

**PENNSVILLE TOWNSHIP LAND DEVELOPMENT ORDINANCE
CHECK LIST
SCHEDULE “JJ” – GENERAL DEVELOPMENT PLAN APPLICATION
PLAN DETAILS AND INFORMATION REQUIREMENTS**

Applicant Please Check	All applications for general development plan approval must meet all requirements of, and provide all of the materials and information required by this checklist:	Verification (Official Use Only)
()	1. The general development plan must be clearly and legibly drawn or reproduced at a scale of not less than one-inch equals fifty feet. It must be prepared under the supervision of, and be signed and sealed by a licensed New Jersey land surveyor and any engineering design work shall be done, signed and sealed by a licensed New Jersey professional engineer.	()
()	2. The site plan shall clearly show the conditions on and adjacent to the site at the time of application, the features of the site which are being incorporated into the proposed use or building and the appearance and function of the proposed use or building.	()
()	3. A key map at an appropriate scale showing the location of the site and its relationship to surrounding areas and to existing street locations.	()
()	4. Name and address of owner, applicant, and the persons preparing plan.	()
()	5. The tax map sheet, block and lot numbers.	()
()	6. The names of all adjoining property owners as disclosed by the current tax records.	()
()	7. The entire property in question must be shown, even though only a portion of the property may be involved in the site plan, provided, however, where it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted.	()
()	8. The location, design and dimensions of each existing and proposed use and structure.	()
()	9. The setback distances from all property lines.	()
()	10. The location, dimensions and arrangement of all existing and proposed streets, vehicular access-ways and driveways, off-street parking areas, methods of separating land traffic and parking traffic within off-street parking areas, and loading and unloading areas.	()

()	11. A survey prepared by a land surveyor licenses by the State of New Jersey shall accompany site plans and shall show the boundaries of the parcel and the limits of all proposed streets, recreation areas and other property to be dedicated to public use or to common open space. In the case of new or proposed commercial, industrial or public buildings or structures, the site plan shall be accompanied by preliminary architectural floor plans and elevations with the name, address, professional number and seal of the architect involved.	()
()	12. A written statement confirming that departures by the proposed development from zoning regulations otherwise applicable to the subject property conform to any zoning ordinance standards applicable to planned developments that have been adopted pursuant to <i>N.J.S.A. 40:55D-65(c)</i> .	()
()	13. The amount, location and purpose of common open space.	()
()	14. Proposals for maintenance and conservation of common open space.	()
()	15. Provision through the physical design of the proposed development for public services, control over vehicular and pedestrian traffic, and the amenities of light and air, recreation and visual enjoyment.	()
()	16. A written statement confirming why the proposed planned development will not have an unreasonably adverse impact upon the area in which it is proposed to be established.	()
()	17. A written statement confirming how the terms and conditions intended to protect the interests of the public and of the residents, occupants and owners of the proposed development in the total completion of the development are adequate.	()
()	18. The general development plan shall set forth the permitted number of dwelling units, the amount of nonresidential floor space, the residential density, and the nonresidential floor area ratio for the planned development, in its entirety, according to a schedule which sets forth the timing of the various sections of the development.	()
()	19. The general development plan must show the tract area and general locations of the land uses to be included in the planned development.	()
()	20. The general development plan must set forth how the total number of dwelling units and amount of nonresidential floor area to be provided and proposed land area to be devoted to residential and nonresidential use shall be set forth.	()
()	21. The general development plan must set forth the proposed types of nonresidential uses to be included in the planned development, with estimates of the land area to be occupied by each proposed use.	()

()	22. The general development plan must set forth the density and intensity of use of the entire planned development, and provide residential density and nonresidential floor area ratios.	()
()	23. The general development plan must include a circulation plan showing the general location and types of transportation facilities, including facilities for pedestrian access, within the planned development and any proposed improvements to the existing transportation system outside the planned development.	()
()	24. The general development plan must include an open space plan showing the proposed land area and general location of parks and any other land area to be set aside for conservation and recreational purposes and a general description of improvements proposed to be made thereon, including a plan for the operation and maintenance of parks and recreational lands.	()
()	25. The general development plan must include a utility plan indicating the need for and showing the proposed location of sewage and water lines, any drainage facilities necessitated by the physical characteristics of the site, proposed methods for handling solid waste disposal, and a plan for the operation and maintenance of proposed utilities.	()
()	26. The general development plan must include a storm water management plan setting forth the proposed method of controlling and managing storm water on the site.	()
()	27. The general development plan must include an environmental inventory including a general description of the vegetation, soils, topography, geology, surface hydrology, climate and cultural resources of the site, existing man-made structures or features and the probable impact of the development on the environmental attributes of the site.	()
()	28. The general development plan must include a community facility plan indicating the scope and type of supporting community facilities which may include, but not be limited to, educational or cultural facilities, historic sites, libraries, hospitals, firehouses, and police stations.	()
()	29. The general development plan must include a housing plan outlining the number of housing units to be provided and the extent to which any housing obligation assigned to the municipality pursuant to <i>N.J.S.A. 52:27D-301, et seq.</i> , will be fulfilled by the development.	()
()	30. The general development plan must include a local service plan indicating those public services which the applicant proposes to provide and which may include, but not be limited to, water, sewer, cable and solid waste disposal.	()

()	31. The general development plan must include a fiscal report describing the anticipated demand on municipal services to be generated by the planned development and any other financial impacts to be faced by municipalities or school districts as a result of the completion of the planned development. The fiscal report shall also include a detailed projection of property tax revenues which will accrue to the county, municipality and school district according to the timing schedule provided pursuant to requirement 32 of this Checklist, and following the completion of the planned development in its entirety.	()
()	32. The general development plan must include a proposed timing schedule in the case of a planned development whose construction is contemplated over a period of years, including any terms or conditions which are intended to protect the interests of the public and of the residents who occupy any section of the planned development prior to the completion of the development in its entirety.	()
()	33. The general development plan must include a proposed written development agreement between Pennsville Township and the developer relating to the planned development	()
()	34. A written description of the past and present development and use(s) of the property.	()
()	35. Copies of all Planning Board (or former Zoning Board of Adjustment) resolutions approving or denying prior site plan, subdivision, variance, or other development applications for the property. If none, indicate "N/A".	()