

::::CHECK LIST::::
Details required for
Preliminary Major Subdivision Plats
and
Preliminary Major Site Plans

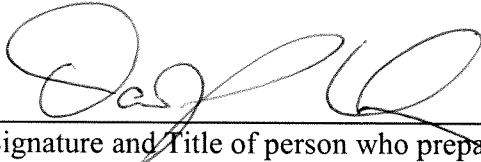
Note: See Section 804 of the Hackettstown Land Development Ordinance for further details of submission requirements and procedures.

- ☒ Application Form(s) and Checklist(s) (20 copies).
- ☒ Plats or Plans (20 copies) signed and sealed by a N.J. Professional Engineer and folded into eighths with title block revealed.
- ☒ Protective Covenants, Easements and/or Deed Restrictions (20 copies).
- ☒ Scale of not less than 1" = 100' on one of four of the following standard sheet sizes (8½" x 13"; 15"x 21"; 24"x 36"; or 30" x 42"
- ☒ Key map at not more than 1"=1000'.
- ☒ Title block:
- ☒ Name of subdivision or development, Town of Hackettstown, Warren County, with each sheet specifically titled with appropriately descriptive words;
- ☒ Name, title, address and telephone number of subdivider or developer; Name, title, address and license number of the professional or professionals who prepared the plot or plan;
- ☒ Name, title and address of the owner or owners of record; North arrow;
- ☒ Scale (written and graphic);
- ☒ Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet; and
- ☒ Names and addresses of partners or stockholders as required by Ordinance.
- ☒ Certification of ownership or authorization to file application.

- ☒ Approval signature lines.
- ☒ Acreage to the nearest tenth of an acre (both with and without areas within public rights-of-way).
- ☒ The names and lot and block numbers of all property owners within 200 feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Clerk of the Planning Board or Clerk of the Zoning Board of Adjustment, as the case may be.
- ☒ Existing tax sheet number(s) and existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Town Tax Map, and proposed block and lot numbers as provided by the Town Tax Assessor upon written request.
- ☒ Tract boundary line (heavy solid line).
- ☒ Zoning districts, affecting the tract, including district names and all area and bulk requirements, with a comparison to the proposed development.
- ☒ The location of natural features such as wetlands and treed areas, both within the tract and within 100 feet of its boundary.
- ☒ W The proposed location of all proposed plantings, with a legend listing the botanical and common names, the sizes at time of planting, the total quantity of each plant, and the location of each plant keyed to the plan or plat.
- ☒ Existing and proposed watercourses with required information:
- ☒ N/A When a stream is proposed for alteration, improvement or relocation or when a drainage structure or fill is proposed over, under, in or along a running stream, a report on the status of review by the State Department of Environmental Protection, Division of Water Resources;
- ☒ N/A Cross-sections of watercourses and/or drainage swales at an appropriate scale showing the extent of flood plain, top of bank, normal water levels and bottom elevations at locations required by the Town Engineer;
- ☒ N/A The location and extent of drainage and conservation easements and stream encroachment lines; and
- ☒ The location and type of adequate drainage provisions to reasonably reduce and minimize exposure to flood damage.
- ☒ Existing and proposed contours as required by Ordinance.
- ☒ Proposals for soil erosion and sediment control as required by N.J.S.A. 4:24-39 et seq.
- ☒ The location of all existing structures as required by Ordinance.
- ☒ Size, height and location of all proposed structures and buildings.

- ✓ All dimensions necessary to confirm conformity to the Ordinance requirements.
- ✓ The proposed location, direction of illumination, power and type of proposed outdoor lighting, including details and luminaries.
- PW The proposed screening, buffering and landscaping plan, with the information required by Ordinance.
- ✓ The location and design of any off-street parking area, showing size and location of bays, aisles and barriers.
- ✓ All means of vehicular access or egress to and from the site onto public streets, with the information required by Ordinance.
- ✓ Plans and computations for any storm drainage systems as required by the Town Engineer.
- PW The location of existing utility structures on the tract and within 200 feet of its boundaries.
- ✓ Plans of proposed improvements and utility layouts as required by Ordinance; and required letters from appropriate State and County agencies granting approval for the extension of utility service(s).
- N/A Plans, typical cross sections and construction details, horizontal and vertical alignment of the centerline of all proposed streets and of existing streets abutting the tract as required by Ordinance.
- ✓ A copy of any protective covenants or deed restrictions applying to the land being developed or an indication of them on the submitted plat or plan.
- N/A The location and width of all existing and proposed utility easements, the use(s) for which they are intended to be limited, and the manner in which the easements will be controlled.
- N/A Proposed permanent monuments.
- W The proposed number of shifts to be worked, the maximum number of employees on each shift, and the hours of operation.
- ✓ Five (5) copies of a certificate from the Town Tax Collector indicating that all taxes and assessments are paid to date.
- ✓ Five (5) copies of the completed application to the Warren County Planning Board, if applicable.
- N/A Five (5) copies of the completed application to the Hackettstown Utilities Authority, if applicable.
- ✓ All preliminary major subdivision and/or preliminary major site plan applications shall be accompanied by a grading plan in accordance with Section 804B.37 of this Ordinance.

