

**NEWTON PLANNING BOARD
NEWTON MUNICIPAL BUILDING
39 Trinity Street, Newton, NJ 07860
AGENDA
September 23, 2020**

Please take notice that the Town of Newton, Planning Board (the “Board”) will hold a public hearing remotely, thru **ZOOM, on September 23, 2020 at 7:00 p.m.** to review and take formal action upon Development applications, and various items as follows:

SUNSHINE STATEMENT

“Adequate notice of this meeting of the Newton Planning Board has been provided in accordance with the Open Public Meetings Act (Chapter 231.P.L. 1975).”

RULES

No new testimony after 10:30 p.m. Comments from each member of the public are limited to 5 minutes during the public portion of the meeting.

OATH OF OFFICE

None

SALUTE TO THE FLAG & ROLL CALL

Mr. Flaherty
Mr. Marion
Mr. Wink
Mrs. Vrahnos
Mrs. Hall-Romer
Mrs. Diglio
Mr. Flynn
Mr. Russo, Jr.
Mr. Ragsdale
Mr. Couce
Mr. Schick
Mr. Le Frois

CONSIDERATION OF MINUTES

August 19, 2020

HISTORIC RESOLUTIONS

None

RESOLUTIONS:

Red Knight Properties (#P-6-2020)
64 Mill Street
Block: 5.04, Lot 7

The Resolution is granting a site plan waiver.

OLD NEW BUSINESS

None

NEW BUSINESS:

Red Knight Properties (#P-7-2020)
10-16 Hillside Terrace
Block: 2.02, Lot 18

The Applicant is requesting a d(2) variance and minor site plan approval to construct one additional apartment in the existing structure on the second floor.

The Applicants may seek any additional approvals, bulk variances, design waivers, interpretations, or other approvals as may be determined to be necessary by the Board during the review of these applications.

This hearing will take place remotely – by videoconference or telephone conference only, via ZOOM application.

Description:Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join. <https://us02web.zoom.us/j/81130641896?pwd=QXdHeTZEa3lQYXZjbTlXbHZTS3ZYz09>
Passcode: 653164 Or join by phone: Dial(for higher quality, dial a number based on your current location): US: [+1 312 626 6799](tel:+13126266799) or [+1 929 205 6099](tel:+19292056099) or [+1 301 715 8592](tel:+13017158592) or [+1 346 248 7799](tel:+13462487799) or [+1 669 900 6833](tel:+16699006833) or [+1 253 215 8782](tel:+12532158782) Webinar ID: 811 3064 1896 Passcode: 653164
International numbers available: <https://us02web.zoom.us/u/kbpRhxt8Ao>

CORRESPONDENCE

The New Jersey Planner May/June 2020 Vol. 81, No. 3

EXECUTIVE SESSION

PUBLIC PORTION

ADJOURNMENT

*The Board Engineer and Board Planner are sworn in at the beginning of each year and are deemed to be under oath on a continuing basis.

PUBLIC ACCESS TO ZOOM MEETING:

To access the virtual hearing, you must join the ZOOM meeting. To access the ZOOM meeting, you will need access to a computer with internet access and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the link below and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting.

PUBLIC PARTICIPATING IN ZOOM MEETING:

You will be able to participate when the Board Chairman opens the meeting to the public for the public participation portion of the meeting at the end for you to ask questions and/or cross examine witnesses and make statements. The Board Chair will limit public comments to 10 minutes per person. We ask that if you have questions of the applicant prepared, that you e-mail them to the Board Secretary at kcitterbart@newtontownhall.com prior to the meeting. Your questions will be acknowledged and read into the record and answered. If you have information or exhibits you wish to have considered and entered into the record, you will have to e-mail them to the Board Secretary at kcitterbart@newtontownhall.com in advance of the meeting so that they may be marked into evidence.

Legal Notice – Town of Newton Planning Board meeting of Wednesday, September 23, 2020 at 7 pm Eastern Time (US and Canada)

The public may obtain access to the meeting by the following methods:

You are invited to a Zoom webinar;

When: September 23, 2020 07:00 PM Eastern Time (US and Canada)

Topic: Newton Planning Board

Members of the public will be able to participate in the meeting, including providing public comment at the appropriate time, and are politely asked to mute their microphones to limit background noise when not speaking. The Planning Board agenda and backup meeting materials can be viewed at www.newtontownhall.com.

