

**BOROUGH OF HAWTHORNE
CHECKLIST FOR REQUIRED SUBMISSIONS
TO THE PLANNING BOARD OR THE ZONING BOARD OF ADJUSTMENT**

FOR APPLICATION TO
(Check One)

PLANNING BOARD

BOARD OF ADJUSTMENT

Location of Development 204 Wagaraw Road, LLC

Block 12 Lot 8

Applicant's Name 204 Wagaraw Road, LLC

Address 65 Harristown Road, Glen Rock, NJ 07652

Owner (of record) Name 204 Wagaraw Road, LLC

Address 65 Harristown Road, Glen Rock, NJ 07652

204 Wagaraw Road, LLC
By: Paul Bedrin
Signature (Applicant)
Gerald Bedrin PAUL BEDRIN

4/29/2020
Date

CHECK APPROPRIATE SECTIONS BELOW:
C = Complies D = Deficient W = Waiver Sought

A. GENERAL REQUIREMENTS FOR ALL APPLICATIONS

- (1) Fifteen copies of a completed application form.
- (2) Certification that taxes are paid.
- (3) Receipt indicating that all required fees are paid.
(BOROUGH HALL CLOSED TO PUBLIC, FEES PAID AND AWAITING RECEIPT)
- (4) Fifteen copies of any required plot plan, site plan, or subdivision plan.
- (5) If an applicant is other than the owner, a consent form executed by the owner authorizing the applicant to proceed before the Board.

	C	D	W
(1)	X		
(2)	X		
(3)	X		
(4)	X		
(5)	X		

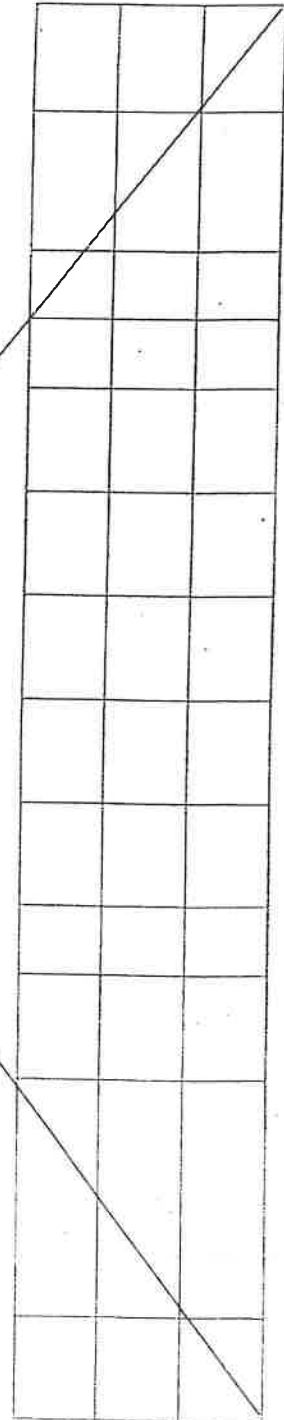
- (6) Statement of ownership. If applicant is a corporation or partnership, a list of all stockholders or individual partners owning at least 10% of it's stock of any class or at least 10% of the interest in the partnership as the case may be required by N.J.S.A. 40:55D-48-1 et seq.
- (7) The names of all proposed witnesses and their expertise, if any, if known at the time of application.
- (8) A listing of all approvals including any variances or waivers sought, accompanied by a statement of reasons why variance or waiver is being requested.
- (9) The delineation on the plans of all flood plains or freshwater wetlands including a letter of interpretation from NJDEP verifying such delineation. If none, certification by a licensed engineer or other proof satisfactory to the Board and it's professionals that no wetlands or flood plains exist on the site. *(PRIOR LOI HAS EXPIRED, WETLAND DELINEATION SHOWN ON PLANS WILL BE VERIFIED WITH NJDEP DURING THE MULTI-PERMIT APPLICATION PROCESS)*
- (10) Proof of notice to property owners as required ten (10) days prior to the public hearing date.
- (11) Proof of newspaper published notice as required ten (10) days prior to the public hearing date.
- (12) The applicant further agrees to permit members of the respective Boards to make inspection of the site in question and grant reasonable access to the property for such purposes.

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X		
	PENDING HEARING DATE	
	PENDING HEARING DATE	
X		

B. SUBDIVISION APPLICATIONS

- (1) Minor subdivision applications shall be accompanied by a signed and sealed survey, prepared by a licensed land surveyor on a scale not less than one inch equals 100 feet, sheet size either 15 x 21, 24 x 36, or 30 x 42, and containing the following information:
 - (a) Metes and bounds description of the parcel in question.

