

TOWNSHIP OF TEANECK

DO NOT WRITE IN THIS SPACE

Filed _____ 20 ____

45 Days from Filing _____ 20 ____

APPLICATION FOR APPROVAL OF FINAL SITE PLAN

Application is hereby made to the Planning Board/Board of Adjustment of the Township of Teaneck for approval of final site plan of the major subdivision shown and described on the accompanying maps and documents:

Lot _____ Block _____ Tax Map Sheet ____

Street Address _____

The above premises are owned by _____

Whose address is _____

1. Applicant's Name _____

Address _____ Phone _____

2. Name and address of present owner (If other than above)

Name _____

Address _____

3. Amount of Performance Guarantee \$ _____

4. Accompanying this Application is Final Site Plan Prepared by _____

_____ a licensed engineer and

Surveyor of New Jersey drawn in accordance with Section _____ of the

Teaneck Township Code.

5. Date of Preliminary Approval _____

Form T-19

I hereby certify that the following statements are true, to the best of my knowledge, information and belief.

**** If applicant is not the owner, Owner Authorization Form must be completed by owner and the submitted herewith.**

Signature of Applicant*

Address of Applicant

Telephone Number of Applicant

If represented by an Attorney

Attorney's Name

Attorney's Address

Attorney's Telephone Number

Filing Date _____

Hearing Date _____

Disposition Date _____

Fee Receipt No. _____

TOWNSHIP OF TEANECK
SITE PLAN CHECKLIST

Name of Applicant: _____ Development Name: _____

Plan Prepared By: _____ Date: _____ Latest Rev. Date: _____

DATE: X = Completed; W = Waiver Requested; N/A = Not Applicable

_____ First blank to be checked by applicant or applicant's surveyor and/or engineer (A)

_____ Second blank to be checked by Township Engineer (T)

ADMINISTRATION AND PROCEDURES:

A	T	
		22 prints of Plan
		1 Application Form
		Fee Paid \$ _____
		Owner's Authorization Form
		Taxes Paid to Date: / /
		Affidavit of Publication from Official Newspaper
		Affidavit of Proof of Service with Notice Form & P. O. Receipts

A	T	
		Escrow Fund: \$ _____
		3 copies covenants, deeds, easements
		2 copies drainage calculations
		2 copies soil erosion & sediment control data
		Environmental Impact Statement
		Names/Address of Stockholders/Partners (10% interest or more)
		Variance Application Form (if required)
		Copy of Plan to County Planning Board

PLAN DETAILS: (Applicant may request Approving Authority to waive any of following items)

A	T	
		Clearly and legibly drawn
		Graphics scale 1" = 50' (Min.)
		North Arrow on Plat
		Key Map within 1,000 fees w/North Arrow
		Certified boundary survey including distances measured along right-of-way lines of existing streets abutting property, to nearest intersections(s)
		Sheet size: 30x42, 24x36, 15x21
		Elevations with exterior facade specs
		Existing and proposed contours with at least 5 ft. intervals, based on U. S. Coast & Geodetic Survey
		Area to nearest 0.1 acre
		Existing structures to be demolished
		Each lot line dimension to nearest 0.01 sq. ft.
		Dimensions of properties within 200 ft.
		Lot area to nearest 0.01 ft.
		Approx. grading plan, if elevations changed more than 2 feet

Title Block:

		Name of Development/Applicant
		Block and Lot Numbers & Zoning District
		Preparation & Revision Dates
		Person(s) preparing plan with seal, lic.#, signature

Zoning Table:

		Set forth comparison of ordinance and proposed development with respect to area, width and depth of lots; yard dimensions; height; floor area ratios; lot coverage; building coverage; on-site parking
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Existing Natural Features:

A	T	
		Soil Types
		Rock Outcroppings
		Slopes Over 20%
		Wooded Areas
		Other

Other Features:

Existing:		Proposed:		
A	T	A	T	
				Streets*
				Buildings*
				Bldg. setback lines
				Railroad right-of-way*
				Public easements
				Fences and walls
				Watercourses*
				Bridges*
				Culverts*
				Land to be dedicated
				Signage

*These require spot elevations

Off-tract Improvements:

		Streets
		Storm drains and/or sanitary sewers
		Other

Proposed Sewer & Utility Layouts:

		Water
		Sanitary Sewer
		Telephone & Cable T. V.
		Perc tests and soil logs
		Storm Drains
		Gas
		Electricity
		Other
		All systems underground
		Dry sanitary sewer line

REQUIRED LEGENDS:

Approved by the Planning Board/Zoning Board of Adjustment of the Township of Teaneck, N. J.

Date

Chairperson

Secretary

It is hereby certified that this site plan meets all codes and ordinances under my jurisdiction.

Date

Township Engineer

Date

Construction Official

It is hereby certified that all required improvements have been installed or that a performance guarantee has been posted in accordance with municipal ordinances.

Date

Construction Official

Date

Township Engineer

It is hereby certified that tax payments are current.

Date

Tax Collector

CERTIFICATE OF COMPLETENESS

This is to certify the completeness of the above referenced development application.

Date

Township Engineer

TOWNSHIP OF TEANECK

Form T-10

File Number _____

DO NOT WRITE IN THIS SPACE	
Filed _____	20 _____
45 Days from Filing _____	20 _____
(10 acres or less)	
95 Days from Filing _____	20 _____
(more than 10 acres)	

SITE PLAN APPLICATION/DISPOSITION REPORT BY
SITE PLAN REVIEW ADVISORY BOARD
 (Submit with required fee and _____ copies of site plan
 containing information listed on site plan checklist)

1. Name of applicant _____ Phone # _____

2. Address of applicant _____

3. If subject premises is owned by a corporation, furnish name of president and secretary

4. Existing _____ New _____ Expansion _____ Alternation _____

5. Zone _____ Estimated Cost _____ Estimated Date of Compliance _____

6. What is building or site used for now? _____

7. What is proposed to be done _____

8. Describe what is proposed to be done

9. Are there any deed restrictions, covenants, exceptions, variances or easements on this property?
Yes _____ No _____

If "yes", a copy of such covenants, deed restrictions, exceptions, variances or easements shall be submitted with the application. The granting of a subdivision does not modify or rescind any such provisions.

Date _____ Signature of Applicant

T-10

To Be Completed By Site Plan Review Advisory Board

10. Recommended for approval without conditions _____

11. Recommended for denial for the following reasons: _____

12. Recommended for approval subject to the following conditions: _____

Date of Meeting Action Taken _____

Chairman of Site Plan Review Advisory Board

ADDITIONAL DETAILS AS REQUIRED BY SUPPLEMENT 78

In accordance with Section 33-17(c) (2) s of the Township Development Regulations the following will be required:

Proposed location, direction of illumination, power and time of proposed outdoor lighting, type of standards to be employed, radius of light and intensity in foot candles.

In accordance with Section 33-17 (c) (2) t of the Township Development Regulations the following will be required:

Proposed screening, landscaping and planting plan, indicating natural vegetation to remain and type of vegetation to be utilized. All trees which are to be removed as the result of the construction of proposed buildings and other structures on site shall be clearly designated. The applicant shall certify the necessity of the removal of the so-designated trees and why alternative locations for construction of proposed buildings and other structures are not feasible on site. Every tree at least five (5) inches in caliper shall be specifically and clearly identified.

- | <u>A</u> | <u>T</u> | |
|----------|----------|----------------------------------|
| _____ | _____ | All trees 5" and over in caliper |
| _____ | _____ | All trees to be removed |
| _____ | _____ | Lighting location, intensity |