





## TOWNSHIP OF BEDMINSTER APPLICATION CHECKLIST

SEE LAND DEVELOPMENT ORDINANCE ARTICLE 13-800

rev. 2.13.08

ITEM NUMBER	MINOR		MAJOR		VARIANCE			ITEM DESCRIPTION	APPLICANT MARK	STATUS	TOWNSHIP MARK	DRAWING (D) OR OTHER (O)	BOARD (B) OR STAFF (S) (see note 1)	
	SUBDIVISION	SITE PLAN	PREL.	FINAL	40:55D-70									
					(a) & (b)	(c)	(d)							
<b>Administrative Requirements</b>														
1	•	•	•	•	•	•	•	•	Application Form	X	COMPLIES		O	B
											N/A			
											WAIVER			
2	•	•	•	•	•	•	•	•	Filing and escrow fees with calculation	X	COMPLIES		O	S
											N/A			
											WAIVER			
3	•	•	•	•	•	•	•	•	Certification of ownership or authorization to file application.	X	COMPLIES		O	B
											N/A			
											WAIVER			
4	•	•	•	•			•	•	Issuance or written denial of Certificate of Appropriateness from Historical Preservation Commission (see Section 13-806.7).	X	COMPLIES		O	B
											N/A			
											WAIVER			
5			•				•	•	The design engineer shall complete a certification that the plans are in compliance with the Residential Site Improvement Standards, or provide a list of exceptions proposed.	X	COMPLIES		D	B
											N/A			
											WAIVER			
6	•	•	•	•	•	•	•	•	Digital plan pursuant to subsections 13-804.2ii and 13-805.2 showing all existing and proposed lot lines, rights of way and easements. Site plan submission shall also include the proposed buildings and surface improvements (public or private).	X	COMPLIES		O	S
											N/A			
											WAIVER			
7					•	•	•	•	Letters directed to the Chairman of the Board and signed by a responsible official of all utility companies, etc., providing service to the tract as required by Ordinance.	X	COMPLIES		O	S
											N/A			
											WAIVER			
8	•				•	•	•	•	Certification in writing from the applicant to the Board that the applicant has either installed all improvements or posted a performance guarantee as per the Ordinance.	X	COMPLIES		O	S
											N/A			
											WAIVER			
9			•	•			•	•	Regional Significance Certification from the Township Engineer, together with proof of service of the application pursuant to subsections 13-804.2hh & 13-805.2f	X	COMPLIES		O	S
											N/A			
											WAIVER			
10	•	•	•	•	•	•	•	•	Certificate from the Township Tax Collector that all taxes and assessments are paid to date.	X	COMPLIES		O	S
											N/A			
											WAIVER			
11	•	•	•	•			•	•	Written receipt from the County Planning Board, verifying that the County has received the application and fees. This shall be required for a complete application.	X	COMPLIES		O	S
											N/A			
											WAIVER			
12	•	•	•	•	•	•	•	•	Existing and Proposed Watercourses: When a stream is proposed for alteration, improvement or relocation, or when a drainage structure or fill is proposed over, under or along a running stream, a review report or status of review by the NJDEP shall accompany the application.	X	COMPLIES		D	B
											N/A			
											WAIVER			
13	•	•	•	•	•	•	•	•	If approval of conditional use is sought under Section 13-601 and subsections 13-522.6 and 13-522.8 of the Land Development Ordinances of the Township of Bedminster, the applicant shall provide proofs sufficient to demonstrate that all conditions will be met.	X	COMPLIES		D	B
											N/A			
											WAIVER			

