

APPLICATION FOR *Conventional* SITE PLAN

(Structure(s) exceeding 2,000 sq. ft. and more than 3,000 sq. ft. of impervious coverage.)

To be filed with FINAL Checklist

Application For: 445 James Street, LLC

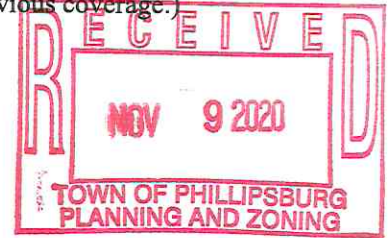
Applicant 445 James Street, LLC

Owner 445 James Street, LLC

Tax Map Sheet: 23 **Block:** 2307 **Lot:** 5 **Zone:** R-50

Variance required Yes **Granted** _____ **Type** Minimum Lot Frontage

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Section Article</u>	
<u>X</u>	_____	_____	_____	<u>510-7.A.</u>	Fifteen copies of site plan and completed site plan application.
<u>X</u>	_____	_____	_____	<u>510-11.A.</u>	Sketch Size (15"x21" or 24"x36")
<u>X</u>	_____	_____	_____	<u>510-11.C.(2)</u>	Scale (not less than 1"=100' for under 40 acres) (not less than 1"=200' for over 40 acres)
<u>X</u>	_____	_____	_____	<u>510-11.C.(3)(a)</u>	Name & address of applicant & owner
<u>X</u>	_____	_____	_____	_____ (3)(a)	Name & address of preparer with title
<u>X</u>	_____	_____	_____	_____ (3)(a)	Map Title
<u>X</u>	_____	_____	_____	<u>510-11.C.(3)(b)</u>	Acreage
<u>X</u>	_____	_____	_____	_____ (3)(b)	Municipal tax map lot & block number(s)
<u>X</u>	_____	_____	_____	<u>510-11.C.(3)(c)</u>	Key map & zone boundaries within ¼ mile
<u>X</u>	_____	_____	_____	<u>510-11.C.(3)(d)</u>	Date, graphic scale & North arrow
<u>X</u>	_____	_____	_____	<u>510-11.C.(3)(e)</u>	Existing and proposed minimum setbacks for zone designated, landscaped areas, trees over (4 inches in diameter) and fencing.
_____	_____	_____	<u>X</u>	<u>510-11.C.(3)(f)</u>	Existing & proposed signs, utility poles, their size, type of construction and location.



(Continuation of Checklist for Preliminary Site Plan Review)

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Preliminary site plan Checklist

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Section Article</u>
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(g)</u> Existing & proposed principal buildings and structures and all accessory buildings.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> (3)(g)</u> Approximate floor areas of principal buildings & structures.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> (3)(g)</u> Finished floor elevations at <i>ALL</i> corners of said buildings.
<u> </u>	<u> </u>	<u> </u>	<u>X</u>	<u>510-11.C.(3)(h)</u> Location of all building(s), drainage and parking areas within 200' of proposed construction.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(i)</u> Existing topography shown by contours at 2' intervals based upon N.J. Geodetic Control Survey datum & general indication of proposed final grading.
<u> </u>	<u> </u>	<u> </u>	<u>X</u>	<u>510-11.C.(3)(j)</u> Location & analysis of existing & proposed storm drainage facilities.
<u> </u>	<u> </u>	<u> </u>	<u>X</u>	<u>510-11.C.(3)(k)</u> An Analysis of capacity of existing utilities to accept proposed facility.
<u> </u>	<u> </u>	<u> </u>	<u>X</u>	<u>510-11.C.(3)(l)</u> Show the location of all the existing and proposed sidewalks, driveways, fences, retaining walls, parking space areas and the layouts thereof and all off-street loading areas, together with the dimension of all the improvements and within 100 feet of the site.
<u> </u>	<u> </u>	<u> </u>	<u>X</u>	<u>510-11.C.(3)(m)</u> Estimate average number of automobiles, number & size of trucks, buses entering & leaving each day, peak hours, including an analysis of the road system to accept traffic.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(n)</u> Location, size and nature of all existing and proposed rights of way, easements, and other incumbencies and lands to be dedicated to the Town or the County.