- W All preliminary major subdivision and/or preliminary major site plan applications shall be accompanied by an Environmental Impact Statement in accordance with Section 804 C. of this Ordinance.
- N/A An Historic Impact Statement, if applicable, in accordance with Section 806 E. of this Ordinance.
- ✓ A sixty-year title search dated within 6 months of the application date including copies of all deeds, easements, covenants, restrictions and other items affecting title to the property.
- N/A In the case of any subdivision or site plan submission of a planned development, all of the required information for all of the properties comprising the planned development.
- ✓ The Board reserves the right to acquire additional information before granting preliminary approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include, but not be limited to, drainage calculations and traffic analyses, provided however that no application shall be declared incomplete for lack of such additional information.


Signature and Title of person who prepared check list.

3-29-19
Date

::::CHECK LIST::::
Details required for
Final Major Subdivision Plats
and
Final Major Site Plans

Note: See Section 805 of the Hackettstown Land Development Ordinance for further details of submission requirements and procedures.

- ☒ Application Form(s) and Checklist(s)(20 copies).
- ☒ Plats or Plans (20 copies) signed and sealed by a N.J.P.L.S. or N.J.P.E., as required, and folded into eighths with title block revealed.
- ☒ Scale of not less than 1" = 100' on one of four of the following standard sheet sizes (8 1/2" x 13"; 15" x 21"; 24" x 36"; or 30" x 42").
- ☒ All details stipulated in Subsection 804 B. of the Ordinance.
- ☒ All additional details required at the time of preliminary approval.
- ☒ A section or staging plan, if proposed.
- ☒ Detailed architectural and engineering data as required by Ordinance.
- ☒ Certification from the Town Tax Collector indicating that all taxes and assessments are paid up-to-date. (will be provided under separate cover prior to hearing)
- W Letters directed to the Chairman of the Board and signed by a responsible official of all utility companies, etc., providing service to the tract as required by Ordinance.
- W Certification in writing from the applicant to the Board that the applicant has:
 - (a) Installed all improvements in accordance with the requirements of the Ordinance; and/or,
 - (b) Posted a performance guarantee in accordance with Section 902 of the Ordinance.

W A statement from the Town Engineer indicating that all installed improvements have been inspected.

Signature and Title of person who prepared check list

Date

3-29-19

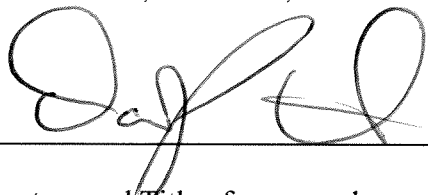
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Details required for Variance Applications

Note: See Section 802 C. of the Hackettstown Land Development Ordinance for further details of submission requirements and procedures.

- ☒ Application Form(s) and Checklist(s)(20 copies).
- ☒ Plats or Plans (20 copies) signed and sealed by a N.J.P.L.S. or N.J.P.E., as required, and folded into eighths with title block revealed.
- ☒ Scale of not less than 1" = 100' on one of four of the following standard sheet sizes (8 1/2" x 13"; 15" x 21"; 24" x 36"; or 30" x 42").
- ☒ Key map at less than 1"=1000'.
- ☒ Title block:
 - ☒ Name of subdivision or development, Town of Hackettstown, Warren County, with each sheet specifically titled with appropriately descriptive words;
 - ☒ Name, title, address and telephone number of subdivider or developer;
 - ☒ Name, title, address and license number of the professional or professionals who prepared the plot or plan;
 - ☒ Name, title and address of the owner or owners of record;
 - ☒ North arrow;
 - ☒ Scale (written and graphic);
 - ☒ Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet; and
- ☒ Names and addresses of partners or stockholders as required by Ordinance.
- ☒ Acreage figures (both with and without areas within public rights-of-way).
- ☒ Approval signature lines.
- ☒ Existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Town Tax Map, and proposed block and lot numbers as provided by the Town Tax Assessor upon written request.

