

EXHIBIT A1
ABSECON CITY PLANNING BOARD
MAJOR SITE PLAN REVIEW
CHECK LIST

DEVELOPMENT _____

STREET(S) _____

LOT(S) _____ BLOCK(S) _____

FOR PLANNING BOARD MEETING SCHEDULED ON _____

A Major Site Plan is defined as a new building, structure or addition that is 5,001 s.f. or greater requiring 26 parking spaces or more.

KEY	
C	Plans Comply with Ordinance
X	Plans Do Not Comply (see attached comments)
NA	Not Applicable
RW	Recommend Waiver
WR	Waiver Requested by Applicant

PRELIMINARY SUBMISSION REQUIREMENTS

- The applicant will submit 20 copies of the site plan and supplemental documents clearly drawn and accurately reproduced at a scale of 1" = 50' to the secretary of the appropriate board. All maps, plats and sketch plats required to be submitted by this ordinance shall conform to one of the following size configurations: Eleven by Seventeen (11x17) inches, twenty-four by thirty-six (24x36) inches, or thirty by forty-two (30x42) inches. _____

A copy of the plan shall also be sent to the Atlantic County Planning Board for review, comment and where appropriate, approval.

The various elements of the site plan shall be prepared by the professionals as required in New Jersey Statute 13:40-7.1, licensed to practice in the State of New Jersey according to the following instructions and including the following information and data.

- Completed Site Plan Application. _____
- Completed Variance Application (if applicable) _____
- Payment of Application fees. _____
- Payment of Escrow fees. _____
- Proof of taxes paid. (if applicable). _____
- Proof of public notice in accordance with NJSA 40:55D-12 (if applicable). _____

- 8. Planning Board Approval block with:
 - a. Planning Board Engineer signature line _____
 - b. Chairman signature line _____
 - c. Secretary signature line _____
- 9. Atlantic County Approval block (if applicable) _____
- 10. Key map showing the parcel to be developed in relationship to the surrounding area and all intersections and waterways within 300 feet. _____
- 11. Title of project, north point, scale, name and address of owner of record name and seal of person preparing the site plan. _____
- 12. All lot lines, block and lot numbers, and owners of record within 200 feet of the site in all directions. _____
- 13. All existing zoning boundaries located on or within 200 feet of subject property, and a Zoning Table listing conformance or variance required. _____
- 14. An Outbounds and Topographic survey prepared and signed by a land surveyor licensed in the State of New Jersey shall accompany site plans and shall show the boundaries of the parcel, existing conditions depicting on-site improvements and adjoining public street improvements. _____

Survey must include the following:

- A. Existing structures, and topography with 1 foot contour intervals.
- B. Location and height of existing walls, fences, signs, culverts, and bridges.
- C. Existing easements, R.O.W. lines, sidewalks and curbs.
- D. Vertical datum and benchmark location noted.
- 15. Architectural floor plans and elevations, prepared by an Architect licensed to practice in the State of New Jersey. _____
- 16. Site Plan prepared and signed by Engineer or Architect (under 10AC) licensed in the State of New Jersey. Plan must include the following: _____
 - A. Plan depicting proposed buildings and parking.
 - B. Street profiles and cross-sections indicating roadway width, location and width of sidewalks, location and width of utility easements, and proposed pedestrian walkways.
 - C. Location of all proposed sewer and water lines, valves, manholes and hydrants.
 - D. Location, design and ingress/egress of all proposed parking areas including bay size and size of internal aisles. Parking design shall conform to Section 224.-128.
 - E. Proposed landscaping plan conforming to requirements in Section 224-129.
 - F. Proposed lighting conforming to requirements in Section 224.-130.
- 17. A soil erosion and sedimentation control plan pursuant to requirements of N.J.S.A. 4:24-39 et seq. _____

18. Proposed reservations of parks, playgrounds, common open space and all easements. _____
19. A storm water management plan and calculations and the location of all-existing and proposed storm drainage retention basins, pipes, and water courses with pipe sizes, grades and direction of flow. _____
20. Tabulation of total acreage and percentage devoted to streets, parking and common open space. _____
21. An environmental impact statement, as required within various districts, or as required by the Planning or Zoning Board. In addition to the requirements listed within each district, the impact statement shall include the following information: _____
 - a) An inventory of existing environmental conditions at the project site and the adjacent region which shall describe air quality, water quality, and supply, hydrology, soils topography, vegetation, wildlife, aquatic organisms, demography, land use, aesthetics, history and archeology.
 - b) A listing of all licenses, permits, or other approvals as required by law and the status of each.
 - c) An assessment of the probable impact of the project upon the topics described in (a) above.
 - d) A listing of adverse environmental impacts which cannot be avoided both at the site and in the surrounding region.
 - e) Steps taken to minimize adverse impacts during construction and operation.
 - f) Alternatives to all or part of the project with reasons for their acceptability or non-acceptability.
 - g) A Traffic Impact Study.
 - h) Fiscal Impact Statement.
22. An Open organization, as required within various districts plan. Open space shall be deeded to a corporation, association, or other legal entity consisting of one or more of the property owners within the district for their use, control, management and maintenance. Any agreement providing for such ownership shall be reviewed and approved by the City Attorney to ensure that adequate safeguards are provided guaranteeing the continuance of the agreement. The agreement shall give the City the right to perform maintenance and assess the cost to the property owners in the event the property owners fail to maintain the property in accordance with the agreement. All provisions of NJS 40:55D-43 of the Municipal Land Use Law shall govern the establishment of the open space organization. _____
23. A block model of the Site Plan accurately reproduced at a scale of 1"=50', as required within various districts. _____
24. Status of Permits and approvals by other governmental agencies. _____