. A brief memorandum to the Commissioner of the Department of Community Affairs containing sufficient information upon which to base a determination, including:			
• A short description of the project in narrative form;	<input type="checkbox"/>	<input type="checkbox"/>	
• A citation to the particular site improvement standard from which waiver is requested;	<input type="checkbox"/>	<input type="checkbox"/>	
• A clear description of the condition(s) giving rise to the request;	<input type="checkbox"/>	<input type="checkbox"/>	
• A clear description of the anticipated result if the standard were to be followed;	<input type="checkbox"/>	<input type="checkbox"/>	
• The name, address, and telephone number of a contact person for the developer; and	<input type="checkbox"/>	<input type="checkbox"/>	
• The name, address, and telephone number of a contact person for the municipal approving authority.	<input type="checkbox"/>	<input type="checkbox"/>	
The applicant's engineer must provide to the Board a written certification which states that, with the exception of any waivers or <i>de minimis</i> exceptions requested, the project has been designed in full compliance with the requirements of the Residential Site Improvement Standards.		NA	
	<input type="checkbox"/>	<input type="checkbox"/>	

TOWNSHIP OF BARNEGAT
OCEAN COUNTY, NEW JERSEY

COMPLETENESS CHECK LIST
for
FINAL MAJOR SUBDIVISION
APPLICATION

Notice To Applicants: This form must be completed and returned to the Administrative Officer when Final Major Subdivision Application is filed with either the Planning Board or the Zoning Board of Adjustment. The applicant is required to address all items set forth on this Completeness Check List. Failure to address each item will result in the application being deemed incomplete. *(Please type or print clearly.)*

Applicant:	<u>Walters Development Co., LLC</u>	Owner:	<u>Walters Development Co., LLC</u>
	<u>500 Barnegat Boulevard North</u>		<u>500 Barnegat Boulevard North</u>
	<u>Building 100</u>		<u>Building 100</u>
	<u>Barnegat, NJ 08005</u>		<u>Barnegat, NJ 08005</u>

Name of Project: Block 162.02, Lot 1.05

Location of Project:

Block: 162.02 **Lot(s):** 1.05

Street Address: Pennsylvania Avenue **Zoning District:** R-20

Edward Walters Jr.
Signature of person who prepared Check List

4/7/21
Date

Edward Walters, Jr., Member
Name and Title of person who prepared Check List (Please Type or Print)

For Planning/Zoning Board Use Only:

