

This requirement may be negotiable with the jurisdiction, but the local fire fighting protocols will have considerable influence in the decision. Adding sprinklers to the building may eliminate required compliance with Appendix B.

END OF MEMORANDUM

ISO Needed Fire Flow

project
date

American Tower Mt Royal, NJ
7/14/2025

Class of construction	4	1	1.5 frame
F (const coeef)	0.8	2	1 joisted masonry
Largest floor area	15894 sf	3	0.8 non-combustible
All other floors combined	0 sf	4	0.8 masonry, non combustible
Effective area	15894 sf	5	0.6 modified fire resistive
		6	0.6 fire resistive
C (const factor)	1815.42828		

x+p 0 Exposure Factor

combustibility class	2	1	0.75 noncombustible
occupancy factor	0.85	2	0.85 limited combustible
		3	1 combustible
		4	1.15 free burning
NFF	1543.114038	5	1.25 rapid burning

gpm

2018 North Carolina State Building Code: Fire Prevention Code **BASIC**

Upgrade to Premium

First Version: May 2018

APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS

Type IA and IB ^a	Type IIA and IIIA ^a	Type IV and V-A ^a	Type IIB and IIIB ^a	Type V-B ^a	(gallons per minute) ^b	(hours)
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
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70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
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295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
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—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
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For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/min, 1 pound per square inch = 6.895 kPa.

a. Types of construction are based on the *International Building Code*.

b. Measured at 20 psi residual pressure.

Fire Pro Tech, Inc.

**6 Station Place
Howell, NJ. 07731
NJ Fire Permit # P00242**

**Phone – 732-363-5955
Fax – 732-363-3031
Email – kgigg@fireprotechinc.com**

HYDRANT FLOW TEST REPORT

Date: December 19, 2023

To: Hammer Land Engineering
1707 Atlantic Avenue, Suite B2
Manasquan, NJ 08736-1147

Attn: Clint Miller

Re: Hydrant Flow Test
Mantua Road
East Greenwich, NJ
Contract #23066

The hydrant flow test performed on 12/15/2023 in accordance with NFPA and AWWA standards was witnessed by East Greenwich Township Public Works with hydrants operated by Fire Pro Tech, Inc. personnel using Fire Pro Tech's equipment with the below results:

Read Hydrant #EG011 – (Located near the intersection of Ascot Dr. & Winsor Way)

- Static Pressure – 76 PSI
- Residual Pressure – 38 PSI

Flow Hydrant #EG010 – (Located near the intersection of Ascot Dr. & West Crossing Dr.)

- Flow Rate – 1580 GPM
- Nozzle Size – (2) 2½" cone diffusers

This information reflects the conditions in the field at the time the test was performed.

Cordially,

Karl K. Giggenbach
President

File: 23066

Via: email



Project: American Towers

Berkley Road

Mt Royal, NJ 08061

Date: 19-Dec-23

Test Elevation Static/Residual **64.00 Ft above sea level** From Google Maps
 Finished Floor Elevation (FFE) **64.30 Ft above sea level**
 Highest Top of Structure **73.30 Ft AMSL**
 Highest Sprinkler above FFE **72.80 Ft AMSL**

Pressure Hydrant Location: Located near the intersection of Ascot Dr. & Winsor Way

Flow Hydrant Location: Located near the intersection of Ascot Dr. & West Crossing Dr

Distance Between Hydrants: **300 feet**

Water Main Size: **unknown inches**

Outlet Size: **2.5 inches**

Outlet Coefficient: **0.9**

Outlet Quantity: **1**

Static Pressure: **76 psi**

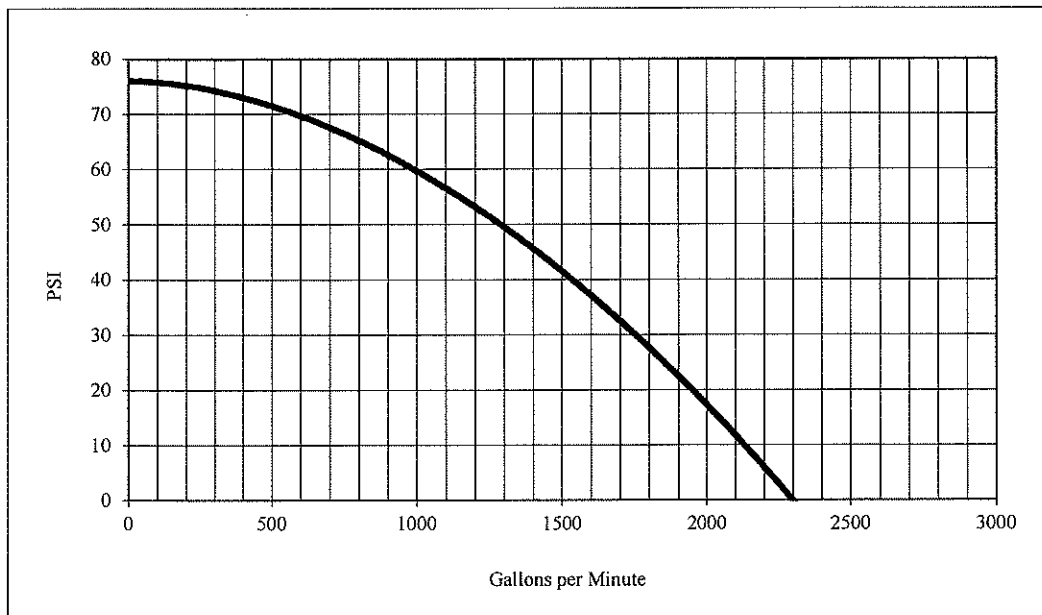
Residual Pressure: **38 psi**

Pitot Pressure: **psi**

Flow Volume: **1580 gallons per minute**

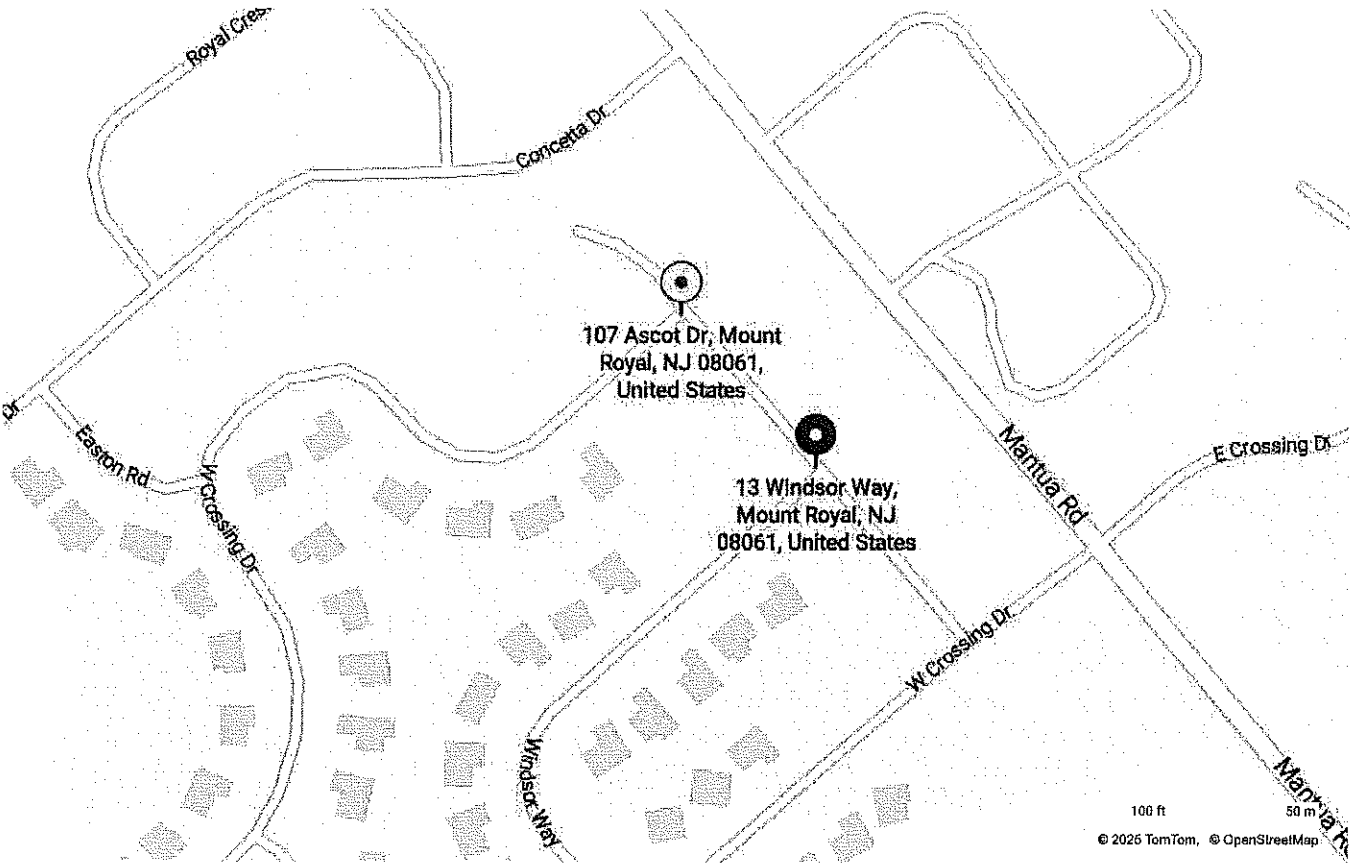
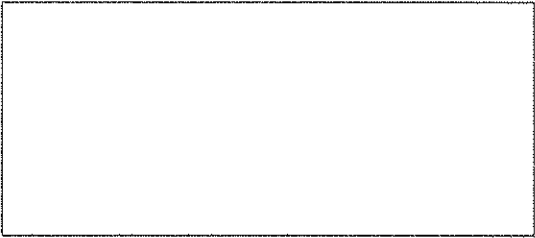
Flow at 20 psi: **1948 gallons per minute**