FINAL Application for: 445 James Street, LLC

Final Checklist

- ☐ Structure less than 2,000 sq. ft.
☒ Structure between 2,000 & 5,000 sq. ft.
☐ Structure more than 5,000 sq. ft.

Applicant: 445 James Street, LLC

Owner: 445 James Street, LLC

Tax Map Sheet: 23 Block: 2307 Lot: 5 Zone: R-50

Variance required Yes Granted _____ Type Minimum Lot Frontage

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Section Article</u>	
<u>X</u>	_____	_____	_____	<u>510-8.A.</u>	Fifteen copies of the final site plan.
<u>X</u>	_____	_____	_____	<u>510-11.D.(1)</u>	Final and detailed design and engineering
<u>X</u>	_____	_____	_____	<u>510-11.D.(2)</u>	Scale between (1" = 50' and not great than 1" = 10') and key map.
<u>X</u>	_____	_____	_____	<u>510-11.D.(3)(a)</u>	Name and address of Applicant, owner and title of person preparing plan.
<u>X</u>	_____	_____	_____	<u>(3)(b)</u>	Owner's affidavit of knowledge and consent
<u>X</u>	_____	_____	_____	<u>(3)(c)</u>	Tax Map, Lot and Block number(s)
<u>X</u>	_____	_____	_____	<u>(3)(e)</u>	Name of all adjoining owners
<u>X</u>	_____	_____	_____	<u>(3)(f)</u>	Date, graphic scale, North arrow and reference meridian
<u>X</u>	_____	_____	_____	<u>(3)(g)</u>	Zone district; required set backs
<u>X</u>	_____	_____	_____	<u>(3)(h)</u>	Accurate boundary survey; traverse closure not less than 1part in 10,000
<u>X</u>	_____	_____	_____	<u>(3)(i)</u>	Principal building and structures, and all accessory buildings accurately located, if any, and finished grade elevations of all first floors and roofs, including roof structures; also floor elevations in preliminary plan.
_____	_____	_____	<u>X</u>	<u>(3)(j)</u>	Architectural floor plans for each floor with all elevations given; name, address and registration number of Architect.
<u>X</u>	_____	_____	_____	<u>(3)(k)</u>	Existing contours and topography at two-foot intervals

Continuation of Checklist for Final Review

Final Checklist

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Section Article</u>
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.D.(3)(l)</u> All setback dimensions, minimum setback lines and landscaping as required by 510-11.C.(3)(e)
<u> </u>	<u> </u>	<u> </u>	<u>X</u>	<u>(3)(m)</u> Landscaping plan (complete)
<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u>(3)(n)</u> Existing and proposed signs, lighting standards, design calculations, type, size and construction.
<u> </u>	<u> </u>	<u> </u>	<u>X</u>	<u>(3)(o)</u> Location, type and size of all catch basins, storm drainage facilities. <u>Design data required.</u>
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>(3)(p)</u> Existing and proposed curbs, sidewalks, driveways, fences, parking layouts and all off-street loading areas.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>(3)(q)</u> Location, size and nature of all existing and proposed rights-of-way, easements, etc. (contiguous lots).
<u> </u>	<u> </u>	<u> </u>	<u>X</u>	<u>(3)(r)</u> Sanitary sewer locations, size and profiles
<u> </u>	<u> </u>	<u> </u>	<u>X</u>	<u>(3)(s)</u> Location, size and type of all existing and proposed utility lines and structures; letters from utilities certifying capacity.
<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u>(3)(t)</u> Location, size and nature of remaining land
<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u>(3)(u)</u> Proposed easement, public and community access.
<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u>(3)(v)</u> Proposed off-site improvements; size and type.
<u> </u>	<u> </u>	<u> </u>	<u>X</u>	<u>(3)(w)</u> Vehicle ingress and egress; driveway entrance and exit sizes; sight triangles.
<u> </u>	<u> </u>	<u> </u>	<u>X</u>	<u>(3)(x)</u> Provisions for refuse and garbage disposal
<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u>(3)(y)</u> Location of pedestrian access points; internal circulation patterns.
<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u>(3)(z)</u> Location and design of fire prevention measures; emergency lanes, hydrants, fire zones.

