

Applicant: Red Barn Dog OPS NJ, LLC
 D-1 Use Variance / Change in Tenancy
 West Orange Plaza

Site Plan/Subdivision Checklist

TOWNSHIP OF WEST ORANGE

APPLICANT: Red Barn Dog OPS NJ, LLC

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan		Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description	Minor Application Subdivision	Minor Application Site Plan	General Development Plan	Subdivision		Site Plan					
					Preliminary	Final	Preliminary	Final				
1.	PROJECT-PLAT INFORMATION 1. Item: Name, address of owner and applicant.	X	X	X	X	X	X	X	X			✓
2.	Item: Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat.	X	X	X	X	X	X	X	X			✓
3.	Item: Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.	X	X	X	X	X	X	X	X			✓
4.	Item: A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500'. Comment: Describes setting, may be less detailed in pre-application-concept plan and GDP stages.	X	X	X	X	X	X	X	X			✓
5.	Item: A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc. Comment: Schedule may be less detailed in pre-application-concept plan stages.	X	X	X	X	X	X	X	X			✓
6.	Item: North arrow and scale.	X	X	X	X	X	X	X	X			✓
7.	Item: Proof that taxes are current.		X	X	X	X	X	X	X			
8.	Item: Signature blocks for Chairman, Secretary and Municipal Engineer.		X	X	X	X	X	X	X			
9.	Item: Appropriate certification blocks as required by Map Filing Law.		X		X		X					
10.	Item: Monumentation as specified by Map Filing Law Comment: Monumentation required only for final subdivision.		X			X		X				
11.	Item: Date of current property survey. Comment: Required by Map Filing Law for final subdivision and site plan, necessary for vesting on GDP.		X	X	X	X	X	X	X			✓

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			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final					
12. Item: One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", 8.5" x 13" Comment: Required by Map Filing Law for minor and major subdivisions.			X	X			X	X	X	X				✓
13. Item: Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and right-of-way, and centerline curves on streets.									X					
14. Item: Affidavit of ownership. Comment: Map Filing Law for minor and major subdivision.		X	X	X	X	X	X	X	X	X				✓
15. Item: Average of tract to the nearest tenth of an acre (for GDP--to nearest acre).			X	X	X	X	X	X	X	X				✓
16. Item: Date of original and all revisions. Comment: Item necessary for continuity-history of project.			X	X	X	X	X	X	X	X				✓
17. Item: Size and location of any existing or proposed structures with all setbacks dimensioned. Comment: Item important for detailed planning.		X	X	X	X	X	X	X	X	X				✓
18. Item: Location and dimensions of any existing or proposed streets (for GDP and pre-application- concept plan -- general locations). Comment: Item important for detailed planning.		X	X	X	X	X	X	X	X	X				✓
19. Item: All proposed lot lines and area of lots in square feet.			X	X		X	X	X	X	X				✓
20. Item: Copy and/or delineation of any existing or proposed deed restrictions or covenants. €		X	X	X	X	X	X	X	X	X				✓
21. Item: Any existing or proposed easement or land reserved for or dedicated to public use. €		X	X	X	X	X	X	X	X	X				✓
22. Item: Development stages or staging plans (for GDP--general staging). Comment: Not applicable at pre-application- concept plan stage; minor plans usually not built in stages.					X	X	X	X	X	X				

