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JUL 20 2021

LAND USE AND DEVELOPMENT REGULATIONS

30-12

Per \_\_\_\_\_

Borough of Fair Haven  
Land Development Application Checklist

Name of Application: M&M Realty Partners at Fair Haven, LLC Date: \_\_\_\_\_

Block: 31 Lot(s): 1 Address: 626 River Road

Individual Completing Checklist: Sean Martin Title: Development Coordinator

An application shall not be considered complete until all the materials and information specified below has been submitted, unless upon receipt of a written waiver request from the applicant, a specified requirement is waived by the municipal agency. The waiver request shall be granted or denied within 45 days of receipt of said request. If an item is considered by the applicant to be "Not Applicable", a waiver request should be made.

Item Number	Minor		Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments				
	Subdivision	Site Plan	Prelim		Final	40:55D-70										
			Subdivision	Site Plan		Subdivision	Site Plan						(a) & (b)	(c)	(d)	
1	•	•	•	•	•	•	•	•	•	•	•	Completed Application Form	✓	Complies		
														Waiver		
2	•	•	•	•	•	•	•	•	•	•	•	Calculation of the application fee and review escrow	✓	Complies		
														Waiver		
3	•	•	•	•	•	•	•	•	•	•	•	Individual checks made out to the Borough of Fair Haven in the amount calculated for the application fee and review escrow	✓	Complies		
														Waiver		
4	•	•	•	•	•	•	•	•	•	•	•	A completed Checklist (latest revision) with written explanations for all requested completeness waivers.	✓	Complies		
														Waiver		

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5	•	•	•	•	•	•	•	•	•	Completed Escrow Agreement signed by owner and applicant.	✓	Complies Waiver			
6	•	•	•	•	•	•	•	•	•	Completed Ownership Disclosure Statement.	✓	Complies Waiver			
7	•	•	•	•	•	•	•	•	•	Tax Collector Certification from the Borough Tax Collector that all current taxes and assessments on the property are paid to date.	✓	Complies Waiver			
8	•	•	•	•	•	•	•	•	•	Certified list of property owners within 200' of the property as prepared by the Borough Tax Assessor.	✓	Complies Waiver			
9	•	•	•	•	•	•	•	•	•	Completed Monmouth County Planning Board application. Copy of a check made payable to "Monmouth County."	✓	Complies Waiver			
10	•	•	•	•	•	•	•	•	•	Completed Freehold Soil Conservation District (FSCD) application. Copy of a check made payable to "FSCD."	✓	Complies Waiver		Soil District recertification is enclosed.	

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11	•	•	•	•	•	•	•	•	•	Completed Monmouth County Health Department application. Copy of a check made payable to "Monmouth County."	✓	Complies Waiver		Heath Dept. application will follow when/if the application to the Board is approved.	
12	•	•	•	•	•	•				Public utility "will serve" letters.	✓	Complies Waiver			
13			•	•	•	•				Environmental Impact Assessment	✓	Complies Waiver			
14	•	•	•	•	•	•				Freshwater wetlands Letter of Interpretation.	✓	Complies Waiver		No wetlands on site. An application for absence determination has been submitted to DEP	
15	•	•	•	•	•	•				List of all Federal, State, regional, and/or municipal approvals or permits required.	✓	Complies Waiver			
16	•	•	•	•	•	•	•	•	•	Copies of all easements, covenants and deed restrictions including metes and bounds descriptions, on or affecting the property in question.	✓	Complies Waiver		See Rider #3	

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	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
17	•	•	•	•	•	•	•	•	✓	Complies		
										Waiver		
18	•	•	•	•	•	•	•	•	✓	Complies		
										Waiver		
19	•		•	•						Complies		N/A
										Waiver		
20			•							Complies		N/A
										Waiver		
21	•		•						✓	Complies		N/A - No applicable conditional use standards
										Waiver		
22				•	•					Complies		
									✓	Waiver		

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	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(d)						
23					•	•				An engineer's estimate of all the improvements identified on the approved preliminary plan, whether completed or remaining to be completed.	✓	Complies			
											✓	Waiver			
24					•	•				Deed descriptions including metes and bounds for all easements and right-of-way dedications, as identified on the approved preliminary plan.	✓	Complies			
												Waiver			
25	•	•	•	•						Six (6) copies of the Stormwater Management Plans and Reports in accordance with N.J.A.C. 7.8, including pre- and post-development calculations and drainage area maps.	✓	Complies			
												Waiver			
26		•				•				As-built drawing/survey depicting all proposed site improvements approved during the preliminary site plan application and any deviations noted in the actual constructed improvements. Include a dwg format (ACAD 2007 or later) and pdf format (Adobe)		Complies		To be provided once construction has started	
											✓	Waiver			