Questions may be directed to the Planning Board Secretary at 973-383-3521, 227.

AGENDA – September 23, 2020 7 p.m. via ZOOM

The hearing may be continued without further notice on such additional or other dates as the Board may determine. The application and its supporting materials will be posted on the Town of Newton website at www.newtontownhall.com ten (10) days prior to the meeting. If you do not have access to a computer to review these materials on the website, you may inspect them, beginning ten (10) days prior to the public hearing, by calling the Board Secretary, Katherine Citterbart, Office of Planning Board & Zoning Board of Adjustment, Town of Newton, 39 Trinity Street, 2nd Floor, Newton, NJ 07860.

PLEASE NOTE: TOWN OF NEWTON PLANNING BOARD MEETINGS WILL BE HELD VIRTUALLY THROUGH ZOOM UNTIL THE GOVERNOR'S EXECUTIVE ORDERS ARE LIFTED AND TOWN HALL HAS BEEN REOPENED.

Katherine Citterbart
Administrator
Newton Planning Board



HAROLD E. PELLOW & ASSOCIATES, INC.

CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS

Established 1969

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NJ - P.E.

September 16, 2020

MEMORANDUM TO: Town of Newton Planning Board

FROM: David B. Simmons, Jr., P.E., L.S., C.M.E.

SUBJECT: Application #P-7-2020 – Site Plan & Use Variance for Red Knight Properties
Block 2.02, Tax Lot 18
Located at 10-16 Hillside Terrace
Town of Newton, Sussex County
HPA No. 20-143

Dear Board Members:

The Applicant is proposing to construct a 3-bedroom apartment on the second floor of the existing 2-story frame dwelling on the subject property. With the addition of the one 3-bedroom apartment, there will be a total of eight (8) residential units.

Based on a review of the documents submitted and an on-site inspection, I have the following comments:

1. The documents reviewed include the following:
 - a. Proposed Site Plan/Floor Plan prepared by HQW Architects, consisting of the following sheet:

Sheet No.	Title	Latest Revision Date
A-1	Proposed Floor Plan	9/11/2020

- b. Topographic & Wetland Delineation Survey, prepared by John S. Simmons, L.S., dated March 25, 2007.
 - c. Site/Soil Erosion Control Plan, prepared for Kathy & Paul Sakellaropoulos, dated February 20, 2007.

2. **ZONING**

- a. The subject property is located in the T-3 Neighborhood Residential Transect Zone.

- b. Based on the proposed site plan, a use variance is required to expand the non-conforming use to include one additional dwelling unit.
- c. The existing 2-story structure does not meet the primary and secondary minimum front yard setback requirements. However, these are existing conditions and are not caused or increased by the proposed application.

3. **SITE PLAN**

- a. Concrete sidewalk is going to be needed from Hillside Terrace to the entrance door to the proposed apartment.
- b. For Garage Bays #1 to #17, there is an area of grass between the Hillside Terrace pavement and concrete apron in front of the garage doors. For the garage bays closer to Mill Street, there is a grade change that may not allow a normal height passenger car to negotiate without bottoming out. The Applicant should specify which garage bays will be used for tenant parking and which bays for just storage.
- c. A sight triangle easement should be conveyed to the Town over the corner of Hillside Terrace and Ferndale Avenue. The legs of the triangle should be 90 feet long and run along the centerline of both streets.
- d. There is no common refuse disposal location shown on the plan. Applicant to explain where the tenant will store trash until pick-up.
- e. The existing curbing and entrance from Hillside Terrace to the gravel parking area in the rear of the 2-story frame dwelling is in poor condition. The curbing and access in this location should be reconstructed.
- f. Section 320-22B of the zoning ordinance states that sidewalk areas must be provided along all streets. The subject property does not have sidewalks and landscaping along Hillside Terrace and Ferndale Avenue.