- ☒ Tract boundary line (heavy solid line).
- ☒ The location of existing and proposed property lines (with bearings and distances), streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features such as wetlands and treed areas, both within the tract and within one hundred feet (100") of its boundary.
- ☒ The location and width of all existing and proposed utility easements, the use(s) for which they are intended, and the manner in which the easements will be controlled.
- ☒ Zoning districts affecting the tract, including district names and all area and bulk requirements, with a comparison to the proposed development.
- ☒ Proposed buffer and landscaped areas.
- ☒ Delineation of flood plains, including both floodway and flood fringe areas. Contours as shown on the U.S.G.S. topographic sheets.
- ☒ Marshes, ponds and land subject to flooding within the tract and within one hundred feet (100') thereof.
- ☒ The names of all adjacent property owners as they appear on the most recent tax list prepared by the Clerk of the Planning Board or Clerk of the Zoning Board of Adjustment, as the case may be.
- ☒ Five(5) copies of a certification from the Town Tax Collector indicating that all taxes and assessments are paid to date.
- ☒ Concerning subdivisions only, existing and proposed monuments.
- ☒ Road right-of-way dedication and improvement, as applicable.
- ☒ Sight triangle easements, as applicable.
- ☒ Deed descriptions (including metes and bounds), easements, covenants, restrictions, and roadway dedications.
- ☒ A sixty-year title search dated within 6 months of the application date including copies of all deeds, easements, covenants, restrictions and other items affecting title to the property.



Signature and Title of person who prepared check list

3-29-19

Date

RIDER TO DEVELOPMENT APPLICATION
TOWN OF HACKETTSTOWN

Applicant: Mars, Incorporated

Property Location: 700 High Street (Lot 1 in Block 4)

Application Summary: Applicant is the owner and operator of certain property situated at 700 High Street, being further known and designated as Lot 1 in Block 4 on the official tax map of the Town of Hackettstown. The subject property is situated in the LM – Limited Manufacturing Zone District. Applicant is hereby requesting approval from the Zoning Board of Adjustment of the Town of Hackettstown for Preliminary and Final Major Site Plan and Use Variance, together with associated bulk variances and waivers, to construct a proposed truck and trailer parking lot located within the same project area as an existing on-site wastewater treatment facility. By Resolution dated December 16, 2014, and amended Resolution dated June 19, 2018, Applicant received approval to upgrade and replace an existing on-site wastewater treatment facility, which contained a condition to demolish the old, prior on-site wastewater treatment facility.

Due to an operating condition at the new facility, two (2) existing clarifier tanks and one (1) existing reactor tank from the previous facility will temporarily remain. These tanks will remain in operation during the construction and operation of the proposed truck and trailer parking lot. At the time that the two (2) clarifier tanks and one (1) reactor tank can be demolished, these areas will be repaved, striped and utilized for additional truck and trailer parking. This application also seeks to modify certain conditions of prior approvals as set forth in Resolution of Memorialization dated December 16, 2014, as modified in Resolution of Memorialization dated June 19, 2018.

Applicant requires the following variances, exceptions and/or waivers:

1. From the provisions of **Section 408 B.** of the Land Development Ordinance, which does not authorize a wastewater pretreatment facility as a permitted accessory use. This variance is a Use Variance.
2. From the provisions of **Section 501 D.** of the Land Development Ordinance, which requires a maximum height of fifteen (15') feet for accessory buildings.

At this time, Applicant is not aware of any additional variances and/or additional waivers; provided, however, Applicant requests that the application be deemed amended to include and the Board grant any additional approvals, variances, exceptions or waivers determined to be necessary in the review and processing of this application, whether requested by the Board or otherwise. In addition, and if required by the Town of Hackettstown, Applicant requests that the Board recommend a waiver of any requirement for a Developer's Agreement.

DEVELOPMENT APPLICATION

The variances and/or waivers requested can be granted by the Board without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance. Applicant has made every effort to minimize the impact on the Property and surrounding neighbors. Applicant's proposed variances are necessary due to the existing property use, conditions and/or limitations. Applicant's proposed use of the subject property and buildings, together with the proposed site improvements, will not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance. At the time of the public hearing, the variance relief sought by the Applicant can and will be justified pursuant to N.J.S.A. 40:55D-70(c)(1) and/or (2), and N.J.S.A. 40:55D-70(d). The Applicant's proposed variances and related site improvements will provide a substantial benefit to the public and the benefit derived from the proposed variances will substantially outweigh any detriment (if any) sustained as a result of the granting of the relief sought. The granting of the relief sought will not have any substantial detriment to the surrounding area, nor will there be any substantial detriment to the public welfare.

Except for Warren County Planning Board, Warren County Soil Conservation District and the Highlands Council Consistency Determination, Applicant is not aware, at this time, of any other approvals which are required from other governmental or quasi-governmental entities.