

NETCONG CODE

TECHNICAL CHECKLIST PRELIMINARY MAJOR SUBDIVISION NETCONG BOROUGH

NAME OF APPLICANT: Mott MacDonald
 DATE SUBMITTED: September 14, 2022
 PROJECT NAME: Old Reservoir Property Subdivision
 BLOCK(S) AND LOT(S) Block 26, Lot 10.03 & Block 22, Lot 15

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

ITEM NO.	PLAN REQUIREMENT	PROVIDED	NOT APPLICABLE	WAIVER 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.	X		
2	Scale to be not smaller than 1"=100'	X		
3	Key map showing the subject property and all lands within 200 feet thereof with existing streets and zone boundaries	X		
4	Map sizes permitted: 8-1/2" x 11" 8-1/2" x 14" 11" x 17" 15" x 21" 24" x 36"	X		
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	X		
6	Graphic and written scale Reference meridian	X		
7	Revision box and date of each revision	X		
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.	X		
9	A list of all property owners within 200' as disclosed by the most recent tax records	X		
10	Any municipal limits within 200 feet of the development and the names of the adjoining municipalities shown on key map	X		
11	Existing and proposed property lines with metes and bounds description	X		
12	Existing streets, both public and private, showing the right-of-way width and width of the traveled way	X		
13	Existing structures which are to remain with dimensions and setbacks to all property lines	X		
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	X		

LAND DEVELOPMENT PROCEDURES

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	easements and reservations			
15	Zone data box showing: a. Zone district(s) b. Required and proposed: Area Lot width	X		
16	Area of existing and proposed lots	X		
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%	X		
18	Location of all structures, sidewalks and driveways within 100 feet of the property	X		
19	Stormwater management plan/report in accordance with the Residential Site Improvement Standards and/or municipal ordinances including plans and computations for any storm sewer systems		X	
20	For plats involving a corner lot or lots, the required sight triangle easements		X	
21	Setback lines for each of the proposed lots based on zone requirements	X		
22	Location of existing utilities on site and within 50 feet of the site including: a. Utility lines and poles, gas, etc. b. Sanitary sewer lines c. Storm sewers d. Waterlines	X		
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 Engineer Date	X		
25	Wetlands areas and proposed transition areas delineated by a qualified professional or a statement indicating no wetlands exist on the property	X		
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		X	
27	Plans and profiles for existing and proposed: a. Storm sewers b. Sanitary sewers c. Water mains		X	
28	Erosion and sediment control plan		X	

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29.	Landscaping plan showing proposed shade trees and landscaping including species and size of plant materials		X	
30.	Lighting plan showing: a. Location of streetlights b. Height of streetlights c. Construction details of streetlights		X	
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		X	
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.		X	
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.		X	
37.	Sketch of proposed layout or disposition of remaining lands if any	X		