4. **PARKING**

For the eight (8) residential units, the Applicant is proposing to meet the 16 parking space requirement with 11 surface spaces and five (5) garage units.

5. **STORMWATER MANAGEMENT**

The proposed apartment is being constructed in an existing building. Therefore, there is no change in impervious coverage to increase stormwater runoff.

6. **UTILITIES**

a. **Water**

- i. The water department reports that there are several water accounts for the various buildings on the subject property. However, on the site/soil erosion plan and the topographic and wetland delineation survey, there is a well noted on the plan behind the 2-story frame dwelling. The status of this well to be provided. The well head was not visible during the site inspection.
- ii. The size of the water service line to the building with the proposed additional apartment to be noted on the plan.
- iii. The existing water service line may have to be upgraded to meet current plumbing code requirements.

b. **Sanitary Sewer**

- i. The location and size of the existing sanitary sewer lateral coming out of the subject building to be shown on the plan.
- ii. The existing sanitary sewer lateral may have to be upgraded to meet current plumbing code requirements.

7. **LIGHTING**

Additional lighting at the entrance doorway to the new apartment to be provided.

8. **LANDSCAPING**

No landscaping has been proposed along the front of the subject building along Hillside Terrace.

9. **SIGNAGE**

No additional signage is proposed on the subject property.

10. **BUILDING PLANS**

Will there be any fire sprinklers added to the building?

11. **ENVIRONMENTAL IMPACT STATEMENT (EIS)**

- a. EIS was not provided for this application.

- b. The wetland delineation survey shows the limits of the wetlands as delineated by Brian Cramer, Wetland Specialist. However, the plan does not show any associated transition area. I note, however, that no exterior site improvements are proposed, which might impact the transition area.

12. **CONSTRUCTION DETAILS**

Additional details are needed for the reinforced concrete sidewalk.

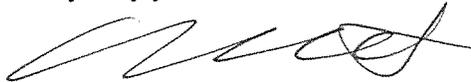
13. **APPROVALS REQUIRED**

- a. Newton Construction Official
- b. Newton Fire Subcode Official
- c. Sussex County Planning Board (or waiver)
- d. Newton Water & Sewer Utility
- e. Newton Utility Advisory Board
- f. Newton DPW – Curb & Driveway Permit

14. **MISCELLANEOUS.**

Upon completion of the project, an as-built plan of the site to be prepared by the Applicant's licensed New Jersey professional land surveyor.

Very truly yours,



David B. Simmons, Jr., P.E., L.S., C.M.E. for
HAROLD E. PELLOW & ASSOCIATES, INC.
Town of Newton Engineers

DBS:mac
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cc: **VIA E-MAIL**

Kathy Citterbart, Newton Planning/Zoning Administrator (& USPS 1st Class Mail)
David Soloway, Esq., Newton Planning Board Attorney
Jessica Caldwell, P.P., Newton Planner
Megan A. Ward, Esq.
Chris Wolverton – HQW Architects



September 16, 2020

MEMORANDUM TO: Newton Planning Board

FROM: Jessica C. Caldwell, P.P., A.I.C.P., Planning Board Planner

SUBJECT: Red Knight Properties Newton MS-HS, LLC
Site Plan Waiver Review No. P-7-2020
Block 2.02, Lot 18
10-16 Hillside Terrace
Town of Newton, Sussex County

Dear Board Members:

The Applicant is seeking a d(2) variance and minor site plan for the above-referenced property to construct one (1) additional apartment in the existing structure on the second floor which is amended from the original plan to construct two (2) apartments. No exterior modifications are proposed. The multifamily use is not a permitted use in the T-3 Neighborhood Residential Zone thus, making this an expansion of a non-conforming use. A variance pursuant to N.J.S.A. 40:55D-70d(2) for an expansion of a non-conforming use is required.