Elevation Adjustment **8.80 PSI Reduction**





13 Windsor Way, Mount Royal, NJ 08061, United States



Stentec Water Supply Assessment.pdf

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President

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Via: email



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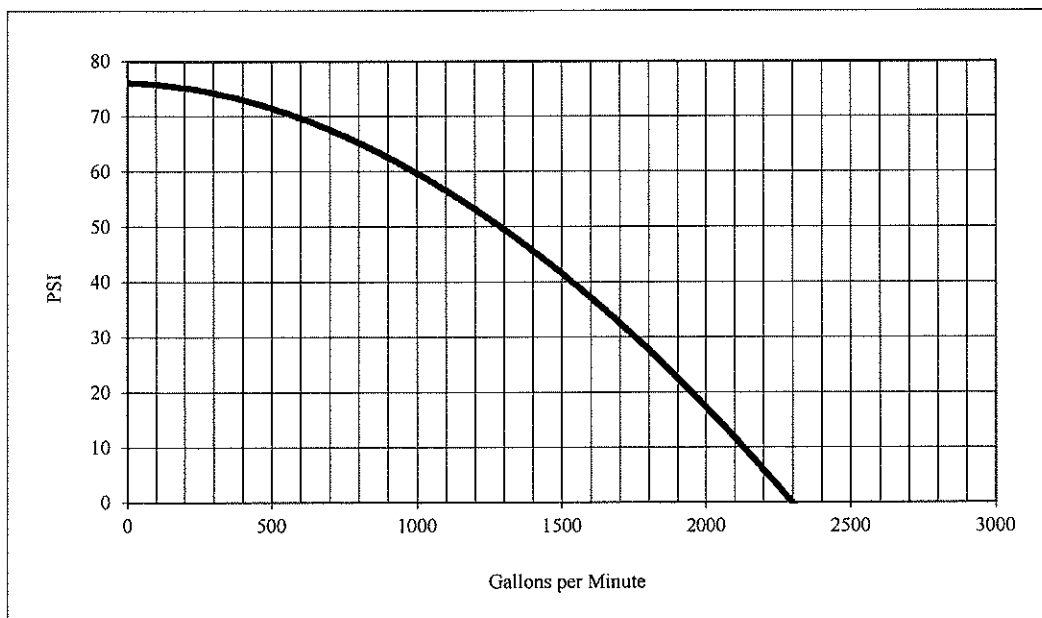
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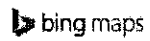
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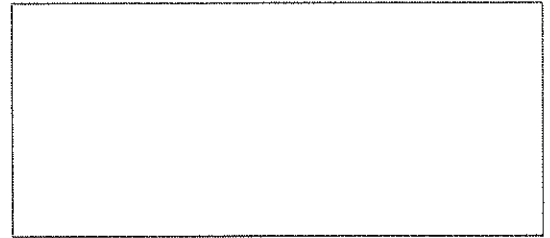
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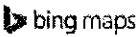
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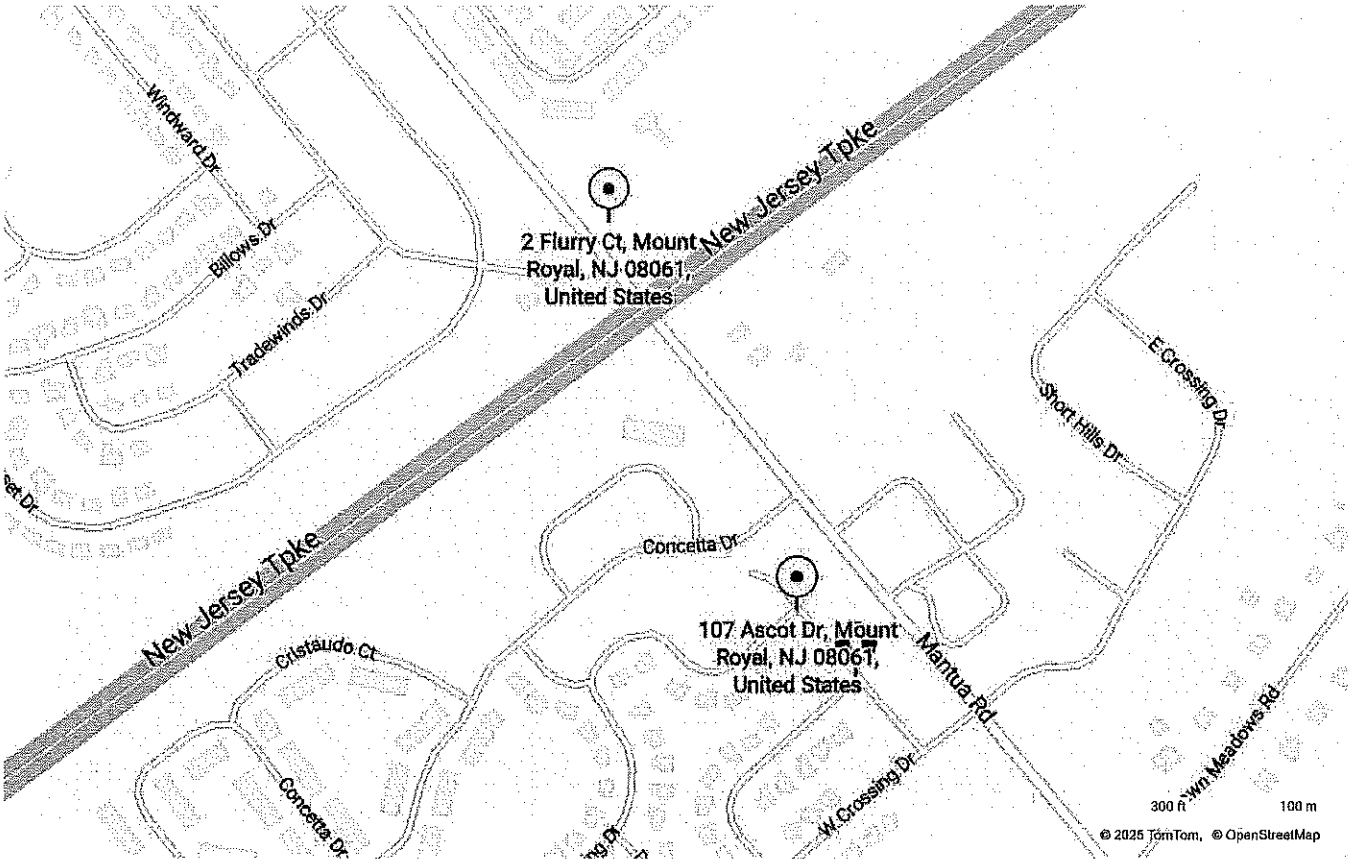
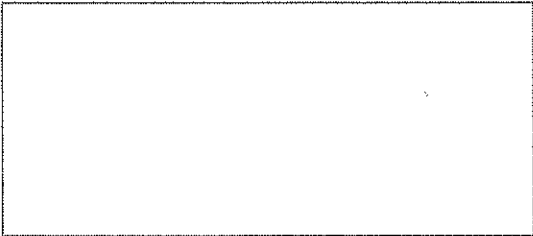


13 Windsor Way, Mount Royal, NJ 08061, United States





13 Windsor Way, Mount Royal, NJ 08061, United States



From: Jordan Young <jyoung@zublattjones.com>
Sent time: 07/16/2025 12:07:45 PM
To: McCaffrey, Stephanie <SMcCaffrey@eastgreenwichnj.com>
Cc: Kevin Jones <kjones@zublattjones.com>
Subject: Re: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120
Attachments: Tax Payment Certification 7-15-25.pdf

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Hi Stephanie,

Per our conversation yesterday, I have attached a Tax Payment Certification form with applicant information for the Tax Collector's signature. Please let me know if you need any additional information.

To: Jordan Young <jyoung@zublattjones.com>

Subject: Re: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120

Hi Jordan,

Please find attached planning/zoning application & documents needed to come before the Board.

Just wanted to follow up on our phone call a few minutes ago. Would you be able to send me the application forms that include the Tax Certification form to submit? I don't think we have a copy of it or atleast that form.

thanks,

Jordan

thanks,

Jordan

Jordan Young
Legal Assistant

FORM # 5**TAX PAYMENT CERTIFICATION**

Pursuant to the New Jersey State Law, Chapter 174 of 1987, N.J.S.A. 40:55D-39e and N.J.S.A. 40:55D-65h, an applicant may be required to furnish proof that no taxes or assessments for local improvements are due or delinquent on the property for which any relief is being sought through the Combined Planning / Zoning Board of Adjustment of the Township of East Greenwich (the "Board"). An applicant must complete Section I of this form and request the East Greenwich Township Tax Office to complete Section II, which verifies that no taxes or assessments are due. When completed, the applicant should attach this form to the originally signed application that is to be submitted to the Board Secretary.

