

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	W/ WAIVER REQUESTED	
Item Number	Description		Minor Application		General Development Plan	Subdivision		Site 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	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	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	X			✓
4.	Item: A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500'.	X	X	X	X	X	X	X	X	X			✓
Comment: Describes setting; may be less detailed in pre-application-concept plan and GDP stages.													
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.	X	X	X	X	X	X	X	X	X			✓
Comment: Schedule may be less detailed in pre-application-concept plan stages.													
6.	Item: North arrow and scale.	X	X	X	X	X	X	X	X	X			✓
7.	Item: Proof that taxes are current.		X	X	X	X	X	X	X	X			✓
8.	Item: Signature blocks for Chairman, Secretary and Municipal Engineer.		X	X	X	X	X	X	X	X			✓
9.	Item: Appropriate certification blocks as required by Map Filing Law.		X			X	X	X					✓
10.	Item: Monumentation as specified by Map Filing Law.		X					X					✓
Comment: Monumentation required only for final subdivision.													
11.	Item: Date of current property survey.		X	X	X	X	X	X	X	X			✓
Comment: Required by Map Filing Law for final subdivision and site plan, necessary for vesting on GDP.													

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							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" <u>Comment:</u> 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				X			X			
14. Item: Affidavit of ownership. <u>Comment:</u> Map Filing Law for minor and major subdivision.		X	X	X	X	X	X	X	X	X			✓
15. Item: Acreage 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. <u>Comment:</u> 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. <u>Comment:</u> 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). <u>Comment:</u> 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). <u>Comment:</u> 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	Final	Site Plan	Preliminary				Final
23. Item:	List of required regulatory approvals or permits.		X	X		X		X			X			
Comment:	Basic planning information. #													
24. Item:	List of variances required or requested. #		X	X			X	X			X			
Comment:	Basic planning information.													
25. Item:	Requested or obtained design waivers or exceptions. #													
Comment:	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			
26. Item:	Payment of application fees.													
Comment:	Fee not imposed for pre-application conference.		X	X		X	X	X			X			
27. Item:	Property owners and lines of all parcels within 200' identified on most recent tax map sheet.													
Comment:	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.													
Comment:	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.													
Comment:	Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28)		X	X		X	X	X			X			
30. Item:	Topographical features of subject property from U.S.G.S. map.													
Comment:	More detailed topographic information is required for major subdivision.		X	X		X								

INCOMPLETE

WAVIER
REQUESTED

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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.				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	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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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			✓
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's Ordinances.		X	X	X	X	X	X	X	X			✓

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

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REVISED: 8/30/05 aw

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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.