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			Subdivision	Site Plan		Subdivision		Site Plan									
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23. Item: List of required regulatory approvals or permits. <u>Comment:</u> Basic planning information. €			X	X	X			X			X						
24. Item: List of variances required or requested. € <u>Comment:</u> Basic planning information.			X	X			X	X	X		X						
25. Item: Requested or obtained design waivers or exceptions. € <u>Comment:</u> Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan stages; required at site plan only if notice is required by ordinance.			X	X			X	X	X		X						
26. Item: Payment of application fees. <u>Comment:</u> Fee not imposed for pre-application conference.		X	X	X	X		X	X	X		X						
27. Item: Property owners and lines of all parcels within 200' identified on most recent tax map sheet. <u>Comment:</u> Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan only if notice is required by ordinance.					X		X	X	X								
28. Item: All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. <u>Comment:</u> while detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.				X	X		X	X	X		X						
29. Item: Existing right-of-way and/or easements on and within 200' of tract. <u>Comment:</u> Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).		X		X	X		X	X	X		X						
30. Item: Topographical features of subject property from U.S.G.S. map. <u>Comment:</u> More detailed topographic information is needed for major subdivision.		X		X	X		X	X	X		X						

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31.	Item: Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: 3% + grade - 1' 3% + grade - 2' Comment: Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.						X	X	X	X			
32.	Item: Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). Comment: Basic for good planning.	X	X	X	X	X	X	X	X	X			✓
33.	Item: Existing system of drainage of subject site and of any larger tract or basin of which it is a part. Comment: See Item 31. Extensive level of detail required only for major subdivision and site plan.					X	X	X	X	X			✓
34.	Item: Drainage Area Map. Comment: Necessary for major application; inapplicable at GDP stage.					X	X	X	X	X			
35.	Item: Drainage Calculations. Comment: Required for minor applications if deemed necessary by Planning Board; not required at GDP stage because storm water management evaluated at major subdivision and site plan stage.		X	X		X	X	X	X	X			✓
36.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.		X	X		X	X	X	X	X			✓
37.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.				X	X	X	X	X	X			✓

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38.	Item: Soil Erosion and Sediment Control Plan. Comment: Required for soil disturbance over 5,000 sq. ft. N/A			X		X	X	X	X				✓
39.	Item: Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations. Comment: Not required for minor subdivision because not involving construction of buildings. N/A			X	X	X	X	X	X				✓
40.	Item: Construction details as required by ordinance. Comment: Such level of detail necessary only for major applications.					X	X	X	X				
41.	Item: Road and paving cross-sections and profiles. Comment: See Item 40.					X	X	X	X				
42.	Item: Proposed street names. Comment: Applicable only when new road is proposed.					X	X	X	X				
43.	Item: New block and lot numbers confirmed with local assessor or municipal designee. Comment: Needed whenever a new lot is created.		X				X						
44.	Item: Lighting plan & details. Comment: Not applicable for minor subdivision because just creating lots.			X		X	X	X	X				✓
45.	Item: Landscape plan & details prepared by a professional landscape architect Comment: Required for site plans because of magnitude of required landscaping.			X				X	X				✓
46.	Item: Solid waste management plan. Comment: Site plan consideration only; see Item 44.			X				X	X				✓
47.	Item: Site identification signs, traffic control signs, and directional signs. Comment: See Item 44.			X		X	X	X	X				✓

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					Subdivision	Site Plan				Preliminary	Final	Preliminary
48.	Item: Sight triangles. Comment: Necessary even for minor applications because sight triangle easement created.		X	X		X	X	X	X			✓
49.	Item: Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). Comment: See Item 44.	X		X	X	X	X	X	X			✓
50.	Item: Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. Comment: See Item 44.			X	X	X	X	X	X			✓
51.	Item: Preliminary architectural plan and elevations. Comment: Not required where building is not proposed.			X				X	X			✓
52.	Item: Plans and legal documents for compliance with West Orange COA Ordinances.	X	X	X	X	X	X	X	X			✓

e Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP.
e Conditional approval may be granted subject to other regulatory approvals.

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REVISED: 8/30/05 aw

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D-1 use variance/Change in Tenancy

West Orange Plaza

Applicant seeks all related waivers as to having to provide a survey and full Site Plan in connection with its d-1 use variance relief required as part of change in tenancy at the existing fully developed West Orange Plaza located at 233-235 Prospect Avenue. Applicant is not proposing any changes to the exterior of the property, with exception of signage as provided on the signage plan.