SECTION I (To be Completed By Applicant):

ATC Edge LLC c/o Zublatt & Jones, P.C., Attorneys for
 I Applicant residing at 3836 Quakerbridge Road, Suite 106
 (Name of Applicant - Print) (Street Address)

Hamilton NJ 08619 am making an application for the
 (City) (State) (Zip Code)

following relief before the Combined Planning / Zoning Board of Adjustment of the Township of East Greenwich: Proposing to install an unmanned data storage center at property referenced below in East Greenwich Township.

regarding property known as Block(s) 1402.01 Lot(s) 120 on the Tax Maps of the Township of East Greenwich, located at: 114 Mantua Road
 (Street Address)

whose owner of record is: American Towers LLC, residing at
 (Print Name)

10 Presidential Way Woburn MA 01801 I request the
 (Street Address) (City) (State) (Zip Code)

Tax Collector of East Greenwich Township to determine if all taxes and/or assessments are paid on the property that is the subject of my application.

DATE OF REQUEST: 7/15/25


 (Applicant's Signature)

SECTION II. (To be Completed By the East Greenwich Township Tax Collector)

Jordan Young, Legal
 Assistant at Zublatt &
 Jones, P.C., Attorneys
 for Applicant

I certify that: ☐ All taxes are paid up-to-date on the above referenced property
☐ All assessments due have been paid
☐ The following amount is delinquent and past due: \$ _____

Date: _____

 (Tax Collector)

From: Jordan Young <jyoung@zublattjones.com>
Sent time: 07/16/2025 12:07:45 PM
To: McCaffrey, Stephanie <SMcCaffrey@eastgreenwichnj.com>
Cc: Kevin Jones <kjones@zublattjones.com>
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609-570-7081 - Direct Dial
609-951-9693 - Fax
www.zublattjones.com

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From: McCaffrey, Stephanie <SMcCaffrey@eastgreenwichnj.com>
Sent: Tuesday, July 15, 2025 2:11 PM
To: Jordan Young <jyoung@zublattjones.com>
Subject: Re: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120

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Regards,

Stephanie

Stephanie McCaffrey
Deputy Clerk \ C.M.R.
Township of East Greenwich
159 Democrat Road
Mickleton, NJ 08056
(T) 856-423-0654 x8102
(F) 856-224-0296

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Good morning Stephanie,

I spoke to Angela in the tax office and she recommended that I reach out to you about getting a tax certification for the property listed above so I left you a voicemail as well. Please let me know if you need any additional info or if I need to contact someone else to get a copy.

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Zublatt & Jones, P.C.
3836 Quakerbridge Road
Suite 106
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Regards,

Stephanie

Stephanie McCaffrey
Deputy Clerk \ C.M.R.
Township of East Greenwich
159 Democrat Road
Mickleton, NJ 08056
(T) 856-423-0654 x8102
(F) 856-224-0296

From: Jordan Young <jyoung@zublattjones.com>
Sent: Tuesday, July 15, 2025 2:04 PM
To: McCaffrey, Stephanie <smccaffrey@eastgreenwichnj.com>
Subject: Re: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Hi Stephanie,

Just wanted to follow up on our phone call a few minutes ago. Would you be able to send me the application forms that include the Tax Certification form to submit? I don't think we have a copy of it or atleast that form.

thanks,

Jordan

Jordan Young
Legal Assistant
Zublatt & Jones, P.C.
3836 Quakerbridge Road
Suite 106
Hamilton, New Jersey 08619

609-570-7081 - Direct Dial
609-951-9693 - Fax
www.zublattjones.com

NOTICE: This e-mail is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under law. If you have received this communication in error, please do not distribute it and notify the sender immediately by e-mail or by telephone at (609) 951-0600 and delete the original message. Thank You.

From: Jordan Young <jyoung@zublattjones.com>
Sent: Tuesday, July 15, 2025 10:23 AM
To: smccaffrey@eastgreenwichnj.com <smccaffrey@eastgreenwichnj.com>
Cc: Kevin Jones <kjones@zublattjones.com>
Subject: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120

Good morning Stephanie,

I spoke to Angela in the tax office and she recommended that I reach out to you about getting a tax certification for the property listed above so I left you a voicemail as well. Please let me know if you need any additional info or if I need to contact someone else to get a copy.

thanks,

Jordan

Jordan Young
Legal Assistant
Zubblatt & Jones, P.C.
3836 Quakerbridge Road
Suite 106
Hamilton, New Jersey 08619

609-570-7081 - Direct Dial
609-951-9693 - Fax
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UNIFIED DEVELOPMENT APPLICATION

COMBINED PLANNING/ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF EAST GREENWICH

159 DEMOCRAT ROAD

MICKLETON, NEW JERSEY 08056

TEL: (856) 423-0654

This application, with supporting documentation, must be filed with the Secretary of the East Greenwich Township Combined Planning/Zoning Board of Adjustment (the "Board") at the above referenced address, for a review and determination as to completeness *prior* to a hearing date being set or an applicant advertising for, or mailing notices regarding, a hearing date.

ONLY THE BOARD SECRETARY CAN NOTIFY YOU OF THE HEARING DATE.

This Section To be Completed by Board Staff Only

Date Filed (Received): _____ Application No. _____

Application Fee: \$ _____ Date of Check: _____ Check No.: _____

Escrow Deposit: \$ _____ Date of Check: _____ Check No.: _____

Review for Completeness Completed: _____ Hearing Date Set For: _____

TO BE COMPLETED BY APPLICANT

1. SUBJECT PROPERTY (All requested information must be completed):

Location (Street Address): _____

Tax Map: Block _____ Lot(s) _____ (Check with Tax Office or look at tax bill for Block/Lot)

Dimensions: Frontage _____ Depth _____ Total Area _____

Zone District (Obtain from Zoning Office): _____

Attached Survey/Plot Plan: ☐ Yes ☐ No. Waiver Requested because _____

The location of the property is approximately _____ feet from the intersection of _____ and _____

The property is located within 200 feet of another municipality: ☐ NO. ☐ YES - Specify Name of Municipality: _____

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The property fronts on a county road or state highway: ☐ NO ☐ YES – Specify County or State Highway Number: COUNTY RT. NO.: _____ STATE HIGHWAY NO.: _____

Has an application regarding this property ever been filed before the Board before? ☐ NO. ☐ YES. If “Yes”, please give details, and attach a copy of the written decision (Resolution) adopted by the Board:

2. APPLICANT INFORMATION (All requested information must be completed):

Full Legal Name _____

Address _____
(Street) (City) (State) (Zip Code)

Telephone Number(s): DAY (____) _____ EVENING (____) _____

Email Address: _____

Applicant is a (**must check one**): ☐ Corporation ☐ Partnership ☐ Sole Proprietor ☐ Resident

Relationship of Applicant to property in question: ☐ Owner. ☐ Tenant or Lessee. ☐ Purchaser under contract. ☐ Other: _____

3. DISCLOSURE STATEMENT (If Applicant is a Corporation or Partnership)

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% or more of the stock in a corporation that is an applicant, or 10% or greater interest in a partnership that is an applicant, must be disclosed. In accordance with N.J.S.A. 40:55D-48.2, that disclosure requirement applies to any stockholder in a corporation that is an applicant, or partner in a partnership that is an applicant, who owns or holds 10% or more of its stock, or 10% or greater interest in the partnership, until the names and addresses of the non-corporate stockholders and individual partners at or exceeding the 10% ownership criterion, have been listed. **[Attach pages as necessary to fully comply with the following information that is required for each individual.]**

Name _____ Percent of Interest held: _____ %

Address _____
(Street) (City) (State) (Zip Code)

4. OWNER IF DIFFERENT FROM APPLICANT

If the owner of the property is someone different from the Applicant, then please complete the following:

Owner's Name: _____

Address _____
(Street) (City) (State) (Zip Code)

Telephone Number: DAY: (____) _____ EVENING: (____) _____

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5. ADDITIONAL PROPERTY INFORMATION (All requested information must be completed):

Restrictions, covenants, easements, homeowners/condo association by-laws, existing or proposed on the property:

[] YES (Attach Copies and/or Copy of Deed) [] PROPOSED (Attach Description) [] None

NOTE: All deed restrictions, covenants, easements, association by-laws, either existing or proposed, must be submitted for review, and must be written in easily understandable English in order to be considered.