1. **Items Submitted:** The Applicant has submitted the following:

- a. One (1) sheet of plans entitled, "Alterations to: 10 Hillside Terrace Newton, New Jersey," prepared by HQW Architects, dated August 7, 2020. Revised September 9, 2020.
- b. One (1) sheet of plans entitled, "Topographic and Wetland Delineation Survey" for Tax Map Lot 4 Block 205 Town of Newton, Sussex County, New Jersey, prepared by John S. Simmons, L.S., dated March 25, 2007.
- c. One (1) sheet of plans entitled, "Site/Soil Erosion Control Plan Block 205, Lot 4," Prepared by Golden and Morgan Engineering, LLC., dated February 20, 2007.
- d. Copy of application, checklist and additional supporting documents

2. **Existing Development:** Block 2.02, Lot 18 is a 1.45-acre property which contains three (3) single family residents, four (4) apartments and 20 garage spaces. The garages are used for both storage and parking. There are 11 existing off-street parking spaces on-site for

residential use not including garages. The subject site is located in the T-3 Neighborhood Residential Zone. The existing use is pre-existing non-conforming in the zone.

3. **Proposed Development:** The Applicant proposes to construct one (1) additional apartment in an existing structure on the second floor of the existing structure. There will be a total of eight (8) residential units on the site, three (3) single family and five (5) apartments. The only renovations that will occur will be to the interior of the building.

T-3 Zone Standards

Standard	T-3 Zone Required	Existing	Proposed
Min. Lot Area	9,000 SF	1.45 Acres 63,162	To Remain
Min. Lot Width	72 Ft	As Exists	To Remain
Max. Lot Coverage	60%	As Exists	To Remain
Min. Front Yard	35 Ft	As Exists	To Remain
Min. Front Yard for Corner Lot	35 Ft	As Exists	To Remain
Min. Side Yard	12 Ft	As Exists	To Remain
Min. Rear Yard	30 Ft	As Exists	To Remain
Max. Building Height	2 Stories 35 Ft	< 35 Ft	To Remain
Parking Total 8 residential units	2.0 Spaces / Dwelling	16 Spaces	16 Spaces

(E) = Existing Non-Conforming (V) = Variance Required

4. **Minor Site Plan/Site Plan Waiver Review:**

- a. A minimum of sixteen (16) parking spaces are required for a total of eight (8) residential units. There are 16 existing off-street parking spaces on the subject property. The Applicant is proposing to use the existing eleven (11) surface parking spaces and five (5) garage spaces set aside for residential use. Making for the total of (16) spaces where (16) are required. **No variance is required.**
- b. Some parking is located in the rear of the site as required by the ordinance. Additional parking is available in the front of the site in existing garages attached to the principal building. (Existing non-conforming Use).

4. "d(2)" Variance – Expansion of a Non-Conforming Use in an T-3 Zone: The proposed apartments in the T-3 Zone are not permitted.
- a. The applicant in the case of a d (2) expansion of a non-conforming use need not show that it would have been granted the variance initially, Kohl v. Fair Lawn. Instead, the Applicant must meet the positive and negative criteria as identified in the MLUL.
 - b. The courts have found that "special reasons" can be met in the expansion of non-conforming use cases where the proposal minimizes the non-conforming aspects of the application and/or improves the compatibility of the property with the surrounding neighborhood, Burbridge v. Mine Hill Tp. In this case, the Applicant should discuss improvements proposed to the site, including visual improvements and if landscaping and other exterior improvements can be made.
 - c. The Applicant must also address the two-pronged negative criteria. The first prong is that the use as proposed will not cause substantial detriment to the public good. The Applicant must focus on the surrounding neighborhood and show that the use as proposed does not cause substantial detriments and that if there are any detriments, that they can be mitigated so as to not be substantial. The second prong is a showing that the granting of the variance will not substantially impair the zone plan or zoning ordinance.