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	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(d)						
27	•	•	•	•	•	•	•	•	•	Photograph(s) of the subject property.	✓	Complies			
												Waiver			
28	•	•	•	•	•	•	•	•	•	List of variances required or requested.	✓	Complies		None requested	
												Waiver			
29	•	•	•	•	•	•				List of requested design waivers or exceptions.	✓	Complies		None requested	
												Waiver			
Plans shall show or include the following:															
30	•	•	•	•	•	•				Map scale not less than 1" = 100', showing the entire tract on one sheet not exceeding 24"x36."	✓	Complies			
												Waiver			
31	•	•	•	•	•	•				Key map at specified scale showing location to surrounding properties, streets, watercourses, municipal boundaries, etc., within 500' of property.	✓	Complies			
												Waiver			
32	•	•	•	•	•	•				Site or Subdivision name.	✓	Complies			
												Waiver			
33	•	•	•	•	•	•				Name, signature, license number, seal, address, phone number, web address, and email address of professional responsible for preparing the plans.	✓	Complies			
												Waiver			

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	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(d)						
34	•	•	•	•	•	•					Title block denoting type of application, tax map sheet, County, name of municipality, block and lot, and street location	✓ Complies	Waiver		
35	•	•	•	•	•	•					Name, address, and phone number of property owner and applicant.	✓ Complies	Waiver		
36	•	•	•	•	•	•					North arrow and scale	✓ Complies	Waiver		
37	•	•	•	•	•	•	•	•			Schedule of required zone district requirements. Include basis for building and lot coverage, building height, FAR, and habitable floor area.	✓ Complies	Waiver		
38	•	•	•	•	•	•					Approval signature block for Board Chairman, Secretary, and Borough Engineer.	✓ Complies	Waiver		
39	•		•		•						Certification blocks required by map filing law.	Complies	Waiver		N/A
40	•		•		•						Monumentation as specified by map filing law.	Complies	Waiver		N/A
41	•	•	•	•	•	•	•	•			Date of current property survey.	✓ Complies	Waiver		

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							(a) & (b)	(c)	(d)					
42	•		•		•					Metes and bounds description showing dimensions, bearings of original and proposed lots.	Complies	Waiver	N/A	
43	•		•		•	•				Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords, and central angles for all centerlines and rights-of-way and centerline curves on streets.	✓ Complies	Waiver		
44	•	•	•	•	•	•				Acreage of tract to the nearest tenth of an acre.	✓ Complies	Waiver		
45	•	•	•	•	•	•	•	•		Date of original preparation and of each subsequent revision.	✓ Complies	Waiver		
46	•	•	•	•	•	•	•	•		Size and location of any existing and proposed structures with all setbacks dimensioned	✓ Complies	Waiver		
47	•	•	•	•	•	•				Size and location of all existing structures within 200' of the site boundaries.	✓ Complies	Waiver		
48	•		•		•					Tax lot and block numbers of existing and proposed lots.	Complies	Waiver	N/A	



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			Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
49	•		•		•					Complies Waiver		N/A
50	•	•	•	•	•	•			✓	Complies Waiver		
51	•	•	•	•	•	•			✓	Complies Waiver		
52	•	•	•	•	•	•			✓	Complies Waiver		
53	•	•	•	•	•	•			✓	Complies Waiver		
54			•	•	•	•			✓	Complies Waiver		
55	•		•		•					Complies Waiver		N/A
56			•							Complies Waiver		N/A
57	•		•						✓	Complies Waiver		

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58			•	•	•	•				Phasing plan as applicable.	Complies		N/A	
											Waiver			
59					•	•				Solid waste management and recycling plan showing holding location and provisions for waste and recyclables.	✓	Waiver		
60	•	•	•	•	•	•				Site layout showing all roadways, circulation patterns, curb, sidewalk, buffers, structures, open space, recreation, etc., as applicable.	✓	Complies		
												Waiver		
61	•	•	•	•	•	•				Grading and utility plan.	✓	Complies		
												Waiver		
62	•	•	•	•	•	•				Profiles of existing and proposed roadways and including all utilities and stormwater facilities. Roadway cross section at 50' intervals.		Complies		N/A
												Waiver		
63	•	•	•	•	•	•				Landscaping plan.	✓	Complies		
												Waiver		
64	•	•	•	•	•	•				Soil erosion and sediment control plan prepared in accordance with the standards for soil erosion and sediment control standards in New Jersey.	✓	Complies		
												Waiver		

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	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
65	•	•	•	•	•	•		Lighting plan.	<input checked="" type="checkbox"/>	Complies		
										Waiver		
66	•	•	•	•	•	•		Construction details for any on-site and off-site improvement.	<input checked="" type="checkbox"/>	Complies		
										Waiver		

(2002 Code § 16.48.020; Ord. No. 2014-18)