Present use of the premises and proposed use (describe in detail):

6. APPLICANT'S EXPERTS / REPRESENTATIVES:

Applicant's Attorney _____
(Name, and Firm if Applicable)

Address _____
(Street) (City) (State) (Zip Code)

Telephone Number () _____ Fax Number () _____

Email Address: _____

Applicant's Engineer _____
(Name, and Firm if Applicable))

Address _____
(Street) (City) (State) (Zip Code)

Telephone Number () _____ Fax Number () _____

Email Address: _____

Applicant's Planning Consultant _____
(Name, and Firm if Applicable)

Address _____
(Street) (City) (State) (Zip Code)

Telephone Number () Fax Number ()

Email Address: _____

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Applicant's Traffic Engineer _____
(Name, and Firm if Applicable)

Address _____
(Street) (City) (State) (Zip Code)

Telephone Number () Fax Number ()

Email Address: _____

7. OTHER EXPERTS

List any other expert(s) who will submit a report and/or testify on behalf of the Applicant; (Attach additional sheets as may be necessary, with the following information):

Name _____ Field of Expertise _____

Address _____
(Street) (City) (State) (Zip Code)

Telephone Number: () Fax Number ()

8. RELIEF BEING REQUESTED:

The applicant is requesting the following relief from the Board. (List as many forms of relief that are applicable). **Mark and Attach Separate Sheet if More Space Needed:**

SUBDIVISION APPROVAL.

☐ Minor Subdivision

☐ Major Subdivision – Preliminary ☐ Major Subdivision - Final

☐ Number of Lots to be Created ☐ Number of Proposed Dwelling Units _____

Note: A "Plan of Subdivision" must be submitted in accordance with the submission requirements set forth in the Submission Checklist and the East Greenwich Township Development Ordinance

SITE PLAN APPROVAL.

☐ Major Site Plan Approval ☐ Minor Site Plan Approval

☐ Preliminary Site Plan Approval (phases - if applicable) _____

☐ Final Site Plan Approval (phases - if applicable) _____

☐ Amendment or Revision to an Approved Site Plan (Area to be disturbed - square feet) _____

☐ Request for Waiver From Site Plan Review and Approval. Reason for request: _____

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OTHER:

☐ Informal Review of _____

☐ Appeal of decision of the Zoning Officer (N.J.S.A. 40:55D-70.a.). Describe nature of appeal:

☐ Interpretation of Map or Ordinance, or Decisions Upon Special Questions (N.J.S.A. 40:55D-70.b.).
Explain:

☐ * Variance Relief – “Hardship” (N.J.S.A. 40:55D-70c(1)) Provide Reasons: _____

☐ * Variance Relief – “Substantial Benefit” (N.J.S.A. 40:55D-70c(2)). Provide Reasons: _____

☐ * Variance Relief - “Use” (N.J.S.A. 40:55D-70d). Provide Reasons: _____

* List sections of the Borough of East Greenwich Township Development Ordinance from which

relief is requested when providing “reasons”. For the necessary proofs that the applicant much show as to why the requested variances should be granted, see the attached Exhibit “B”.

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☐ Conditional Use Approval. Site applicable section of the Township’s Development Ordinance:

☐ Direct issuance of a permit for a structure in the bed of a mapped street, public drainage way, or flood control basin (N.J.S.A. 40:55D-34). Describe: _____

☐ Direct issuance of a permit for a lot lacking street frontage (N.J.S.A. 40:55D-35, -36):

Block _____ Lot(s) _____. Reason for request: _____

9. SUBMISSION REQUIREMENTS

The Applicant is required to submit each of the following, unless otherwise noted:

A. Application (with attached site plan, plot plan, survey and/or any other pertinent documents): An original and seventeen (17) copies to the Board Secretary (**Total 18**) must be submitted.

B. Certified List of Property Owners Within 200 Feet. Obtain from Tax Collector’s Office and submit with original copy of application. (*Not required for minor subdivisions with no variances*)

C. Escrow Agreement (Form # 1): Sign and submit with original copy of application.

D. Notice of Public Hearing (Form # 2) (DO NOT MAIL TO PROPERTY OWNERS UNTIL AUTHORIZED TO DO SO BY THE BOARD’S SECRETARY). Submit a draft copy (leaving date of hearing blank) and submit with original application. (*Not required for minor subdivisions where no variances are requested*)

E. Completed Land Development Checklist. (Form # 6)

F.. Affidavit of Publication – Gloucester County Times: Evidencing that the Notice of Public Hearing (Form # 3) was Published at Least Ten (10) days prior to the Hearing Date. (DO NOT PUBLISH NOTICE IN NEWSPAPER UNTIL AUTHORIZED TO DO SO BY THE BOARD SECRETARY). Submit to the Board's Secretary as soon as received by the newspaper. *(Not required for minor subdivisions where no variances are required).*

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G. Affidavit of Service – With Attachments (Form # 4). Submit to the Board's Secretary along with **original** copies of Certified Mail Receipts stamped by the U.S. Post Office as to the date of mailing, and a copy of Notice of Public Hearing (Form # 2) with hearing date. *(Not required for minor subdivisions where no variances are required).*

H. Tax Payment Certification (Form # 5). Submit with original copy of application.

10. OTHER APPROVALS, WHICH MAY BE REQUIRED, AND THE DATES THAT PLANS/APPLICATIONS WERE SUBMITTED:

<u>AGENCY OR PERMIT</u>	<u>YES</u>	<u>NO</u>	<u>DATE PLANS SUBMITTED</u>
Gloucester County Health Department	_____	_____	_____
Gloucester County Planning Board	_____	_____	_____
Gloucester County Soil Conservation District	_____	_____	_____
NJ Department of Environmental Protection (Check nature of approval(s) needed:	_____	_____	_____
[] Sewer Extension Permit;			
[] Sanitary Sewer Connection Permit;			
[] Stream Encroachment Permit;			
[] Wetlands Permit; [] Tidal Wetlands Permit;			
[] Potable Water Construction Permit;			
[] Other: _____			
NJ Department of Transportation	_____	_____	_____
Connectiv	_____	_____	_____
Other: _____	_____	_____	_____

[] List of Maps, Reports and other materials accompanying this application (attach additional pages as

required for complete listing): _____

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11. OTHER INFORMATION ATTACHED IN SUPPORT OF YOUR APPLICATION. (List the specific information attached and its importance/significance to your application): _____

12. CERTIFICATIONS:

APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation, or that I am a general partner of the partnership applicant. **(If the Applicant is a corporation, this Application must be signed by an authorized corporate officer as indicated in a resolution of the corporation which must be attached hereto. If the applicant is a partnership, this must be signed by a general partner.)**

Sworn to and subscribed before me this

_____ day of _____, 20__

NOTARY PUBLIC

X _____

SIGNATURE OF APPLICANT

Applicant's Name (Print)

OWNER (IF DIFFERENT FROM APPLICANT)

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made by the applicant, and the decision of the Board in this matter. **(If the owner is a corporation, this must be signed by an authorized corporate officer as indicated in a corporate resolution which must be attached hereto. If the owner is a partnership, this must be signed by a general partner.)**

Sworn and subscribed to before me this

_____ day of _____, 20__

NOTARY PUBLIC

X _____

SIGNATURE OF OWNER

Owner's Name (Print)

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FORM # 1

ESCROW AGREEMENT

THIS AGREEMENT (the "Agreement") is entered into this ____ day of _____, 20__ by and between the EAST GREENWICH TOWNSHIP COMBINED PLANNING/ZONING BOARD OF ADJUSTMENT (the "Board"), the TOWNSHIP OF EAST GREENWICH (the "Township") and _____ (the "Applicant").

1. Purpose. The Board authorizes its professional staff to review, inspect, report to the Board, and study all plans, documents, statements, improvements and provisions submitted by, or made by, the Applicant to the Board or pursuant to relief granted to the Applicant by the Board. The Board is entitled to reimbursement from an Applicant for all reasonable costs/fees incurred by its professional staff through the use of escrow deposit accounts maintained on behalf of and funded by Applicants in accordance with N.J.S.A. 40:55D-8, and N.J.S.A. 40:55D-53 et seq. of the New Jersey Municipal Land Use Law ("MLUL").

2. Escrow Established. The Board, Township and Applicant, in accordance with the provisions of this Agreement, hereby create an escrow deposit account to be established with the designated financial officer of the Township of East Greenwich.

3. Escrow Funded. The Applicant, by execution of this Agreement, shall pay to the Township to be deposited in the depository referred to in paragraph 2 immediately above, such sums as are required by the applicable Township ordinances governing the same.

4. Increase in Escrow Amount Deposited. If, during the existence of this escrow Agreement, the funds deposited into said escrow account are insufficient to cover any voucher or bill submitted by the Board's professional staff, Applicant shall, within fourteen (14) days of receipt of a notice from the Board or the Borough that a deficiency in the Applicant's escrow exists, provide such funding as required to fund the existing deficit as well as to pay for projected costs and fees associated with ongoing professional reviews, inspections, etc., pursuant to applicable Borough ordinances governing the same, as well as the MLUL (specifically, N.J.S.A. 40:55D-53.1 and 53.2). Interest earned on such escrow deposits, if the amount of such interest exceeds \$ 100.00, shall, if any, be paid to the Applicant in accordance with section 53.1 of the MLUL.

5. Disputes and Appeals. Should any disputes arise by and between the Applicant and the Township and/or the Board with respect to either the funding of, or payment from, the escrow deposit account established herein, then the settlement of any and all disputes, including any appeals from any decisions made by the Township and/or the Board regarding such escrow deposit accounts, shall be made as called for by the applicable ordinance of the Township of East Greenwich and the provisions of the MLUL, specifically N.J.S.A. 40:55D-53.2.a.

