

LAND DEVELOPMENT PROCEDURES

**TECHNICAL CHECKLIST  
PRELIMINARY SITE PLAN  
NETCONG BOROUGH**

NAME OF APPLICANT: 83 Main Street LC  
 DATE SUBMITTED: November 25, 2024  
 PROJECT NAME: Main Street Townhouses  
 BLOCK(S) AND LOT(S) Block 19 Lot 30 & 34.02

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 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 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.	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 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 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		



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	c. Road cross sections 50' on center d. Grading plan showing existing and proposed contours		X	
30	Erosion and sediment control plan	X		
31	Landscape plan showing proposed landscaping including species and size of plant materials	X		
32	Circulation plan showing: a. Location of off-street parking b. Traffic improvements such as signals, signs, and channelization c. Pedestrian circulation d. Loading and unloading bays e. Proposed vehicular access including curb cuts f. Traffic circulation around the site	X		
33	Lighting plan showing: a. Location of site lights b. Height of site lights c. Construction details of light fixtures and poles	X		
34	Plan showing signs as follows: a. Location of traffic control signs b. Developments signs c. Appropriate sign details showing size, height, materials and lighting	X		
35	Preliminary elevations and plans of any proposed buildings showing windows and doors, roof treatments, floor plan of each floor of the building	X		
36	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 include: 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		
37	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		X	
38	Copy of the current deed of record and a copy of the title insurance policy for the property when purchased if available	X		

NETCONG CODE

ITEM NO.	PLAN REQUIREMENT	PROVIDED	NOT APPLICABLE	WAIVER REQUESTED
39	All public property and property proposed to be dedicated in the tract, accurately outlined and described with existing or proposed uses designated	X		
40	All construction details for proposed improvements	X		