- (b) Key map showing the location of the tract in relation to the surrounding area within 1,000 feet radius.
 - (c) Title block must contain the name of the applicant, preparer, tax lot and block numbers, date prepared, date of any revisions, and the zoning district.
 - (d) Scale of map, and north arrow.
 - (e) Signature block for chairman and secretary.
 - (f) Names of all property owners within 200 feet of the subject property.
 - (g) All existing structures and wooded areas within the portion to be subdivided and within 200 feet thereof.
 - (h) All streets or roads and streams within 500 feet of the subdivision.
 - (i) Area in square feet of the parcel to be subdivided, and the area of the remaining parcel.
 - (j) Location of existing structures and their setbacks from existing and proposed property lines.
 - (k) Location of all existing easements.
 - (l) Any sections for which a waiver is being sought with the explanation as to why such is being requested.
- (2) Preliminary Major Subdivision applications shall be accompanied by a preliminary subdivision plat bearing an original signature and seal of an engineer, architect, or licensed land surveyor of the State of New Jersey of size and scale as indicated above and containing the following information:
- (a) All information contained in paragraph (1) above pertaining to minor subdivisions.



~~(b) Contours based on a one foot interval and the high and low points and tentative cross section and center-line profiles of all proposed new streets.~~

~~(c) Plans of proposed utility layouts for storm and sanitary sewers and water service.~~

~~(d) Road cross sections and construction details of pavements, curbs and storm drainage improvement, and any proposed road dedications.~~

~~(e) Soil Erosion and Sediment Control Plan and Details.~~

(3) Final Major Subdivision Applications shall be accompanied by a Final Subdivision Plat prepared in accordance with Paragraph (2) above relating to Preliminary Major Subdivision Applications and containing the following information:

(NOT APPLICABLE BUT COMPLETED PER C-15(d))

(a) The date, name and location of the subdivision, name of owner, graphic scale and north arrow.

(b) Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, bearings and distances of curve data, land to be reserved or dedicated to public use, all lot lines and other side lines.

(c) Block and lot numbers of newly created lots, if assigned.

(d) Signature block for Chairman, Secretary, and Municipal Officials.

(4) Final Subdivision Applications shall be accompanied by the following information:

(a) Certification by the applicant that all conditions of preliminary approval have been satisfied. (PREMATURE)

(b) Any required performance bond and inspection fees have been posted with the Borough. (POST APPROVAL)

(c) The execution with the Borough of Hawthorne of a Developer's Agreement. (POST APPROVAL)

N/A		
X		
N/A		
X		
N/A		
N/A		
N/A		

(d) Deeds for any easements, rights-of-way or public lands.
(POST APPROVAL)

(e) Agency approvals as required, including but not limited to County Planning Board approval and District Soil Erosion & Sediment Control Plan approval.
(POST APPROVAL)

N/A		
N/A		

C. SITE PLAN APPLICATIONS

All site plan applications shall be accompanied by a signed and sealed map prepared on a scale not smaller than one inch equals 150 feet and containing the following information:

- (1) Name and title of the person preparing the map.
- (2) Date, Scale and north arrow.
- (3) Tax map sheet, block and lot number, zoning district and zoning information.
- (4) Surrounding property lines and the names of owners of such properties.
- (5) Topographical information and survey of existing utilities within 200 feet.
- (6) The location of all easements affecting the site.
- (7) The location of existing and proposed structures and uses within 200 feet showing the ground area covered by said structures, including all setback dimensions. The type of proposed structure shall be illustrated by accompanying floor plans and by front, rear, and side elevation sketches drawn to scale. The location of outside storage facilities shall also be shown.
- (8) On-site parking and loading spaces and facilities, including calculations.
- (9) Proposed on-site circulation system for pedestrian and vehicular traffic, including sidewalks.

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- (10) Any proposed or existing signs and descriptive schedules.
- (11) The location and identification of any proposed recreation areas.
- (12) Identification of the type and location of public and private utilities and services for water and sewage disposal.
- (13) Estimate of proposed use staffing requirements of the operation as they affect parking.
- (14) Proposed plans for stormwater management and calculations.
- (15) In addition, the applicant shall submit the following items:
 - (a) Certified property survey.
 - (b) Lighting plan.
 - (c) Landscape plan together with buffer area depiction and planting schedule.
 - (d) All items listed above for Final Subdivision Application.
(AS APPLICABLE)

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D. VARIANCE APPLICATIONS TO GO TO THE ZONING BOARD OF ADJUSTMENT FOR A "C" - BULK OR "D"-USE VARIANCE WHERE SUBDIVISION OR SITE PLAN APPROVAL IS NOT REQUIRED.

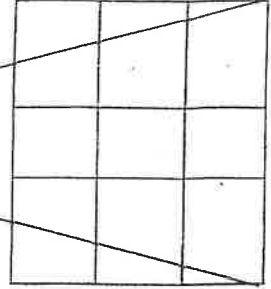
NOT APPLICABLE

- ~~(1) Items listed under General Requirements Section 1 above.~~
- ~~(2) Fifteen copies of a plot plan prepared by a licensed surveyor; registered architect, or engineer of the State of New Jersey, where applicable.~~
 - ~~(a) Scale not less than 1" = 20'.~~
 - ~~(b) Showing location of existing and proposed buildings and structures.~~

~~(c) Showing existing and proposed yard setbacks, property lines and other pertinent dimensions.~~

~~(3) Fifteen copies of architectural floor and elevation plans.~~

~~(4) Fifteen copies of a "Zoning Chart" listing required and proposed features by ordinance section number with variances requested.~~



E. WAIVERS

The applicant hereby requests waivers from the following checklist items:

None

204 Wagaraw Road, LLC

Applicant