Very truly yours,



Jessica C. Caldwell, P.P., A.I.C.P

J. Caldwell & Associates, LLC

Newton Planning Board Planner

cc: Via Email Only

Kathy Citterbart, Board Secretary

David Soloway, Esq., Board Attorney

David B. Simmons, Jr., P.E., P.P., C.M.E., L.S., Board Engineer

Megan A. Ward, Esq., Applicant's Attorney

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SEP 11 2020
PP. _____

KEVIN D. KELLY
E-Mail:kkelly@kellyandward.com
MEGAN A. WARD
E-Mail:mward@kellyandward.com

KELLY & WARD, LLC

ATTORNEYS AT LAW

93 SPRING STREET, SUITE 401
P.O. BOX 887
NEWTON, NEW JERSEY 07860

TELEPHONE: (973) 579-6250
TELECOPIER: (973) 579-6249
E-Mail:firm@kellyandward.com

September 11, 2020

Hand delivered

Katherine Citterbart, Land Use Administrator
Town of Newton
39 Trinity Street
Newton NJ 07860

**Re: Red Knight Properties Newton MS-HS, LLC
10-16 Hillside Terrace (tax assessment Lot 18, Block 2.02)
d(2) use variance to expand non-conforming use &
minor site plan
T-3 Neighborhood Residential transect zone**

Dear Ms. Citterbart:

Application is pending for a use variance pursuant to N.J.S. 40:55D-70(d)(2) to expand a non-conforming use and minor site plan. The application is amended to construct one (1) additional dwelling unit instead of the two (2) previously proposed additional apartments on the second floor of an existing structure. No site changes are proposed. There are currently two apartments on the lower floor and one apartment on the second floor of the structure.

The building is on the same 1.45 acre property as three single family residences and two apartments over garages. With the additional apartment there would be a total of eight residential units. Two parking spaces per dwelling unit are needed in the T-3 zone. There are currently eleven surface parking spaces and five garage spaces set aside for residential use, which satisfies the requirement for sixteen on-site parking spaces..

KELLY & WARD, LLC

ATTORNEYS AT LAW

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Katherine Citterbart, Land Use Administrator
Town of Newton
September 11, 2020
Page 2

The following are enclosed in support of this application:

1. Four (4) full size signed/sealed Plan titled "Alterations to: 10 Hillside Terrace" by HQW Architects (September 2020) and fourteen (14) reduced copies. Photographs are on the plan;
2. Fourteen (14) copies of the Checklist with explanations added;
3. Four (4) full size copies of the survey by John S. Simmons, L.S. dated March 25, 2007. Fourteen (14) reduced copies of the survey were previously submitted; and
4. Four (4) full size copies of the Site/Soil Erosion Control Plan by Golden and Moran Engineering, LLC dated February 20, 2007.

Summary explanation of basis for (d)(2) variance: The existing structure and apartment use predate the T-3 zone adopted in 2012 in which single family and duplex residences are the allowed building types. Records in the Newton Tax Assessor's Office state that the structures on the property were built in 1947 and 1949. Applicant will present testimony at the hearing in further support of variance relief.

This matter is scheduled to be heard on September 23rd. Proof of notice will be provided, as will requested proof that the real estate taxes are current. Thank you.

Very truly yours,

KELLY & WARD, LLC



Megan A. Ward

MAW/msm

Enclosures/Attachments

copy: Red Knight Properties Newton MS-HS, LLC (email)
HQW Architects (email)

APPLICATION CHECKLIST
TOWN OF NEWTON, SUSSEX COUNTY, NEW JERSEY

Applicant's Name & Address: _____
 Application No. _____ Date Received _____
 Tax Block(s) _____ Tax Lot(s) _____
 Adjacent Roads _____
 Present Zoning _____ Proposed Use _____

