NETCONG CODE

TECHNICAL CHECKLIST PRELIMINARY MAJOR SUBDIVISION NETCONG BOROUGH

NAME OF APPLICANT:	
DATE SUBMITTED:	
PROJECT NAME:	
BLOCK(S) AND LOT(S)	

Check appropriate box. Attach a sheet which explains reasons for any waivers requested.

ITEM			NOT	WAIVER
NO.	PLAN REQUIREMENT	PROVIDED	APPLICABLE	REQUESTED
1	Plans drawn, signed and sealed by appropriate New			
	Jersey licensed professional person(s) pursuant to			
	N.J.S.A. 13:40-7 et seq.			
2	Scale to be not smaller than 1"=100'			
3	Key map showing the subject property and all lands			
	within 200 feet thereof with existing streets and zone			
	boundaries			
	All applications for properties located in any zone			
	shall submit electronic plans to the Board Secretary,			
	in pdf form, or as otherwise agreed to by the Board			
	Secretary and Board Engineer.			
4	Map sizes permitted:			
	8-1/2" x 11"			
	8-1/2" x 14"			
	11" x 17"			
	15" x 21"			
	24" x 36"			
5	Plans should contain the following:			
	a. Name of development			
	b. Name and address of owner			
	c. Name and address of developer			
	d. Date of preparation			
	e. Block(s) and lots developed			
	f. Name, address, signature, seal and license			
	number of person preparing plans			
6	Graphic and written scale			
	Reference meridian			
7	Revision box and date of each revision			
8	Survey of the entire subject property, prepared by a			
	New Jersey licensed surveyor, showing the location of the portion to be divided therefrom, giving all distances			
	and showing all roads abutting or traversing the			
	property. Development boundaries shall be clearly			
	delineated with metes and bounds.			
9	A list of all property owners within 200' as disclosed			
,	by the most recent tax records			
10	Any municipal limits within 200 feet of the			
_ ~	development and the names of the adjoining			
	municipalities shown on key map			
11	Existing and proposed property lines with metes and			
	bounds description			
12	Existing streets, both public and private, showing the			
	right-of-way width and width of the traveled way			
13	Existing structures which are to remain with			
	dimensions and setbacks to all property lines			

LAND DEVELOPMENT PROCEDURES

ITEM			NOT	WAIVER
NO.	PLAN REQUIREMENT	PROVIDED	APPLICABLE	REQUESTED
14	All existing physical features on the property			
	including but not limited to driveways, sidewalks,			
	streams, wetlands, floodplains, railroads, bridges,			
	drainage, trees, utilities, public and private			
1.5	easements and reservations			
15	Zone data box showing: a. Zone district(s)			
	b. Required and proposed:			
	Area			
	Lot width			
16	Area of existing and proposed lots			
17	Sufficient elevations or contours on site and up to 50			
	feet beyond the limits of disturbance			
	2' contour interval for slopes up to 20%. Contour			
	interval of 10' for slopes in excess of 20%			
	10' contour interval for slopes in excess of 10%			
18	Location of all structures, sidewalks and driveways			
	within 100 feet of the property			
19	Stormwater management plan/report in accordance			
	with the Residential Site Improvement Standards			
	and/or municipal ordinances including plans and			
20	computations for any storm sewer systems			
20	For plats involving a corner lot or lots, the required			
21	sight triangle easements			
21	Setback lines for each of the proposed lots based on			
22	zone requirements Location of existing utilities on site and within 50			
22	feet of the site including:			
	a. Utility lines and poles, gas, etc.			
	b. Sanitary sewer lines			
	c. Storm sewers			
	d. Waterlines			
23	A copy of all existing protective covenants or deed			
	restrictions of every nature affecting the subject			
	property including a statement as to whether such			
	deeds or covenants are of record			
24	The plan shall include the signature block below:			
	Approved by the Netcong Borough Land-Use Board			
	Chairperson Date			
	Board Secretary Date			
	Board Secretary Date			
	Board Engineer Date			
25	Wetlands areas and proposed transition areas			
	delineated by a qualified professional or a statement			
	indicating no wetlands exist on the property			
26	Public improvements construction plans for all new			
	streets and improvements to existing streets			
	including:			
	a. Center line, geometry			
	b. Road profiles			
	c. Road cross sections 50' on center			
	d. Grading plan showing existing and proposed			
	contours			

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27.	Plans and profiles for existing and proposed:	TROVIDED	THE LEGITIES	REQUESTED
	a. Storm sewers			
	b. Sanitary sewers			
	c. Water mains			
28.	Erosion and sediment control plan			
29.	Landscaping plan showing proposed shade trees and			
	landscaping including species and size of plant			
	materials			
30.	Lighting plan showing:			
	a. Location of streetlights			
	b. Height of streetlights			
2.1	c. Construction details of streetlights			
31.	Sign plan showing:			
	a. Location of traffic control signs b. Street signs			
	c. Developments signs			
	d. Appropriate sign details showing size, height,			
	materials and lighting			
32	Environmental impact assessment including the			
"-	following:			
	a. Plan and description of the proposed			
	development			
	b. Inventory of existing natural resources			
	c. Assessment of environmental impacts			
	d. Unavoidable adverse environmental impacts			
	e. Steps to minimize adverse environmental			
	impacts			
	f. Details and matter to be evaluated:			
	1. Sewage facilities			
	2. Water supply			
	3. Stormwater			
	4. Stream encroachments			
	5. Floodplains			
	6. Wetlands			
	7. Solid waste disposal 8. Air pollution			
	9. Traffic			
	10. Social/economic			
	11. Aesthetics			
	12. Required licenses, permits, etc.			
33.	A copy of all existing protective covenants or deed			
	restrictions of every nature affecting the subject			
	property including a statement as to whether such			
	deeds or covenants are of record			
34.	Copy of the current deed of record and a copy of the			
	title insurance policy for the property when			
	purchased if available			
35.	All public property and property proposed to be			
	dedicated in the tract, accurately outlined and			
	described with existing or proposed uses designated			
36.	All construction details for proposed improvements.			
37.	Sketch of proposed layout or disposition of			
	remaining lands if any			