

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY  
ZONING BOARD OF ADJUSTMENT  
CHECK LIST - SITE PLAN

Applicant's Name and Address NEW CINCINNATI Wireless PCS, LLC (AT+T)  
ONE AT+T Way, BROWNSTON, NJ 07921  
 Phone: ( ) \_\_\_\_\_ FAX: ( ) \_\_\_\_\_  
 Project: W-2487 Location: 175 WASHINGTON Boulevard  
 Date Received: \_\_\_\_\_ Engineer: \_\_\_\_\_

Twenty (20) sets of sealed plans and copies of properly executed application forms shall be submitted at least twenty-eight (28) days prior to the Regular Board of Adjustment Meeting for the purpose of review and discussion.

**NOTE:** APPLICANT IS SEEKING A VARIANCE OR SITE PLAN APPROVAL.

If the Applicant is a Corporation, representation by a New Jersey Attorney is required at the Public Hearing.

Unless the following items appear on the SITE PLAN, or if they fail to conform to the requirements herein listed, a Public Hearing will not be scheduled.

The Applicant's Engineer shall complete each item on the CHECK LIST as follows:  
 ( ) Yes, ( ) No, or (N/A) Not Applicable

<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
( YES )	( )	Calculation of Application Fee
( YES )	( )	Proper Scale (not less than 1" = 30')
( YES )	( )	Graphic Scale
( YES )	( )	Key Map (not less than 1" = 500')
( YES )	( )	Reference meridian
( YES )	( )	Date (on all documents and drawings)
( YES )	( )	Revision dates
( YES )	( )	Entire tract shown
( YES )	( )	List of all drawings and documents included in application
( YES )	( )	Name of development or project
( YES )	( )	Name and address of owner of record
( YES )	( )	Name and address of applicant
( YES )	( )	Name, address, signature and seal of Professional Engineer or Architect licensed in the State of New Jersey who prepared the plans
( YES )	( )	Survey of tract certified by licensed Land Surveyor
( YES )	( )	Names of adjoining owners and owners within 200' with block and lot numbers and tax sheet numbers
( YES )	( )	Space provided for endorsement of the Chairman, Secretary of the Board of Adjustment and Township Engineer
( YES )	( )	Tax map identification (Sheet number, lot and block numbers) on plan
( YES )	( )	Tract boundaries and dimensions
( YES )	( )	Tract area (within .01 acres)
( YES )	( )	Zone boundaries and existing schools within 200'
( N/A )	( )	Proposed Right of Ways
( N/A )	( )	Proposed streets and street names
( YES )	( )	Proper size sheet
( N/A )	( )	Areas dedicated to public use

SITE PLAN - CHECK LIST

<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
( N/A )	( )	Any adjacent lots in which applicant has a direct or indirect interest
( N/A )	( )	Improvements to adjoining streets and roads
( YES )	( )	All distances to the nearest intersection with any public street (measured along sideline or centerline of adjacent street)
( N/A )	( )	Streams, waterways and flood plains within 200' of tract
( YES )	( )	Setback lines; Provided and Required
( YES )	( )	Building height, size and location
( YES )	( )	Percent (%) of building coverage
( YES )	( )	Location and size of existing buildings and structures
( N/A )	( )	Structures to be removed shall be indicated by dashed lines
( N/A )	( )	Existing structures on Historic Landmarks' Inventory maintained by Union County Planning Board
( YES )	( )	Existing elevations and contours (2' contour internal and extended 50' beyond tract)
( YES )	( )	Proposed elevations and contours (2' contour internal and extended 50' beyond tract)
( YES )	( )	Elevation drawings (front, back and side of proposed and existing buildings and signs) with dimensions
( YES )	( )	Floor plans with dimensions
( N/A )	( )	Exterior wall material
( YES )	( )	Exterior architectural lighting and details
( N/A )	( )	Access streets (Names, width, lanes)
( N/A )	( )	Vehicular ingress and egress to and from site onto public streets
( N/A )	( )	Directional traffic flow on site
( N/A )	( )	Calculation of parking; Provided and Required
( N/A )	( )	Location, scaled design of offstreet parking
( N/A )	( )	Size and location of bays, aisles and planting areas
( N/A )	( )	Offstreet parking areas, paved and curbed
( N/A )	( )	Written Use Plan
( N/A )	( )	Size and location of driveways and curbcuts
( N/A )	( )	No driveway within five (5) feet of property line
( N/A )	( )	Driveways conform to maximum and minimum dimensions required
( N/A )	( )	Sight easements shown on plan
( N/A )	( )	Sidewalks, walkways and pedestrian lanes
( N/A )	( )	Fire Lanes
( N/A )	( )	Loading spaces or docks
( N/A )	( )	Traffic Impact Analysis for sites generating more than 25 vehicles per hour
( N/A )	( )	Existing storm sewer system
( N/A )	( )	Proposed storm sewer system
( N/A )	( )	Documentation showing that the rate-of-runoff after development will not exceed rate-of-runoff prior to development (drainage calculations)