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SEP 11 2020

PV: _____

COMPLETE	INCOMPLETE	WAVER	NA	ADMINISTRATIVE	MINOR SUBMISSION	MINOR SITE PLAN	PRELIMINARY SITE PLAN	PRELIMINARY MAJOR SUBMISSION	FINAL SITE PLAN	FINAL MAJOR SUBMISSION	VARIANCE REQUEST ("C" & "D")	APPEAL ZONING INTERPRETATION
X				1. Application Form Original plus 5 copies for Completeness/Technical Review Committee Once deemed complete: Original Plus 19 Copies	X	X	X	X	X	X	X	X
X				2. Fees and Escrow Deposits	X	X	X	X	X	X	X	X
X				3. Certification of Taxes, Liens, Assessments Paid update requested & TBS	X	X	X	X	X	X	X	X
X				4. Tax Map Maintenance Update Fee	X					X		
X				5. One original plus Five Copies of Proposed Plan for Completeness Review Twenty (20) Copies of Proposed Plan Once Deemed Complete 4 full size + 14 reduced (11"x17")	X	X	X	X	X	X	X	X
X				6. Affidavit of Ownership/Authorization Form	X	X	X	X	X	X	X	X
X				7. Site Inspection Authorization	X	X	X	X	X	X	X	X
TBS				8. Compliance with Legal Notice Requirements a. Proof of Publication b. Affidavit of Service			X	X	X	X	X	X
X				9. Corporation or Partnership Form	X	X	X	X	X	X	X	X
X				10. Listing of All Variances, Design Standards and Checklist Waivers and Justification	X	X	X	X	X	X	X	X
			X	11. Copies of All Prior Resolutions Pertaining to this Property	X	X	X	X	X	X		
X				12. Two Recent Photographs of the Property		X	X	X	X	X	X	X
TBS				13. Copy of Sussex County Planning Board Application	X	X	X	X	X	X	X	X
			X	14. Copy of Soil Erosion/Sediment Control Application		X	X	X	X	X	X	X
			X	15. Copy of NJDOT/NJDEP Applications	X	X	X	X	X	X	X	X
COMPLETE	INCOMPLETE	WAVER	NA	PLANS/REPORTS-SPECIFICATIONS	MINOR SUBMISSION	MINOR SITE PLAN	PRELIMINARY SITE PLAN	PRELIMINARY MAJOR SUBMISSION	FINAL SITE PLAN	FINAL MAJOR SUBMISSION	VARIANCE REQUEST ("C" & "D")	APPEAL ZONING INTERPRETATION
X				16. Plan Clearly and Legibly Drawn or Reproduced at a Scale not Smaller Than 1 Inch Equals 50 Feet	X	X	X	X	X	X	X	X
X				17. Sheet Size, 24" x 36" 4 full size + 14 reduced (11" x 17")	X	X	X	X	X	X	X	X
X				18. Name, Address, License Number of Plan Preparer, Signature, Original Raised Seal	X	X	X	X	X	X	X	X
X				19. Title Block	X	X	X	X	X	X	X	X
X				20. Record Owner(s) Name and Address	X	X	X	X	X	X	X	X
X				21. Applicant's Name, Address, Phone Number, Fax Number and E-Mail	X	X	X	X	X	X	X	X

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#5 and #17 - structures are existing and no exterior modifications or site changes are proposed

Red Knight Properties Newton MH-HS, LLC
10-16 Hillside Terrace (tax assessment Block 2.02, Lot 18)