6. Collection of Delinquent Escrow Balances. Should the Applicant fail to adequately and on a timely basis fail to fund its escrow deposit account so that the payment of all necessary and reasonable fees of the Board's professionals can be made in accordance with law, then the Township and/or the Board shall be entitled to pursue all remedies available at either law or in equity, including but not limited to all amounts due, reasonable attorney's fees incurred in the collection of such amounts due, and simple interest at a rate of 18% per annum on all sums unpaid, beginning from 30 days after the Applicant received notice of such deficiencies, if permitted by law. The Township and/or the Board shall be permitted to place a lien against

any and all properties within the Township owned by the Applicant until such time as all sums due and owed have been paid. The Township shall also have the right to withhold and/or suspend any building permits, the conduct of construction inspections, the issuance of certificates of occupancy, and other actions, unless and until all escrow deficiencies have been satisfied by the Applicant.

Date: _____

X _____
Signature of Applicant

Sworn and Subscribed Before me this
____ Day of _____, 20__.

Name of Applicant - Print

NOTARY PUBLIC

Date: _____

TOWNSHIP OF EAST GREENWICH

Date: _____

TOWNSHIP OF EAST GREENWICH
COMBINED PLANNING/ZONING
BOARD OF ADJUSTMENT

FORM # 2 - NOTICE SERVED ON PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY:

**TOWNSHIP OF EAST GREENWICH, COUNTY OF GLOUCESTER
STATE OF NEW JERSEY
NOTICE OF PUBLIC HEARING**

TO: _____ OWNER OF PREMISES LOCATED AT:
(Name)

(Street Address) (City) (State) (Zip Code)

also known as Block _____ Lot _____ in the Borough/Township of: _____.

PLEASE TAKE NOTICE, that the undersigned has filed an application with the Combined Planning/Zoning Board of Adjustment of the Township of East Greenwich (the "Board") for the following appeal or form of relief:

on the premises at _____ in the Township of East Greenwich,
(Street Address)

also known as Block(s) _____ Lot(s) _____ on the tax maps of the Township..

This notice is being sent to you because you are a property owner within 200 feet of the property that is the subject of this application. A public hearing has been set for this application on _____, 20__, at 7:00 PM in the East Greenwich Township Municipal Building, 159 Democrat Road, Mickleton, N.J. 08056 (856) 423-0654. You may appear either in person, or by agent, or by attorney, and present any objections to the granting of the relief being sought. Copies of the application and all documents, maps or other papers filed in connection with this application are on file in the Office of the Board Secretary in the Township's Municipal Building and are available for inspection during the Township's regular business hours, or by appointment.

**BY ORDER OF THE EAST GREENWICH TOWNSHIP COMBINED
PLANNING / ZONING BOARD OF ADJUSTMENT**

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(Name of Applicant)

**FORM # 3 - NOTICE TO BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF
THE TOWNSHIP OF EAST GREENWICH**

NOTE: Publication of this notice must be appear at least ten (10) days prior to the scheduled hearing date.

**NOTICE OF PUBLIC HEARING
East Greenwich Township Combined Planning/Zoning Board of Adjustment**

TAKE NOTICE that on the _____ day of _____, 20__, at 7:00 PM, a hearing will be held before the Combined Planning / Zoning Board of Adjustment of the Township of East Greenwich (the "Board") in the Township's Municipal Building, 159 Democrat Road, Mickleton, N.J. 08056 on the appeal or application of the undersigned for the following form of relief: _____

regarding premises known as _____ in the Township of _____
(Street Address)

East Greenwich, also known as Block(s) _____ Lot(s) _____ on the tax maps of the Township. This application, along with all maps, papers and supporting documentation filed with the application, are on file in the Office of the Board Secretary in the Township's Municipal Building and are available for public inspection up to 10 days before the hearing, during the Township's regular business hours, or by appointment; (856-423-0654 Ext. 116). Any interested party may appear at the hearing in this matter and participate therein, either in person, by attorney, or by agent, in accordance with the Rules and Regulations of the Board.

**By Order of the East Greenwich Township
Combined Planning /Zoning Board of Adjustment**

(Applicant – Print Name)

FORM # 4.

AFFIDAVIT OF SERVICE

State of New Jersey :
 : S
 County of _____ :

I, _____, being of full age and duly sworn according to law, on his/her
 (Print Name)

oath deposes and says that he/she resides at _____ in the
 (Street Address)

 (City) (County) (State)

and that he/she did on _____, 20__, at least ten (10) days prior to the hearing date
 (Month / Day)

scheduled before the Combined Planning / Zoning Board of Adjustment of the Township of East

Greenwich set for _____, 20__, give personal notice to all property owners within 200
 (Month / Day)

feet of the subject property of the application known as _____, and
 (Street Address)

being further known as Block(s) _____, Lot(s) _____ on the Tax Maps of the

Township of East Greenwich. Said notice was given by either: ☐ personally handing a copy to the
 property owners; or ☐ by sending said notice by certified mail, return receipt requested. Notices were

also served upon (check all applicable): ☐ the Clerk of the Township of East Greenwich ☐ the

Gloucester County Planning Board; ☐ the Director of the Division of State and Regional Planning;

☐ the N.J. Department of Transportation; ☐ the Clerk of the following adjoining Municipality(ies):

_____; ☐ Comcast Cable Company; ☐ Gloucester County

Utilities Authority (GCUA); ☐ Connectiv; ☐ Verizon Communications ☐ South Jersey Gas Co.

☐ Other: _____

A copy of the **NOTICE OF PUBLIC HEARING** is attached hereto, along with

the **CERTIFIED LIST OF PROPERTY OWNERS** within 200 feet of the subject property provided to me by the East Greenwich Township Tax Assessor's Office (and the Tax Assessor's Office of any adjacent municipality if the subject property is within 200 feet of another municipality). If notice was given by certified mail, return receipt requested, all original **Certified Mail Receipts** are also attached hereto.

(Signature of Applicant)

(Name of Applicant – Print)

Sworn and subscribed to before me

this _____ day of _____, 20__.

NOTARY PUBLIC

FORM # 5**TAX PAYMENT CERTIFICATION**

Pursuant to the New Jersey State Law, Chapter 174 of 1987, N.J.S.A. 40:55D-39e and N.J.S.A. 40:55D-65h, an applicant may be required to furnish proof that no taxes or assessments for local improvements are due or delinquent on the property for which any relief is being sought through the Combined Planning / Zoning Board of Adjustment of the Township of East Greenwich (the "Board"). An applicant must complete Section I of this form and request the East Greenwich Township Tax Office to complete Section II, which verifies that no taxes or assessments are due. When completed, the applicant should attach this form to the originally signed application that is to be submitted to the Board Secretary.

SECTION I (To be Completed By Applicant):

I _____ residing at _____
 (Name of Applicant - Print) (Street Address)

_____ am making an application for the
 (City) (State) (Zip Code)

following relief before the Combined Planning / Zoning Board of Adjustment of the Township of East Greenwich: _____

regarding property known as Block(s) _____ Lot(s) _____ on the Tax Maps of the Township of East Greenwich, located at: _____
 (Street Address)

whose owner of record is: _____, residing at
 (Print Name)

_____. I request the
 (Street Address) (City) (State) (Zip Code)

Tax Collector of East Greenwich Township to determine if all taxes and/or assessments are paid on the property that is the subject of my application.

DATE OF REQUEST: _____
 (Applicant's Signature)

SECTION II. (To be Completed By the East Greenwich Township Tax Collector)

I certify that: ☐ All taxes are paid up-to-date on the above referenced property
☐ All assessments due have been paid
☐ The following amount is delinquent and past due: \$ _____

Date: _____
 (Tax Collector)

INSTRUCTIONS FOR APPLICANTS FILING APPLICATIONS BEFORE THE EAST GREENWICH TOWNSHIP COMBINED PLANNING / ZONING BOARD OF ADJUSTMENT (THE "BOARD")

The purpose of these instructions is to assist an Applicant who wishes to file an application before the Board. Zoning and Land Use Law is very complicated. The requirements and mandates of state law and the East.Greenwich Township zone code / development ordinance must be followed. Because of this, the Board is often limited in what it can - and cannot - do in granting the relief that you request. Therefore, it is always recommended that an Applicant consult with an attorney who is *experienced in zoning and land use law*. (You are not *required* to be represented by an attorney unless you are a corporation or a partnership, and then you must be represented by counsel. In addition, any attorney representing you must be licensed in the state of New Jersey).

THE APPLICATION. Take your time and read over the application carefully. **Print** all information neatly (except where your signature is required). Note that some sections require that all requested information must be completed. Required information that is missing will only delay the processing of your application and the setting of a hearing date. Some of the requested information must be obtained from different Township offices. It is recommended that you first fill out the application with all of the information that you know and have available, and leave unanswered those requests for information that you either don't know or are unsure about. When you have completed filling out the application, make an appointment with the Board's Secretary, who will assist you in finalizing the missing information. After your application has been completely filled out, then sign it **in front of a Notary Public** where required.