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	SUBDIVISION	SITE PLAN	PREL.	FINAL	40:55D-70								
			SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	(a) & (b)						
14	•	•	•	•	•	•	•	A copy of any protective covenants or deed restrictions applying to the land being developed or an indication of them on the submitted plan.	X	COMPLIES		O	B
										N/A			
										WAIVER			
15	•	•		•	•	•	•	Deed descriptions, including metes and bounds, for all easements, covenants, restrictions and roadway and sight triangle dedications (existing and proposed)		COMPLIES		O	S
										N/A			
									X	WAIVER			
16		•	•	•			•	For any airport development, expansion or construction, the current and complete Airport Master Plan, as approved by the appropriate Federal, State, or other agency having jurisdiction over the airport, to the extent required.		COMPLIES		O	S
									X	N/A			
										WAIVER			
17	•	•	•	•			•	For each lot not served by sanitary sewer, approval by the Township Board of Health of percolation tests observed by the Township Health Officer and certified by a licensed professional engineer, indicating that the proposed lot(s) can adequately accommodate a septic system. Soil logs and permeability test results shall be signed by licensed PE.		COMPLIES		O	S
										N/A			
									X	WAIVER			
<b>Plan Requirements</b>													
18	•	•	•	•	•	•	•	Plans signed and sealed by a NJ Professional Engineer and folded into eighths with title block revealed.	X	COMPLIES		D	B
										N/A			
										WAIVER			
19	•	•	•	•	•	•	•	Scale of not less than 1"=100' on one of the four following standard sheet sizes: 8 1/2" x 13"; 15" x 21"; 24" x 36"; 30" x 42".	X	COMPLIES		D	B
										N/A			
										WAIVER			
20	•	•	•	•	•	•	•	Key Map at a scale less than 1" = 2000'.	X	COMPLIES		D	B
										N/A			
										WAIVER			
21	•	•	•	•	•	•	•	Title Block: Name of subdivision or development, Bedminster Township and Somerset County.	X	COMPLIES		D	B
										N/A			
										WAIVER			
22	•	•	•	•	•	•	•	Title Block: Name, title, address and telephone number of subdivider or developer.	X	COMPLIES		D	B
										N/A			
										WAIVER			
23	•	•	•	•	•	•	•	Title Block: Name, title, address and license number of the professionals who prepared the plot or plan.	X	COMPLIES		D	B
										N/A			
										WAIVER			
24	•	•	•	•	•	•	•	Title Block: Name, title and address of the owner or owners of record.	X	COMPLIES		D	B
										N/A			
										WAIVER			
25	•	•	•	•	•	•	•	Title Block: Scale (written and graphic).	X	COMPLIES		D	B
										N/A			
										WAIVER			
26	•	•	•	•	•	•	•	Title Block: Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.	X	COMPLIES		D	B
										N/A			
										WAIVER			
27	•	•	•	•	•	•	•	North Arrow.	X	COMPLIES		D	B
										N/A			
										WAIVER			
28	•	•	•	•	•	•	•	Approval signature lines	X	COMPLIES		D	B
										N/A			
										WAIVER			

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	SUBDIVISION	SITE PLAN	PREL.	FINAL	40:65D-70	(a) & (b)	(c)							(d)
29								Acreege to the nearest hundreth of an acre and a computation of the area of the tract to be disturbed.	X	WAIVER COMPLIES N/A		D	B	
30								The names and lot/block numbers of all property owners within 200' of the extreme limits of the tract as shown on the most recent tax list prep. by the Twp. Tax Assessor.	X	COMPLIES N/A WAIVER		D	B	
31								Existing tax map sheet No. and existing block and lot No. of the lots to be subdivided or developed as they appear on the Twp. Tax map, and proposed block and lot number provided by the Twp. Tax Assessor upon written request.	X	COMPLIES N/A WAIVER		D	B	
32								Tract boundary line (heavy solid line).	X	COMPLIES N/A WAIVER		D	B	
33								Zoning districts affecting and abutting the tract, including district names and tabular schedule of requirements and proposed variance requests noted on the plat or plan.	X	COMPLIES N/A WAIVER		D	B	
34								The locations and dimensions of existing and proposed improvements and the location of natural and historic features, wooded areas, and any extensive rock formations, both within the tract and within 200' of its boundary.	X	COMPLIES N/A WAIVER		D	B	
35								The location and species associations of all existing individual trees or groups of trees having a caliper of 5" or more measured 3' above the ground level shall be shown within the portion of the tract to be disturbed as a result of the proposed development. Calculations in accordance with the standards of Chapt. 12 of the revised General Ordinance		COMPLIES N/A X WAIVER		D	B	
36								The proposed location of all proposed plantings shall be indicated and a legend shall be provided listing the botanical and common names, the sizes at the time of planting, the total quantity of each plant, and the location of each plant keyed to the plan or plat.	X	COMPLIES N/A WAIVER		D	B	
37								Existing and Proposed Watercourses: Cross sections of watercourses and/or drainage swales at an appropriate scale showing the extent of flood plain, top of bank, normal water levels and bottom elevations at the locations specified in the Ordinance.		COMPLIES N/A X WAIVER		D	B	
38								Existing and Proposed Watercourses: The total acreage of the drainage basin of any watercourse running through or adjacent to the tract.	X	COMPLIES N/A WAIVER		D	B	
39								Existing and Proposed Watercourses: The location and extent of drainage and conservation easements and stream encroachment lines.	X	COMPLIES N/A WAIVER		D	B	
40								Existing and Proposed Watercourses: The location, extent and water level elevation of all surface waters and wetlands within 200 feet of the tract.	X	COMPLIES N/A WAIVER		D	B	