Docket No. PB10-04 **Date Received by Board:** _____



<u>FINAL MAJOR SUBDIVISION APPLICATION</u>	Provided or Shown	Waiver Requested
<u>I. General Requirements</u>		
Submission of completed Application Form and Check List (22 copies).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Payment of application fees and escrow deposit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certification that the Applicant is the owner of the land, or his properly-authorized Agent, or that the Owner has consented in writing to the filing of this application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Concerning Corporations or Partnerships, submission of a list of names and addresses of all stockholders or individual partners owning at least ten percent (10%) of its stock of any class as required by N.J.S.A. 40:55D-48.1, et. seq.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Submission of written certification from Tax Collector that all taxes and assessments are paid to date.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Submission of Final Major Subdivision plans (22 sets) signed and sealed by a N.J.P.E., N.J.P.P., N.J.R.A. or N.J.C.L.A. as required, and folded with Title Block revealed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Submission of Final Major Subdivision plats (22 sets) signed and sealed by a N.J.P.L.S. and folded with Title Block revealed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If the property in question is located within the Pinelands Area, then a Certificate of Filing must be obtained from the Pinelands Commission and submitted to the Board prior to the application being deemed complete for consideration by the Board.	NA <input type="checkbox"/>	<input type="checkbox"/>
<u>II. Plat Details</u>		
Scale of the Final Major Subdivision plats shall be not less than 1" = 50' and shall contain not more than one hundred (100) lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Title Block in accordance with the Rules governing Title Blocks for Professional Engineers (N.J.A.C. 13:40- 1 et seq.), including:		
Name of Development;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name, signature, address, and license number of the Professional(s) who prepared the Plan;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of original preparation and of each subsequent revision thereof, and a list of the specific revisions entered on each sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Final Plat shall be one(1) of four(4) standard sizes, namely, thirty by forty-two (30 x 42) inches, twenty-four by thirty-six (24 x 36) inches, fifteen by twenty-one (15 x 21) or eight by thirteen (8 x 13) inches, as measured from the cutting edges. If one (1) sheet is not of sufficient size to contain the entire territory, the map may be divided into sections to be shown on separate sheets of equal size, with references on each sheet to the adjoining sheets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINAL MAJOR SUBDIVISION APPLICATION	Provided or Shown	Waiver Requested
The Final Plat shall show the dimensions, bearings and curve data, including lengths of tangents, radii, arcs, chords and central angles for all center-line and right-of-way line curves on streets, sufficient to enable the definite location of all lines and boundaries shown thereon, including drainage easements, public easements and areas dedicated for public use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Final Plat shall show the tangents, chords, arcs, radii and central angles at all street corners.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All dimensions, both linear and angular, of the exterior boundaries of the subdivision, and all lots and all lands reserved or dedicated for public use shall balance, and their description shall close within a limit of error of not more than one (1) part in ten thousand (10,000).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any easement or land reserved for or dedicated to the public use shall be so designated on the Final Plat, and the proposed use of sites other than residential shall be noted on the plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Each block and each lot shall be numbered in accordance with a scheme approved by the Township Tax Assessor. Written proof that the Township Tax Assessor has approved the block and lot numbers shall be submitted to the Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All proposed street names and street addresses must be approved in writing by the Township Tax Assessor.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All municipal boundary lines crossing or adjacent to the territory intended to be subdivided shall be shown and designated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The names of adjoining subdivisions, if any, and the file number of the recording or the names of the owners of adjacent properties shall be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All natural and artificial watercourses, streams, shorelines and water boundaries and encroachment lines existing or dedicated by the filing of the plat shall be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Final Plat shall clearly show all monumentation and property markers as required, including monuments found, monuments set and monuments to be set. An indication shall be made where monumentation found has been reset. All monumentation shall be placed in compliance with the requirements of the Map Filing Law.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Final Plat must include the required certifications as stipulated in the Map Filing Law.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Final Plat shall indicate the zone and tract acreage and show the required minimum lot area, front, side and rear yard setback lines and the lot line dimensions and areas of each lot being created by the proposed subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The date of the survey shall be shown on the Final Plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A Point of Beginning (P.O.B.) shall be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scale (written and graphic).	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Name, address and telephone number of the Owner(s) of Record.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Name, address and telephone number of Developer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
North arrow with reference meridian.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Approval block with signature lines for the Chairman, Secretary and the Board Engineer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
The Final Major Subdivision plans submitted for Final Approval must have been revised to address all of the conditions of Preliminary Approval as set forth in the Preliminary Approval Resolution and the prior engineering review letters.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
As a condition of any Final Approval granted by the Board, the applicant shall submit evidence of a comprehensive general liability insurance policy in an amount not less than three hundred thousand dollars (\$300,000.) per occurrence, identifying and saving harmless the Township of Barnegat and its agencies, employees and agents from any liability for any acts of the subdivider or his agents, contractors, or employees in the implementing of the approved subdivision. The insurance policy shall provide for ten (10) days' prior notice to the Township prior to cancellation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
As a condition of any Final Approval granted by the Board, the applicant must post performance guarantees and inspection fees in amounts to be determined by the Township Engineer to guarantee the installation of the required on-site and off-site improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
As a condition of any Final Approval granted by the Board, the applicant must post performance guarantees and inspection fees in amounts to be determined by the Water & Sewer Utility Engineer to guarantee the installation of the required on-site and off-site water and sewer system improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
As a condition of any Final Approval granted by the Board, the applicant must post sufficient funds with the Township to cover the costs of the following assessments as required by Township ordinances:			
Affordable Housing Development Fee,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Drainage Assessment;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Off-site Traffic Assessment,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Recreation Assessment;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Tax Map Assessment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
As a condition of any Final Approval granted by the Board, the following documentation must be submitted:			
Municipal Water and Sewer Utility approval;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ocean County Planning Board approval,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<u>FINAL MAJOR SUBDIVISION APPLICATION</u>	Provided or Shown	Waiver Requested
Ocean County Utilities Authority approval;	NA <input type="checkbox"/>	<input type="checkbox"/>
Ocean County Soil Conservation District;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ocean County Board of Health approval, if required;	NA <input type="checkbox"/>	<input type="checkbox"/>
New Jersey Department of Environmental Protection;	<input type="checkbox"/>	<input type="checkbox"/>
Wetlands;	NA <input type="checkbox"/>	<input type="checkbox"/>
Waterfront Development;	NA <input type="checkbox"/>	<input type="checkbox"/>
CAFRA;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer System Extensions;	NA <input type="checkbox"/>	<input type="checkbox"/>
Potable Water System Extensions;	NA <input type="checkbox"/>	<input type="checkbox"/>
Stream Encroachment	NA <input type="checkbox"/>	<input type="checkbox"/>
New Jersey Department of Transportation, if required;	NA <input type="checkbox"/>	<input type="checkbox"/>
The Pinelands Commission, if located within the Pinelands Area;	NA <input type="checkbox"/>	<input type="checkbox"/>
All other outside agency approvals as may be required.	NA <input type="checkbox"/>	<input type="checkbox"/>