A completed and properly signed application, including all of the attached Forms # 1-6, as applicable, **AND** a Certified List of Property Owners Within 200 Feet, if applicable (that you must obtain from the Township's Tax Assessor), must be turned into the Office of the Board Secretary. **DO NOT NOTIFY ANY PROPERTY OWNERS WITHIN 200 FEET, OR PUBLISH IN THE NEWSPAPER A NOTICE OF THE HEARING ON YOUR APPLICATION, UNTIL AFTER THE BOARD'S SECRETARY HAS NOTIFIED YOU THAT YOUR APPLICATION IS COMPLETE AND PROVIDES YOU WITH A HEARING DATE.** A failure to follow these instructions could result in a delay or a denial of your application. A list of Fees and Escrow deposit amounts is attached as "Exhibit A".

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ESCROW AGREEMENT

THIS AGREEMENT (the "Agreement") is entered into this _____ day of _____, 20____ by and between the EAST GREENWICH TOWNSHIP COMBINED PLANNING/ZONING BOARD OF ADJUSTMENT (the "Board"), the TOWNSHIP OF EAST GREENWICH (the "Township") and _____ (the "Applicant").

1. **Purpose.** The Board authorizes its professional staff to review, inspect, report to the Board, and study all plans, documents, statements, improvements, and provisions submitted by, or made by the Applicant to the Board or pursuant to relief granted to the Applicant by the Board. The Board is entitled to reimburse from an Applicant for all reasonable costs/fees incurred by its professional staff through the use of escrow deposit accounts maintained on behalf of and funded by Applicants in accordance with N.J.S.A. 40:55D-8, and N.J.S.A. 40:55D-53 et seq. of the New Jersey Municipal Land Use Law ("MLUL").
2. **Escrow Established.** The Board, Township and Applicant, in accordance with the provisions of this Agreement, hereby create an escrow deposit account to be established with the designated financial officer to the Township of East Greenwich.
3. **Escrow Funded.** The Applicant, by execution of this Agreement, shall pay to the Township to be deposited in the depository referred to in paragraph 2 immediately above, such sums as are required by the applicable Township ordinances governing the same.
4. **Increase in Escrow Amount Deposited.** If, during the existence of this Escrow Agreement, the funds deposited into said escrow account are insufficient to cover any voucher or bill submitted by the Board's professional staff, Applicant shall, within (14) days of receipt of a notice from the Board or the Township that a deficiency in the Applicant's escrow exists, provide such funding as required to fund the existing deficit as well as pay for projected costs and fees associated with ongoing professional reviews, inspections, etc., pursuant to applicable Township ordinances governing the same, as well as MLUL (specifically, N.J.S.A. 40:55D-53.1 and 53.2). Interest earned on such escrow deposits, if the amount of such interest exceeds \$100.00, shall, if any, be paid to the Applicant in accordance with section 53.1 of the MLUL.
5. **Disputes and Appeals.** Should any disputes arise by and between the Applicant and the Township and/or the Board with respect to either the funding of, or payment from, the escrow deposit account established herein, then the settlement of any and all disputes, including any appeals from any decisions made by the Township and/or the Board regarding such escrow deposit accounts, shall be made as called for by the applicable ordinance of the Township of East Greenwich and the provisions of the MLUL, specifically N.J.S.A. 40:55D-53.2.a.

- 6. Collection of Delinquent Escrow Balances.** Should the Applicant fail to adequately and on a timely basis fail to fund its escrow deposit account so that the payment of all necessary and reasonable fees of the Board's professionals can be made in accordance with law, then the Township and/or the Board shall be entitled to pursue all remedies available at either law or in equity, including but not limited to all amounts due, reasonable attorney's fees incurred in the collection of such amounts due, and simple interest at a rate of 18% per annum on all sums unpaid, beginning from 30 days after the Applicant received notice of such deficiencies, if permitted by law. The Township and/or the Board shall be permitted to place a lien against any and all properties within the Township owned by the Applicant until such time as all sums due and owed have been paid. The Township shall also have the right to withhold and/or suspend any building permits, the conduct of construction inspections, the issuance of certificates of occupancy, and other actions, unless and until all escrow deficiencies have been satisfied by the Applicant.

Date: _____

Signature of Applicant

Sworn and Subscribed Before me this
____ Day of _____, 20____.

Name of Applicant-Print

Notary Public

Date: _____

Township of East Greenwich

Date: _____

Township of East Greenwich
Combined Planning/Zoning
Board of Adjustment

200 FOOT ADJACENT PROPERTY OWNER LIST REQUEST: DATE REQUESTED:

REQUESTOR NAME: _____ COMPANY: _____

ADDRESS: _____

PHONE: _____ FAX: _____ EMAIL: _____

BLOCK: _____ LOT: _____ BLOCK: _____ LOT: _____

FEE: \$10.00 PER BLOCK/LOT (CASH OR CHECK MADE PAYABLE TO EAST GREENWICH TOWNSHIP)***UTILITY & HIGHWAY DEPARTMENTS LISTED BELOW MUST ALSO BE NOTIFIED.**

East Greenwich Township
Known Utility CompaniesAtlantic City Electric (Suite 399)
Manager of R/E & R/W
5100 Harding Highway, Mays Landing, NJ 08330South Jersey Gas, Co
Engineering Manager
1 South Jersey Plaza, Hammonton, NJ 08037Comcast Cable Co.
Construction Department
304 S. Broad St., Woodbury, NJ 08096Atlantic Electric R/W & Transco
55 E. Jackson Blvd, Suite 2100
Chicago, IL 60604Sonoco Pipeline LP
Eastern Area Headquarters
525 Fritztown Road, Sinking Spring, PA 19608Williams Gas Pipeline
2800 Post Oak Blvd, Houston, TX 77056PSE & G
Manager of Corporate Properties
80 Park Plaza T6b, Newark, NJ 07012New Jersey American Water
213 Carriage Lane, Delran, NJ 08075

East Greenwich Township
State and County Highway DepartmentsEast Greenwich Township
Department of Public Works
159 Democrat Road
Mickleton, NJ 08056New Jersey Turnpike Authority
PO Box 5042
581 Main Street
Woodbridge, NJ 07095NJ State DOT
Planning Division
PO Box 600
Trenton, NJ 08625-0600Gloucester Co. Dept of Public Works
Planning Division
1200 N. Delsea Dr.
Clayton, NJ 08312

East Greenwich Township Land Development Checklist
 Last revised by ordinance _____ (Chapter 16.08.080 and 16.16.070)
 X : denotes required for submission

Name of Applicant: _____ Application #: _____

		Site Plan			Subdivision			Variance (w/o site plan)	General Development Plan	Applicant Check	Official Verification
		Minor	Preliminary Major	Final Major	Minor	Preliminary Major	Final Major				
1.	Completed signed Application form, checklist and escrow agreement (24 copies)	X	X	X	X	X	X	X	X		
2.	Five (5) sets of plans and exhibits folded with title block showing for PB secretary/professionals. Thirteen (13) reduced size for members. Total eighteen (18)	X	X	X	X	X	X	X	X		
3.	Application and Escrow Fees Paid	X	X	X	X	X	X	X	X		
4.	Affidavit of Ownership; if the applicant is not the owner, applicant's interest in the land, e.g., tenant, contract purchaser, lien holder, etc., and a copy of the document creating that interest (price may be deleted), consent of owner.	X	X	X	X	X	X	X	X		
5.	If a corporation or partnership, list the names and addresses of all stockholders or individual partners owning at least ten (10%) of its stock of any class as required by N.J.S.A. 40:55d-48.1	X	X	X	X	X	X	X	X		
6.	The names and addresses of witnesses and their expertise, if any.	X	X	X	X	X	X	X	X		
7.	Copies of applications to and certification of approvals from all outside agencies with jurisdiction over the proposal (Gloucester County, NJDEP, NJDOT, Soil Conservation District, etc)	X	X	X	X	X	X	X	X		
8.	Completed Environmental Site Plan/ Subdivision Checklist in accordance with Chapter 16.16.060		X	X		X	X				

East Greenwich Township Land Development Checklist
 Last revised by ordinance _____ (Chapter 16.08.080 and 16.16.070)
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		Site Plan			Subdivision			Variance (w/o site plan)	General Development Plan	Applicant Check	Official Verification
		Minor	Preliminary Major	Final Major	Minor	Preliminary Major	Final Major				
9.	The plat/plan shall be prepared under the supervision of and be signed and sealed by a licensed New Jersey land surveyor, professional planner, professional engineer or registered architect in accordance with the provisions of N.J.A.C.13:40-7.1, et seq.	X	X	X	X	X	X	X (if no site plan or subdivision are proposed, request waiver	X		
10.	The map/plan shall include: - Name and address of the owner and applicant - Name and address of the person preparing the plan with license #, seal and signature - Signature block for Chairman and Secretary of the planning board - Signature of the applicant and land owner - Date of the original plan and revision dates - Legend/ Title block including title, block and lot, zone district, address, name of the development, municipality and county, plan scale	X	X	X	X	X	X		X		
11.	Source and date of current or re-certified property survey prepared and sealed by a registered NJ Land surveyor. (prepared or certified within the last 1 year)	X	X	X	X	X	X	X	X		
12.	Certification and monumentation required by Map Filing law.				X	X	X				