Zoning Officer Requirement Checklist

APPLICATION FOR SITE PLAN

Applicant's Name: 445 James Street, LLC

Tax Map 23 Block 2307 Lot 5 Zone R-50

Variances(s) Requested: Yes x or No _____

ZONE REQUIREMENTS

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Reference</u>	<u>Code Requirement</u>	
<u>X</u>	_____	_____	_____	<u>625-51</u>	<u>All R-75 Uses</u>	Permitted Use
_____	_____	_____	<u>X</u>	<u>625-8.B</u>	<u>50 ft</u>	Lot Frontage
<u>X</u>	_____	_____	_____	<u>625-8.B</u>	<u>5,000 s.f</u>	Lot Area
<u>X</u>	_____	_____	_____	<u>625-8.E.(1)</u>	<u>9.66 ft (James St)</u> <u>2.88 ft (Movle Alley)</u>	Front Yard
<u>X</u>	_____	_____	_____	<u>625-8.B</u>	<u>5 ft</u>	Side Yard
<u>X</u>	_____	_____	_____	<u>625-8.B</u>	<u>25 ft</u>	Rear Yard
_____	_____	<u>X</u>	_____	<u>625-53</u>	<u>Community residence, mult-family dwelling, home occupations</u>	Conditional Use

Explanation of variance requested: _____

A lot frontage of 41 feet has been determined for proposed lots 5.02 and 5.03 in order to
subdivide the lot evenly. Both of these proposed lots will be double fronted lots, each side having
41 feet of frontage.

* * * * *

Zoning Officer's comments: Variance(s) Required: Yes _____ or No _____

Date: _____

Zoning Officer's Signature

November 3, 2020

Town of Phillipsburg
Planning Board
120 Filmore Street
Phillipsburg, NJ 08865

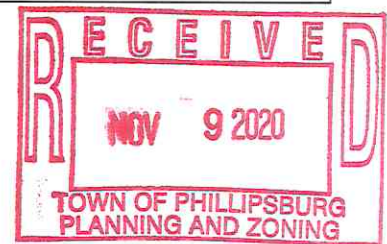
RE: Minor Subdivision & Conventional Site Plan
Waiver Request Letter
445 James Street
Block 2307; Lot 5
Phillipsburg, Warren County

CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE
GEOTECHNICAL

Dear Board Members:

This Letter serves to provide written requests for waivers of the Application for Minor Subdivision Sketch Plat Checklist and Conventional Site Plan Checklist. Point by point waiver requests and reasoning for the requests are provided below.

Minor Subdivision Code Reference	Description	Reason for Waiver
555-9B.	All existing structures and wooded areas within the subdivision and within 200' thereof.	A waiver is requested for this item being that the topographic and boundary survey referenced does not extend 200 feet beyond the subject property lines. No development or disturbance is proposed.
Conventional Site Plan Code Reference	Description	Reason for Waiver
510-4	In the case of a site plan for a development which proposes construction over a period of years, the developer shall plan proposed stages so as to protect the interests of the public and of the residents, occupants and owners of the proposed development during the total completion of the development.	A temporary waiver is requested for this item. Testimony is to be provided during the Technical Hearing to address this requirement.