SEP 11 2020

BY: _____

COMPLETE	INCOMPLETE	WAVAR	NA	PLANS/REPORTS-SPECIFICATIONS	MINOR SUBMISSION	MINOR SITE PLAN	PRELIMINARY SITE PLAN	PRELIMINARY MAJOR SUBMISSION	FINAL SITE PLAN	FINAL MAJOR SUBMISSION	VARIANCE REQUEST ("C" "L" "D")	APPEAL ZONING INTERPRETATION
			X	22. Name of Project, if any	X	X	X	X	X	X	X	X
X				23. Date of Map Preparation and Each Subsequent Revision	X	X	X	X	X	X	X	X
X				24. Zoning District of Parcel and Surrounding Lands	X	X	X	X	X	X	X	X
X				25. Zoning Chart Listing Existing/Proposed Requirements for Area, Setbacks, Lot Coverage Height, Density, Parking	X	X	X	X	X	X	X	X
			X	26. Proposed Developer's Agreement					X	X	X	X
		PW		27. Existing Structures within 200 Feet (200') and Distance to Property Line partial waiver	X	X	X	X	X	X	X	X
			X	28. Obtain Each Block and Lot Numbered in Conformity with the Municipal Tax Map as Determined by the Municipal Tax Assessor and Obtain Street Address from the 911 Coordinators	X		X	X	X	X	X	X
X				29. Scale of Map, Both Written and Graphic	X	X	X	X	X	X	X	X
X				30. North Arrow Giving Reference Meridian	X	X	X	X	X	X	X	X
			X	31. Properties within 200 Feet, Lot and Block Number and Owner, Outlines of 200 Foot (200') Perimeter, 500 feet for lots over 50 acres in size.			X	X	X	X	X	X
X				32. Tax Map Sheet Number	X	X	X	X	X	X	X	X
X				33. Key Map Showing Location of Tract to be Considered in Relation to Surrounding Area, Within 200 feet. Scale not Less Than 1 Inch Equals 400 Feet and North Arrow.	X	X	X	X	X	X	X	X
X				34. Area of Entire Tract	X	X	X	X	X	X	X	X
			X	35. Metes and Bounds of Proposed Lot(s)	X			X		X	X	X
			X	36. Area and Frontage of Proposed Lot(s)	X			X		X	X	X
			X	37. Area/Frontage of Remaining Tract	X			X		X	X	X
			X	38. Property Lines to the Nearest Hundredth	X		X	X	X	X	X	X
			X	39. Bearings to the Nearest Second	X		X	X	X	X	X	X
X				40. Lot Acreage to the Nearest Hundredth	X	X	X	X	X	X	X	X
X				41. Building Envelopes	X	X	X	X	X	X	X	X
		PW		42. Location of Existing Railroads, Bridges, Culverts, Drainage Pipe, Water and Sewer, Utility Poles & Underground Utilities partial waiver	X	X	X	X	X	X	X	X
			X	43. Natural Features Including Existing Vegetation, Wet Areas, Watercourse, Flood Plain Limit, Rock Outcropping	X		X	X	X	X	X	X
			X	44. Open Space, Buffer Zone, Recreation Areas, Municipal and Public Areas and Lands to be Conveyed to the Town if Applicable			X	X	X	X	X	X
			X	45. Plan and Profiles of Road Locations, Type, Size, Width of Right-of-Way, Paving Materials, Edge of Pavement, Curb, Sidewalks, Catch Basins, Drainage Structures, All Utilities, Rights-of-Way Easements, Existing Buildings or Other Structures. Profile shall be at a Scale of 1 Inch Equals 5 Feet Vertical; 1 Inch Equals 50 Feet Horizontal.			X	X	X	X	X	X
			X	46. Road Cross Sections Every Fifty Feet (50') Along Centerline of a Scale of 1 Inch Equals 5 Feet Horizontal and			X	X	X	X	X	X

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#27 - no *exterior) changes proposed to existing structures or site improvements that are shown on the 2007 survey and plan; structures on properties within 200' are on the aerial photograph, the property/improvements on opposite side of Hillside Terrace owned by Applicant
 Red Knight Properties Newton MH-HS, LLC
 10-16 Hillside Terrace (tax assessment Block 2.02, Lot 18)