East Greenwich Township Land Development Checklist
 Last revised by ordinance _____ (Chapter 16.98.080 and 16.16.070)
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		Site Plan			Subdivision			Variance (w/o site plan)	General Development Plan	Applicant Check	Official Verification
		Minor	Preliminary Major	Final Major	Minor	Preliminary Major	Final Major				
13.	Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all lots, center lines and rights-of-way, utility easements and centerline curves on streets and drive aisles, with design vehicles identified.	X	X	X	X	X	X				
14.	Certification from the Tax Collector that all taxes are paid to date.	X	X	X	X	X	X	X	X		
15.	Narrative statement providing an overview of the proposed uses of the land and improvements, alterations, or additions	X	X	X	X	X	X	X	X		
16.	Location key map at a scale of 1"=2000' or larger showing the entire tract, location of existing and proposed property/street lines, entire subdivision/site plan and its relation to surrounding area and all features shown on the Official Map/Master Plan & located within 1/2 mile of the limits of the subject tract.	X	X	X	X	X	X		X		
17.	A key map, at an appropriate scale, with a north arrow showing the location of the site with zone boundaries and municipal boundaries.	X	X	X	X	X	X		X		
18.	The Tax Map sheet, block and lot numbers as per the Assessor's records	X	X	X	X	X	X	X	X		
19.	Proposed street names and new block/lot numbers approved by the tax assessor and the police department.				X	X	X				
20.	The names of all property owners	X	X	X	X	X	X	X			

East Greenwich Township Land Development Checklist
 Last revised by ordinance _____ (Chapter 16.08.080 and 16.16.070)
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		Site Plan			Subdivision			Variance (w/o site plan)	General Development Plan	Applicant Check	Official Verification
		Minor	Preliminary Major	Final Major	Minor	Preliminary Major	Final Major				
	within 200 feet, as disclosed by the most recent tax records with block and lot.										
21.	A schedule of mandated and provided zoning district requirements, including total acreage, lot area, lot width, lot depth, yard setbacks for structures and pavement, building coverage and square footage, lot coverage, open space area, density and parking.	X	X	X	X	X	X	X	X		
22.	Anticipated number of residents or number of employees and distance to nearest residential use.	X	X	X	X	X	X	X			
23.	A statement as to any application requirements for which waiver is sought, together with a statement of reasons why waivers should be granted.	X	X	X	X	X	X	X	X		
24.	A list of all other requirements or standards of the Township Unified Development Ordinance that are not met by the application and for which a waiver or variance is sought.	X	X	X	X	X	X	X	X		
25.	Proposed phasing and construction schedule for entire project.		X	X		X	X		X		
26.	For a General Development Plan, all items listed in section 16.16.055								X		
27.	Plans shall be prepared at a minimum scale of one (1) inch equals fifty (50) feet. If the entire plan does not fit on one sheet, an overall plan with entire tract on one sheet shall be included at a smaller scale (1"=100' or 200')	X	X	X	X	X	X	X			
28.	For cluster development where permitted, a "by-right" sketch to determine the lot yield for a					X			X		

East Greenwich Township Land Development Checklist
 Last revised by ordinance _____ (Chapter 16.03, 080 and 16.16.070)
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		Site Plan			Subdivision			Variance (w/o site plan)	General Development Plan	Applicant Check	Official Verification
		Minor	Preliminary Major	Final Major	Minor	Preliminary Major	Final Major				
	conventional subdivision.										
29.	North designation by arrow on each sheet	X	X	X	X	X	X	X	X		
30.	Date reference meridian and graphic scale	X	X	X	X	X	X		X		
31.	An environmental impact statement.	X	X			X					
32.	A Phase I Environmental Assessment report conforming to current ASTM standards		X (if applicable)			X (if applicable)					
33.	Traffic Impact Study prepared, signed and sealed by a licensed professional engineer in NJ in accordance with section 16.16.060 and 16.19.040. If a full traffic study is not needed, the Board may request a modified traffic impact statement.		X			X			X		
34.	Statement and demonstration of compliance with affordable housing requirements as applicable including § 15.20 and 16.57	X	X	X	X	X	X		X		
35.	The names and widths of all abutting streets and driveways, including the right-of-way and cartway (pavement width). Streets designed in accordance with chapter 16.48	X	X	X	X	X	X		X		
36.	Copy of any protective covenants or deed restrictions that apply to the subject parcel		X		X	X					
37.	Drafts of proposed protective covenants, deed restrictions, HOA documents or easements for review by the Land Use Board and its professional staff			X	X		X				
38.	Photographs of the site taken from the opposite side of the street and to show any unusual physical aspects of the site.	X	X		X	X		X			

East Greenwich Township Land Development Checklist
 Last revised by ordinance _____ (Chapter 16.08.080 and 16.16.070)
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		Site Plan			Subdivision			Variance (w/o site plan)	General Development Plan	Applicant Check	Official Verification
		Minor	Preliminary Major	Final Major	Minor	Preliminary Major	Final Major				
	And for a variance, any other vantage that would be instructive.										
39.	All proposed lot lines, lot lines to be eliminated, area of proposed and existing lots in square feet and setback lines.	X	X		X	X					
40.	The location, design and dimensions of each proposed and existing structure and wooded area on the property and within 200 feet.	X	X	X		X	X	X	X		
41.	Location of existing wells and septic systems and distances between them, and within 100 feet on adjacent properties.	X	X		X	X		X			
42.	The existing and proposed use of all buildings and structures including bridges, culverts, paving, lighting, signs and grade elevations for each structure.	X	X	X		X	X	X	X		
43.	The location, dimensions and arrangement of proposed streets, vehicular access ways and driveways, curb openings, turn radii, off-street parking areas, methods of separating land traffic and parking traffic within off street parking areas and the location, dimensions and arrangement of loading and unloading areas, and islands evidencing a feasible and safe vehicular circulation pattern	X	X	X		X	X				
44.	Calculation of required number of parking spaces and total number of parking spaces provided.	X	X	X		X	X		X		
45.	Existing or proposed rights-of-way and easements with dimensions; all land to be dedicated to the municipality or		X	X		X	X		X		

East Greenwich Township Land Development Checklist
 Last revised by ordinance _____ (Chapter 16.08.080 and 16.16.070)
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		Site Plan			Subdivision			Variance (w/o site plan)	General Development Plan	Applicant Check	Official Verification
		Minor	Preliminary Major	Final Major	Minor	Preliminary Major	Final Major				
	reserved for specific uses.										
46.	Landscape plan in accordance with section 16.54 and buffering plan in accordance with section 16.28 showing what vegetation will remain and what will be planted (common and botanical name), indicating names of plants and trees and dimensions, approximate time of planting, method of planting, and corner sight distance triangles in accordance with 16. . .	X	X	X		X	X				
47.	Distance along rights-of-way lines of existing streets to the nearest intersection with other streets	X	X		X	X					
48.	The location of all existing trees or tree masses, indicating general sizes and species of trees in accordance section 16.18.080	X	X		X	X			X		
49.	Tree Protection Plan in accordance with section 16.55.080, and limits of clearing	X	X		X	X					
50.	The location, design and dimensions of open space areas, conservation areas, buffer areas, pedestrian walkways and any recreation areas and facilities proposed by the developer.		X			X			X		
51.	Method by which common/public open space or commonly held building or structure is to be owned and maintained in accordance with section 16.18.100		X			X			X		
52.	Any structures of historic significance on or within two hundred (200) feet of the tract, and a statement of the impact of the development on the historic structure.	X	X		X	X		X	X		

East Greenwich Township Land Development Checklist
 Last revised by ordinance _____ (Chapter 16.08.080 and 16.16.070)
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		Site Plan			Subdivision			Variance (w/o site plan)	General Development Plan	Applicant Check	Official Verification
		Minor	Preliminary Major	Final Major	Minor	Preliminary Major	Final Major				
53.	Identification of all abutting land that is currently assessed as qualified farmland.		X	X		X	X		X		
54.	Contours at 5 foot intervals for the entire tract and within 100 feet (USGS Topographic maps are sufficient) and conformance with the grading plan requirements in section 16.21 prior to the issuance of any building permits.	X	X		X	X		X			
55.	Contours at five (5) foot intervals for slopes averaging ten percent or more, at 2 foot intervals for slopes of 5% to 10% and at one (1) foot intervals for land of a lesser slope. Contours shall be in the United States Coast and Geodetic Control Survey Datum and are to be shown as solid lines. At least 2 permanent benchmarks for each 50 acres or portion thereof shall be established on opposite ends of the site with descriptions and elevation.		X	X		X	X				
56.	A grading plan showing existing and proposed spot elevations, based upon the datum, at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations sufficient to assure that the project will not have an adverse effect on the existing drainage pattern (16-21 and 16.45).	X	X		X (request waiver if no construction or grading is proposed- will be a condition)	X					
57.	Soil Erosion and Sediment Control Plan consistent with the requirements of the soil conservation district.	X	X		X	X	X				