SITE PLAN - CHECK LIST

<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
( N/A )	( )	Existing sanitary sewers
( N/A )	( )	Proposed sanitary sewers
( N/A )	( )	Existing and proposed water mains and hydrants
( N/A )	( )	Existing and proposed gas lines
( YES )	( )	Existing and proposed electric lines
( YES )	( )	Existing and proposed telephone lines
( N/A )	( )	Existing and proposed common space
( N/A )	( )	Existing and proposed open space
( N/A )	( )	Solid waste collection and disposal method
( N/A )	( )	Buffer areas including height, width and type of buffer and its expected effectiveness in screening views, auto headlights and reducing noise
( N/A )	( )	Seeded or sodded areas, groundcover, retaining walls, fencing, shrubbery, trees, including height and caliper
( N/A )	( )	Location of single trees not in wooded areas with diameter of six (6) inches or more as measured three (3) feet above the base of the trunk
( N/A )	( )	Conforms to Master Plan
( N/A )	( )	Environmental Impact Statement
( YES )	( )	Certification by Tax Collector that taxes are paid on property
( YES )	( )	Bonds, Cash Escrows and Inspection Fees posted for improvements
( YES )	( )	Map of properties within 200'
( YES )	( )	Proof of Service of notification of Public Hearing to all property owners within 200'
( N/A )	( )	Soil Erosion and Sediment Control
( YES )	( )	Construction Details
( YES )	( )	Owner's Letter of Consent, if applicant is not the owner
( YES )	( )	Submission of plans to Union County Planning Board
( N/A )	( )	Submission of plans to Somerset-Union Soil Conservation District
( N/A )	( )	Soil Movement Permit
( N/A )	( )	For sites containing hazardous materials under NJDEP jurisdiction: Documentation from NJDEP approving clean up plan per Ordinance #30-00
( N/A )	( )	For sites containing hazardous materials under USEPA jurisdiction: Documentation from USEPA approving clean up plan per Ordinance #30-00
( N/A )	( )	Applicant shall provide proof of Public Sanitary Sewer and Public Water utility capacity per Ordinance #29-05
( N/A )	( )	Applicant shall provide proof of conformity with Steep Slope Ordinance (#9-06)
( N/A )	( )	Applicant shall provide proof of conformity with all COAH Ordinances
( N/A )	( )	Disclosure Statement of ten percent (10%) ownership interest of Corporation or Partnership (NJSA:40:55D-48.1 and 48.2)

Name

Address

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

SITE PLAN - CHECK LIST

\_\_\_\_\_  
SIGNATURE TITLE

\_\_\_\_\_  
NAME OF CORPORATION OR PARTNERSHIP

\_\_\_\_\_  
ADDRESS

NOTE: No Planning Board, Board of Adjustment or Municipal Governing Body shall approve the application of any Corporation or Partnership which does not comply with these Disclosure Acts as per New Jersey Statute 40:55D-48.3.

Such other information or data as may be required by the Board of Adjustment in order to determine that the details on the Site Plan are in accordance with the standards of the Zoning Ordinances of the Township of Berkeley Heights.

( ) ( ) Completion of Check List

Jerome K. McKeon  \_\_\_\_\_  
SIGNATURE OF ENGINEER PREPARING CHECK LIST DATE 8/31/2021

\_\_\_\_\_  
TOWNSHIP OFFICIAL DATE

NOTE: For submission procedures and required information, see the Secretary of the Board of Adjustment

FOR BOARD OF ADJUSTMENT USE ONLY - DO NOT WRITE BELOW THIS LINE

Reports from Department and/or Board or Agencies:

	<u>Routed To:</u>	<u>Received From:</u>
Township Engineer:	_____	_____
Construction Official:	_____	_____
Traffic Safety Officer:	_____	_____
Environmental Commission:	_____	_____
Fire Prevention Bureau:	_____	_____
County Planning Board:	_____	_____
Clerk of Adjoining Municipality: (if within 200')	_____	_____
Sewer Plant Director	_____	_____

( )	( )	Advertise Public Hearing ten (10) days in advance of meeting
( )	( )	Letter of Board of Adjustment Action to Applicant, date: _____
( )	( )	Publication of Decision within ten (10) days, date: _____
( )	( )	Verbatim Recording of Regular Meeting
( )	( )	Performance Guarantee Posted
( )	( )	Soil Erosion and Sediment Control Plan Approved