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	SUBDIVISION	SITE PLAN	PREL.	FINAL	40:55D-70	(a) & (b)	(c)	(d)						
41	•	•	•	•	•	•	•	•	Existing and proposed contours as required by Ordinance.	X	COMPLIES N/A WAIVER		D	B
42	•	•	•	•	•	•	•	•	Road right-of-way dedication and improvement, as applicable.	X	COMPLIES N/A WAIVER		D	B
43	•	•	•	•	•	•	•	•	Slight triangle easements, as applicable	X	COMPLIES N/A WAIVER		D	B
44	•	•	•	•	•	•	•	•	Graphic depictions, including bearings and distances of easements, covenants, restrictions and roadway and sight triangle dedications (existing and proposed)	X	COMPLIES N/A WAIVER		D	B
45	•	•	•	•	•	•	•	•	Soil types as per the County Soil Conservation District. Proposals for soil erosion and sediment control as required by N.J.S.A. 4:24-39 et seq.	X	COMPLIES N/A WAIVER		D	B
46	•	•	•	•	•	•	•	•	Locations of all existing structures as required by Ordinance.	X	COMPLIES N/A WAIVER		D	B
47	•	•	•	•	•	•	•	•	Required front, side and rear setback lines.	X	COMPLIES N/A WAIVER		D	B
48	•	•	•	•	•	•	•	•	Size, height and location of all proposed buildings structures, signs and lighting facilities.	X	COMPLIES N/A WAIVER		D	B
49	•	•	•	•	•	•	•	•	All dimensions necessary to confirm conformity to the Ordinance requirements.	X	COMPLIES N/A WAIVER		D	B
50	•	•	•	•	•	•	•	•	The proposed location, direction of illumination power and type of proposed outdoor lighting including details, luminaries and hours of operation.	X	COMPLIES N/A WAIVER		D	B
51	•	•	•	•	•	•	•	•	The proposed screening, buffering and landscaping plan, with the information required by the Ordinance.	X	COMPLIES N/A WAIVER		D	B
52	•	•	•	•	•	•	•	•	The location and design of any off-street parking area, showing size and location of bays, aisles and barriers.	X	COMPLIES N/A WAIVER		D	B
53	•	•	•	•	•	•	•	•	All means of vehicular access or egress to and from the site onto public streets, with the information required by Ordinance.	X	COMPLIES N/A WAIVER		D	B
54	•	•	•	•	•	•	•	•	Plans for all stormwater management systems	X	COMPLIES N/A WAIVER		D	B
55	•	•	•	•	•	•	•	•	The location of existing utility structures on the tract and within 200' of its boundaries.	X	COMPLIES N/A WAIVER		D	B
56	•	•	•	•	•	•	•	•	Plans, typical cross sections and construction details, horizontal and vertical alignment, of the centerline of all proposed streets and of existing streets abutting the tract as required by Ordinance.	X	COMPLIES N/A WAIVER		D	B
57	•	•	•	•	•	•	•	•	Existing and proposed permanent monuments.	X	COMPLIES N/A WAIVER		D	B