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		Site Plan			Subdivision			Variance (w/o site plan)	General Development Plan	Applicant Check	Official Verification
		Minor	Preliminary Major	Final Major	Minor	Preliminary Major	Final Major				
58.	Location of Soil Borings to determined soil suitability and indication of whether topsoil will be transported to the site and/or removed and transported outside the municipal boundary.	X	X			X	X				
59.	The location, size and direction of flow of all streams, brooks, ditches, lakes and ponds. The boundaries of the floodplains of all water courses shall also be submitted.	X	X	X		X	X				
60.	Cross sections and center-line profiles of all existing or proposed streets or water courses with dimensions at 50 foot intervals.		X	X		X	X				
61.	Plans and design data for storm drainage facilities including calcs.	X	X			X					
62.	Preliminary plans and profiles of proposed utility layouts and connections to existing or proposed utility systems and water and sewer facilities.		X	X		X	X				
63.	A written commitment from the East Greenwich Township Water and Sewer Department of sufficient capacity to provide sewer and water service for the project when completed (Forms A & B).	X	X	X	X	X	X		X		
64.	If on-site sewerage disposal is required (septic system), the results and location of all percolation tests and test borings and a copy of the application for approval when submitted.	X	X	X	X	X	X	X			
65.	Floor plan and front elevation of all	X	X	X			X				

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		Site Plan			Subdivision			Variance (w/o site plan)	General Development Plan	Applicant Check	Official Verification
		Minor	Preliminary Major	Final Major	Minor	Preliminary Major	Final Major				
	proposed principal buildings and contemplated accessory buildings and structures, and any side or rear elevations in public view.										
66.	Gross floor area per building, floor area ratio (FAR) and square footage allocation of uses per building.	X	X	X					X		
67.	Lighting plan showing the location, height, light distribution, design and distance from intersections of for all freestanding lights, street lights, building mounted lights, sign lighting and ground lighting in accordance with Twp standards.	X	X	X		X					
68.	Location, size and materials of containers and enclosures for solid waste and recycling, and a detail of same.	X	X	X							
69.	If lots proposed for subdivision or development have frontage on or require access to a State Highway, submit copies of any permits issued by NJDOT pursuant to NJAC 16:47-1 et. seq.	X	X	X		X	X				
70.	A letter of interpretation from the New Jersey Department of Environmental Protection either verifying the locations of the freshwater wetlands boundary and transition areas on the subject property, or determining and certifying that the proposal is exempt from the provisions of the Fresh Water Wetlands Protection Act, or confirming the absence of freshwater wetlands or freshwater wetlands transition areas on the subject property. Wetlands line	X	X	X	X	X	X	X	X		

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		Minor	Preliminary Major	Final Major	Minor	Preliminary Major	Final Major				
70 (cont)	and buffer must be shown on plans. The requirement may be waived if the site is clearly uplands and applicant submits a signed statement by a New Jersey licensed engineer or land surveyor that: (a)He has personally visited the subject property and conducted a site investigation as necessary to determine that there are no freshwater wetlands or transition areas on the subject property. (b)He has examined the subject property on a national wetlands inventory map. (c)He has reviewed the soils on the subject property as set forth in the Salem County Soil Survey Map as issued by the United States Department of Agriculture. (d)He has certified that there are no freshwater wetlands of freshwater wetland transition areas on the subject property.										
71.	Storm water and Drainage: Demonstrate consistency with Chapter 16.44 and 16.45 regarding stormwater management and control, including plans and profiles. Location of all stormwater inlets within 100 feet of property boundaries.	X	X	X		X	X				
72.	Utilities. Preliminary plans and profiles of proposed scale of not more than one (1) inch equals fifty (50) feet horizontally and one(1) inch equals five (5) feet vertically showing connections to existing and proposed utility systems including water, sewer, electric, gas and cable. Include design calculations.	X	X	X		X	X				
73.	Recreation Facilities Plan and details where applicable in accordance with		X	X		X	X				

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		Minor	Preliminary Major	Final Major	Minor	Preliminary Major	Final Major				
	section 16.38 and 16.19.070										
74.	Size, type, copy and location of all proposed signs in accordance with chapter 16.42	X	X	X			X	X (if applicable)			
75.	Where there is potential future development of adjacent parcels or undeveloped portions of the subject lot, locations of future pedestrian and vehicular connections.		X			X			X		
76.	Municipal Developer Agreement between the developer and the municipality for redevelopment, general development plan or other subdivision or site plan where off tract improvements are contemplated.			X			X		X		
77.	Barrier free sub code requirements if applicable	X	X	X		X					
78.	Traffic control and directional signage plan (elevation, size, color, etc) in accordance with section 16.	X	X	X		X					
79.	Construction details required by RSIS (NJAC 5:21), including cross section details of all drainage systems and details for roads, sidewalks, stormwater management systems, fire hydrants, water supply and sewer systems.		X	X		X	X				
80.	Existing and proposed curb openings, with width at curb line and property line.	X	X		X	X					
81.	Letter containing a list of all items not installed or completed and to be covered by a performance guarantee, with quantities and cost of each item and the total cost of all items in accordance with chapter 16.14.			X			X				

East Greenwich Township Land Development Checklist
Last revised by ordinance_____ (Chapter 16.08.080 and 16.16.070)
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ENVIRONMENTAL SITE PLAN/SUBDIVISION CHECKLIST

1. Project Information

- A. Project Name: _____
- B. Application Number: _____
- C. Applicant Name: _____
- D. Blocks/Lots: _____
- E. Street Location: _____
- F. Project Description (land use, number of units, size of structures, total acreage, acreage per unit, etc.)

2. Required Documentation

- A. Phase I Environmental Site Assessment (only if one has been prepared).
- B. Evaluation of Threatened and Endangered Species (using a resource such as the New Jersey Department of Environmental Protection Natural Heritage Database Program)
- C. Cultural and Historical Resource Survey (New Jersey Department of Environmental Protection Historic Preservation Office).
- D. Description of site soils.
- E. Identification of Flood Plains present on the site.
- F. Description and boundaries of plant communities present at site including a survey of trees greater than 8-inches in caliper.
- G. Description and identification of wetlands and state open waters (New Jersey Department of Environmental Protection Letter of Interpretation).
- H. Identification of coastal wetlands, if applicable (obtained from New Jersey Department of Environmental Protection Bureau of Tidelands).
- I. Identification of Riparian Claims, if applicable.
- J. Identification of slopes greater than 15%.
- K. Description of historical uses of the property.
- L. Description of current site conditions (e.g. wooded and undeveloped, graded with no vegetation, asphalt paved, etc.)
- M. Description of surrounding land use.
- N. Identification if site or adjacent properties are a known contaminated site (New Jersey Department of Environmental Protection and United States Environmental Protection Agency listed site.)
- O. Evaluation of potential for soil or ground water contamination from historical site use (e.g. prior industrial use, underground storage tanks present or formerly present, agricultural chemical use, etc.)
- P. Submission of analytical data, if required to determine potential soil and/or ground water impact above the applicable New Jersey Department of Environmental Protection standards.

Fee Analysis for Land Use

1) Minor Subdivision

Application/Publication Fee	\$350.00
Review Escrow Deposit	\$2850.00
*Plus Per Lot Created	\$125.00

2) Preliminary Major Subdivision

Application/Publication Fee	\$650.00
Review Escrow Deposit	\$3850.00
*Plus Per Lot Created	\$275.00

3) Final Major Subdivision

Application/Publication Fee	\$650.00
Review Escrow Deposit	\$3850.00
*Plus Per Lot Created	\$275.00

4) Minor Site Plan

Application/Publication Fee	\$225.00
Review Escrow Deposit	\$3000.00
*First Acre	\$500.00
*Plus Per Acre Over One Acre	\$200.00

5) Preliminary Major Site Plan

Application/Publication Fee	\$425.00
Review Escrow Deposit	\$3600.00
*Plus Per Lot Created	\$225.00
*First Acre	\$800.00
*Plus Per Acre Over One Acre	\$500.00

6) Final Major Site Plan

Application/Publication Fee	\$425.00
Review Escrow Deposit	\$3600.00
*Plus Per Lot Created	\$225.00
*First Acre	\$800.00
*Plus Per Acre Over One Acre	\$500.00

7) Preliminary Site Plan-Apartments

Application/Publication Fee	\$500.00
Review Escrow Deposit	\$2500.00 (0-5 units)
	\$6000.00 (6-20 units)
	\$8500.00 (21-49 units)
	\$11500.00 (50-100 units)
	\$19000.00 (101-1000 units)

8) Final Site Plan-Apartments

Application/Publication Fee	\$500.00
Review Escrow Deposit	\$2500.00 (0-5 units)
	\$6000.00 (6-20 units)
	\$8500.00 (21-49 units)
	\$11500.00 (50-100 units)
	\$19000.00 (101-1000 units)

9) Use Variance

Application/Publication Fee	\$400.00
Review Escrow Deposit	\$2600.00

10) Bulk Variance

Application/Publication Fee	\$350.00
Review Escrow Deposit	\$2400.00

11) Interpretation of Zone Code

Application/Publication Fee	\$275.00
Review Escrow Deposit	\$2000.00

12) Conditional Use

Application/Publication Fee	\$275.00
Review Escrow Deposit	\$2000.00

13) Appeals from Zoning Officer

Application/Publication Fee	\$275.00
Review Escrow Deposit	\$2000.00

14) Appeal to Township Committee

Filing Fee	\$250.00
Stenographer Recording	\$600.00

15) Extension of Preliminary or Final Approval

Application Fee	\$250.00
Review Escrow Deposit	\$1600.00

16) Informal Site Plan Review

Application Fee	\$125.00
Review Escrow Deposit	\$1500.00