WAIVER REQUEST

Mars Chocolate North America

Preliminary and Final Major Site Plan and Use Variance

Our File No.: SCE-R08719.07

SCE is requesting a waiver for the following checklist items:

Final Major Site Plan Checklist

* + **All additional details required at the time of preliminary approval.**

 Waiver requested for completeness only.

* + **Letters directed to Chairman of the Board and signed by responsible official of all utility companies, etc., providing service to the tract as required by Ordinance.**

 Waiver requested, no new utilities are proposed for the project.

* + **Certification in writing from the applicant to the Board that the applicant has:**
		1. **Installed all improvements in accordance with the requirements of the Ordinance, and/or**
		2. **Posted a performance guarantee in accordance with Section 902 of the Ordinance**

Waiver requested for completeness only.

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

 Waiver requested for completeness only.

Variance Applications Checklist

* + **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.**

Partial waiver requested for not providing all requested features within 100’ of the project site’s boundary. An aerial view is provided on Sheet 2 of the site plans to represent the general surrounding area’s improvements, watercourses, wetlands, treed areas, and railroads. The disturbance is limited to the interior of the project site and it is our opinion that the provided extent of detail is sufficient for a complete review of the subject project.

Preliminary Major Site Plan Checklist

* **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 of each plant keyed to the plan or plat.**

Waiver requested for proposed plantings are not proposed with the subject project beyond lawn seeding. The project area is internal to the subject site with an established buffer, or topographic relief buffering the area from all adjacent sites. If a planting plan is required by the Town, we request a completeness waiver.

* **The proposed screening, buffering and landscaping plan, with the information required by Ordinance.**

Waiver requested for proposed plantings are not proposed with the subject project beyond lawn seeding. The project area is internal to the subject site with an established buffer, or topographic relief buffering the area from all adjacent sites. If a planting plan is required by the Town, we request a completeness waiver.

* **The location of existing utility structures on the tract and within 200’ feet of its boundaries.**

Partial waiver requested for not providing all requested features within 200’ feet of the project site’s boundary. The disturbance is limited to the interior of the project site and it is our opinion that the provided extent of detail is sufficient for a complete review of the subject project.

* **The proposed number of shifts to be worked, the maximum number of employees on each shift, and the hours of operation. Waiver requested for completeness.**

The operations of the site and more specifically the proposed project will be presented in testimony.

* **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.**

Waiver requested, the project requires NJDEP Land Use permitting. As part of this permitting, an Environmental Report and Engineering Report is prepared and submitted as part of this application that in our opinion, provides adequate information for an environmental review.