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	SUBDIVISION	SITE PLAN	PREL.	FINAL	40:58D-70	(a) & (b)	(c)	(d)						
			SUBDIVISION	SUBDIVISION										
58	•	•	•	•		•	•		X	COMPLIES N/A WAIVER		D	B	
59	•	•	•	•	•	•	•		X	COMPLIES N/A WAIVER		D	B	
60				•	•	•	•		X	COMPLIES N/A WAIVER		D	B	
61		•		•	•	•	•		X	COMPLIES N/A WAIVER		D	B	
62	•	•	•	•	•	•	•		X	COMPLIES N/A WAIVER		D	B	
<b>Reports</b>														
63			•	•	•	•	•		X	COMPLIES N/A WAIVER		O	B	
64	•	•	•	•		•	•		X	COMPLIES N/A WAIVER		O	B	
65	•	•	•	•	•	•	•		X	COMPLIES N/A WAIVER		O	S	
66	•	•	•	•	•	•	•		X	COMPLIES N/A WAIVER		O	S	

Note 1:  
 For items marked "S", five full size, complete sets of all drawings, reports, etc. are required.  
 For items marked "B", an additional 12 sets of 1/2 scale drawings and report executive summaries are required in addition to the staff copies.  
 It is requested that all reports, checklists, etc. be submitted with two sided copies.

Prepared by:

\_\_\_\_\_  
 Name

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature

Reviewed by:

\_\_\_\_\_  
 Name

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature

# GLADSTONE DESIGN, Inc.

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January 15, 2020  
984-03

Re: Bedminster Farms – Checklist Waivers  
Lamington Road  
Block 39, Lots 12, 15, & 21  
Bedminster Township, Somerset County, New Jersey

The following is a list of Checklist waivers for completeness purposes that are being requested with regard to this application:

1. A completeness waiver is being requested from checklist requirement #8 for providing a performance guarantee for all improvements. The applicant wishes to defer this requirement until after approval has been obtained.
2. A completeness waiver is being requested from checklist requirement #15 for providing proposed deed descriptions, including metes and bounds, for all easements, covenants, restrictions and roadway and sight triangle dedications for all proposed items. The applicant wishes to defer preparing deed descriptions including metes and bounds until the project has received approval from the Land Use Board.
3. A completeness waiver is being requested from checklist requirement #17 for providing approval from the Township Board of Health indicating each of the individual lots can adequately accommodate a septic system. The applicant is submitting the application to the Board of Health concurrently with the submission to the Land Use Board, the applicant will provide correspondence from the Board of Health to the Land Use Board indicating septic system location approval for each individual lot.
4. A completeness waiver is being requested from checklist requirement #35 for providing location and species associations of all existing individual trees within the portion of the tract to be disturbed.
5. A completeness waiver is being requested from checklist requirement #37 for providing cross-sections of water courses and drainage swales on the property. There is no proposed disturbance within the area of the existing water courses.
6. A completeness waiver is being requested from checklist requirement #44 for providing bearings and distances of easements, covenants, restrictions and roadway and sight triangle dedications. The above will be shown graphically, however the applicant wishes to defer calculating bearings and distances until after the project has received approval from the Land Use Board.

The following is a list of Variances from the Township Land Use Ordinance that are being requested with regard to this application:

1. A variance is being requested from Section 13-401.A.4 for minimum lot size of 500' diameter circle transcribed within the lot lines where 352.8' is proposed on Remaining Lot 21 and 461.8' is proposed and was previously approved on Remaining Lot 15.
2. A variance is being requested from Section 13-401.A.4 for minimum front yard setback where 200' minimum is required and 92' is proposed on Remaining Lot 21.
3. A variance is being requested from Section 13-401.A.4 for maximum allowable lot coverage where 5% is allowed and 12.0% is proposed on Remaining Lot 21
4. A variance is being requested from Section 13-401.A.4 for minimum front yard setback where 200' is required and 102' is proposed on Lot 21.04.

The following is a list of Design Waivers from the Township Land Use Ordinance that are being requested with regard to this application:

1. A design waiver is being requested from Section 13-546 for providing lots in conformance with the resource conservation calculations for maximum tract yield for Existing Lot 21 and Existing Lot 15. A design waiver was previously granted for Existing Lot 15.
2. A design waiver is being requested from Section 13-546 for providing lots in conformance with the resource conservation calculations for minimum lot area for New Lot 21.04, Remaining Lot 12, New Lot 12.06 and New Lot 12.07.