#42 - underground utilities not shown, no site changes proposed

SEP 11 2020

BY: _____

COMPLETE	INCOMPLETE	WAVER	IIA	PLANS/REPORTS-SPECIFICATIONS	MINOR SUBDIVISION	MINOR SITE PLAN	PRELIMINARY SITE PLAN	PRELIMINARY MAJOR SUBDIVISION	FINAL SITE PLAN	FINAL MAJOR SUBDIVISION	VARIANCE REQUEST ("C" & "D")	APPEAL ZONING INTERPRETATION
			X	Vertical								
			X	47. Existing and Proposed Contours at Five Foot (5') Intervals for Slopes Fifteen Percent (15%) or Greater, Two Foot (2') Intervals for Lesser Slopes			X	X	X	X		
			X	48. Earthwork Summary			X	X				
			X	49. Cut and Fill Limits			X	X				
			X	50. Location of Proposed Drainage Structures, Curbs, Swales, Berms, Guide Rails, Edge of Pavement, Sidewalks			X	X	X	X		
			X	51. Construction Details for Drainage Structures, Curb, Guide Rail, Pavement Design, Sidewalks, Utilities			X	X	X	X		
		PW		52. Existing/Proposed Driveway Locations with Sight Distance Profiles partial waiver	X	X	X	X	X	X		
X				53. Road Locations, Names, Width of Right-of-Way and Copy of Approval of Street Name	X	X	X	X	X	X	X	X
X				54. Sight Triangle, Drainage, Utility, Driveway and Other Easements	X	X	X	X	X	X	X	X
				55. Provisions for Certification and Approvals	X	X	X	X	X	X	X	
			X	56. Letter Itemizing All Elements Covered Under Performance Bond					X	X		
			X	57. Letter of Approval and Certification from Town Engineer					X	X		
			X	58. Letter Certifying Conformance to Preliminary Plan by Applicant's Engineer					X	X		
			X	59. Compliance with All Aspects of NJ Map Filing Law					X	X		
			X	60. Soil Erosion Plan and Details						X		
			X	61. Fire Protection Details Include Number of Proposed Units, Available Water Supply, Water Main Size, Flow, Hydrant Location, Approval from Fire Marshal for Same.		X	X	X	X			
			X	62. Letter from Town Water and Sewer Utility Stating Capacity to Serve Development			X	X	X	X		
			X	63. Cluster Development Option Data				X				
			X	64. Environmental Impact Statement			X	X				
			X	65. Landscape Plan with Types, Quantity Size and Location of Plantings, Scientific and Common Names.			X	X				
			X	66. Lighting Plan, Including Fixture and Footing Details, Wattage, Height, Isolux Patterns		X	X	X				
X				67. Drainage Plan Including Runoff Calculations for Fifty (50) Year Storm Frequency and a Map Showing Drainage Area Per Stormwater Management Requirements		X	X	X				
X				68. Storm Drainage Facilities Improvements Designed for One Hundred (100) Year Flood Capacity Per Stormwater Management Requirements or as Recommended by Town Engineer		X	X	X				
			X	69. Copies of Stream Encroachment Permit Applications, if Applicable			X	X	X	X		
			X	70. NJDEP Letter of Interpretation Regarding the Presence/Absence of Wetlands on Property and Within 150'. If Wetlands are Present, Line Verified by NJDEP and Transition Area Established. NJDEP Reference Number on Plan. For Minors Only a Delineation is Needed and an Absence/Presence Letter to Determine Buffer Width.	X	X	X	X	X	X	X	X
			X	71. Written Confirmation from Tax Assessor that Proposed Lot Numbers are Acceptable	X			X		X		

C:\Documents and Settings\Plaza\Local Settings\Temporary Internet Files\Content.IE5\VL7WVETON\F0 CheckList - Local Site 2.doc

#62 - driveways shown, partial waiver requested for sight triangles (if any) - no site changes proposed
 #69 and #70 - Applicant has no knowledge or information regarding DEP Stream Encroachment Permit or LOI; an OPRA request was submitted and Newton confirmed that it had no responsive documents

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			X	72. Facility Impact Report, including: a. Sewer and Water Report b. Sewer and Water Map c. Traffic Impact Statement d. Circulation/Traffic Map			X	X	X			
			X	73. Copies of Protective Covenants, Deed Restrictions or Homeowner Association Documents			X	X	X	X		
X				74. Building Floor Plan, Elevation Views and First Floor Elevation with Overall Building Height		X	X		X		X	
			X	75. Provisions for Solid Waste, Dumpster Enclosure, Recycling Facilities			X		X		X	X
			X	76. Compliance with ADA Requirements			X		X			
			X	77. Graphic/Written Description of Area Surrounding the Site so the Prevailing Zoning and Actual Uses in the Area are Clear		X	X		X		X	X
			X	78. A Description of Any Alternatives that were Considered							X	X
X				79. A Statement or Legal Brief which Clarifies Why the Variance Should be Granted							X	X
			X	80. Copies of All Relevant Documents from the Zoning Officer							X	X
X				81. Copy of Current Deed and Verification of All Utilities, Easements and Restrictions							X	X
		PW		82. Property Survey Signed and Sealed by a New Jersey Licensed Surveyor partial waiver	X	X	X	X			X	X
			X	83. A CAD File of Subdivision for Tax Map Updates	X	X	X	X	X			
			X	84. Final As-Built Plan	X						X	
									X	X		

RECEIVED
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PW

#82 - copies of 2007 survey and plan submitted, which is all that Applicant has

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