Headquarters
140 West Main Street | High Bridge, NJ 08829
T: 908.238.0544

Clinton | Asbury Park | Denville | Philadelphia

Conventional Site Plan Code Reference	Description	Reason for Waiver
510-11C(3)f	All existing and proposed signs, utility poles and their size, type of construction and location.	A temporary waiver is requested for this item. Testimony is to be provided during the Technical Hearing to address this requirement.
510-11C(3)h	The location of all existing buildings, drainage and parking areas within 200 feet of the lot.	A waiver is requested for this item being that the survey referenced does not extend 200 feet beyond the subject property lines to include this information. No development or disturbance is proposed.
510-11C(3)j	The approximate location and size of all existing and proposed storm drainage facilities, plus all required preliminary design data supporting the adequacy of the existing or proposed facility to handle future storm flows and an analysis of the capacity of the facility into which the stormwater will flow.	A temporary waiver is requested for this item. Testimony is to be provided during the Technical Hearing to address this requirement.
510-11C(3)k	An analysis of all existing and proposed utilities and an analysis of the capacity of the existing utilities to accept the proposed facility.	A temporary waiver is requested for this item. Testimony is to be provided during the Technical Hearing to address this requirement.
510-11C(3)l	Show the location of all the existing and proposed sidewalks, driveways, fences, retaining walls, parking space areas and the layouts thereof and all off-street loading areas, together with the dimension of all the improvements and within 100 feet of the site.	A waiver is requested for this item being that the survey referenced does not extend 100 feet beyond the subject property lines to include this information. No development or disturbance is proposed.
510-11C(3)m	The estimated average number of automobiles and number and size or type of trucks or buses that will enter and leave the site each day and during the peak hours, including an analysis of the ability of the existing road system to accept the additional traffic volumes.	A temporary waiver is requested for this item. Testimony is to be provided during the Technical Hearing to address this requirement.

Conventional Site Plan Code Reference	Description	Reason for Waiver
510-11C(3)p	The plans and profiles of streets adjoining the property for a distance of 500 feet in either direction, including the location of driveways and intersecting streets and an indication of the maximum available sight distance.	A waiver is requested for this item being that the survey referenced does not extend 500 feet beyond the subject property lines to include this information. No development or disturbance is proposed.
510-11C(3)q	The general nature and extent of proposed site lighting.	A temporary waiver is requested for this item. Testimony is to be provided during the Technical Hearing to address this requirement.
510-11C(3)s	The proposed stages or development sections, if any, and the approximate schedule for implementing each stage or section.	A temporary waiver is requested for this item. Testimony is to be provided during the Technical Hearing to address this requirement.
510-11D(3)j	The architectural floor plans for each floor of the building or structure and elevations from all principal exposures of all buildings or structures on the sites, but not less than four, with the name, address and registration number of the licensed architect preparing the plans.	A temporary waiver is requested for this item. Testimony is to be provided during the Technical Hearing to address this requirement.
510-11D(3)m	Landscaping plan (complete).	A temporary waiver is requested for this item. Testimony is to be provided during the Technical Hearing to address this requirement.
510-11D(3)o	Location, type and size of all catch basins, storm drainage facilities. Design data required.	A temporary waiver is requested for this item. Testimony is to be provided during the Technical Hearing to address this requirement.
510-11D(3)r	The location and size of all sanitary sewer lines and profiles thereof	A temporary waiver is requested for this item. Testimony is to be provided during the Technical Hearing to address this requirement.
510-11D(3)s	Location, size and type of all existing and proposed utility lines and structures; letters from utilities certifying capacity.	A temporary waiver is requested for this item. Testimony is to be provided during the Technical Hearing to address this requirement.
510-11D(3)w	All points of vehicular ingress and egress for the site, indicating the size of driveways and sight triangles.	A temporary waiver is requested for this item. Testimony is to be provided during the Technical Hearing to address this requirement.
510-11D(3)x	Provisions for refuse and garbage disposal.	A temporary waiver is requested for this item. Testimony is to be provided during the Technical Hearing to address this requirement.

Conventional Site Plan Code Reference	Description	Reason for Waiver
510-11D(3)dd	Such information or data as may be required by the Board in order to determine that the details of the site plan are in accord with the standards of the ordinances of the Town.	A temporary waiver is requested for this item. Testimony is to be provided during the Technical Hearing to address this requirement.
510-11D(3)ee	A complete list of the site improvements, except principal and accessory buildings, by item, and the quantities thereof to be constructed.	A temporary waiver is requested for this item. Testimony is to be provided during the Technical Hearing to address this requirement.

Sincerely,
Engineering & Land Planning Associates, Inc.



Christopher Nusser, P.E., P.P.
Senior Program Manager