

SUBDIVISION OF LAND AND SITE PLAN REVIEW

310 Attachment 1

Township of Franklin

Development Review Checklist

[Amended 8-6-1987 by Ord. No. 87-26; 6-2-1988 by Ord. No. 88-8; 12-1-1988 by Ord. No. 88-14; 12-27-1990 by Ord. No. 90-9; 1-6-1992 by Ord. No. 92-1; 12-27-1996 by Ord. No. 96-32; 10-21-1999 by Ord. No. 99-13; 10-5-2000 by Ord. No. 2000-10; 6-7-2001 by Ord. No. 2001-05; 12-4-03 by Ord. No. 2003-12; 6-17-2004 by Ord. No. 2005-05; 12-29-2004 by Ord. No. 2004-25]

Application No. \_\_\_\_\_  
Application Complete: Yes \_\_\_\_\_ No \_\_\_\_\_  
As of: \_\_\_\_\_  
Board Decision Required by: \_\_\_\_\_

Name of Owner(s) of Record: Quakertown Farms, LLC Name of Applicant: Quakertown Solar Farm II, LLC  
Property Location – Road: 967 Croton Road (CR579) Tax Map Sheet 15 Block 49 Lot(s) 15  
Name of Project (if any): Quakertown Solar Farm II  
Type of Application – Site Plan: Preliminary/Final Subdivision: X Major: \_\_\_\_\_ Minor: X (Lot Consolidation)  
Escrow – Amount: \$ 22,114.20 Date Paid: \_\_\_\_\_ Signature of Applicant: \_\_\_\_\_

KEY:  
X = Required on preliminary or final plats or plans  
P = Required on preliminary plats only  
F = Required on final plats or plans only

FRANKLIN CODE

		Site Plan			Subdivision		Variance/ Concept Plan	Remarks
		Minor	Major	Change of Use Site Plan	Minor	Major		
1.	Plats or drawings clearly and legibly drawn to a scale of not less than: 1 inch equals 50 feet	X	X	X	X	X	X	Waiver requested
2.	Plats or drawing to be prepared by and signed and sealed by a licensed N.J.P.E. or N.J.L.S., as appropriate	X	X	X	X	X		
3.	(a) 10 plats or drawings at one of the following sizes:	X	X	X	X	X	X	
	24 inches by 36 inches (to scale)							
	30 inches by 42 inches (to scale)							
	(b) 15 copies of the plats or drawings at a size of 8 1/2 inches by 17 inches (not to scale)	X	X	X	X	X	X	
	(c) Tract boundary, right-of-way lines and all easement areas, including bearing and distances and curve data at current Tax Map scale, applicant to confirm scale, along with digital copy.	X	F	X	X	F		
	(d) Single sheet showing entire tract at a scale of not less than 1 inch = 100 feet.	X	X	X	X	X		Waiver requested
4.	Title block showing name of project or subdivision, if any, and the name and address of the owner(s), the applicant and person(s) who prepared drawing.	X	X	X	X	X	X	
5.	Date of the plans and revision block identifying any and all subsequent revision.	X	X	X	X	X	X	
6.	A revision summary index for multiple plats or drawings on the cover sheet listing all sheets and the last revision date and number of the plan in the set.	X	P	X	X	X		

SUBDIVISION OF LAND AND SITE PLAN REVIEW

		Site Plan			Subdivision		Variance/ Concept Plan	Remarks
		Minor	Major	Change of Use Site Plan	Minor	Major		
7.	A Key Map showing the entire site, the surrounding area (at least 1,000 feet from the property) and any and all zone district boundary lines in the surrounding area.	X	P		X	P	X	
8.	Current Tax Map sheet, block and lot number(s) of the tract to be used or subdivided.	X	X	X	X	X	X	
9.	Written confirmation from the Franklin Township Tax Assessor that the proposed block and lot numbers have been reviewed and approved (with attached map).				X	X		Waiver requested
10.	The scale of each plat or drawing and detail, both written and graphic.	X	X	X	X	X	X	
11.	North arrow and reference for its source.	X	X	X	X	X	X	
12.	Written confirmation that a copy of the application with a complete set of plans has been submitted (directly) to the following Board professionals and outside agencies:							
	(a) Board Engineer	X	X	X	X	X	X	
	(b) Board Planner/Landscape Architect	X	X	X	X	X	X	
	(c) Board Attorney	X	X	X	X	X	X	
	(d) Environmental Commission		X			X		
	(e) Fire Districts (two copies)	X	X		X	X	X	
	(f) Hunterdon County Health Department		X		X	X		
	(g) Hunterdon County Planning Board		X		X			
	(h) Hunterdon County Soil Conservation District		X		X			
	(i) Construction Code Official	X	X		X	X	X	

FRANKLIN CODE

		Site Plan			Subdivision		Variance/ Concept Plan	Remarks
		Minor	Major	Change of Use Site Plan	Minor	Major		
13.	Certification that applicant is the owner of the land, authorized agent, or that owner has given consent.	X	X	X	X	X	X	
14.	A signature line for Municipal Board Chairman, Clerk and Board Engineer.	X	X		X	X	X(1)	(1) Variance applications only. Not required for concept plans.
15.	Certification that the plat complies with the Map Filing Law with the blank for required filing deadline.				X	F		
16.	Schedule of applicable zoning regulations pursuant to Chapter 220, Land Use, and proposed compliance and/or deviations.	X	X	X	X	P	X	
17.	Names of owners and lot and block numbers of all properties located within 200 feet of the entire tract.	X	X		X	P	X	
18.	Acreage of the entire tract to the nearest 1/100 of an acre, and acreage of adjacent properties to nearest acre. Notation for farm assessment, if applicable, for tract and adjacent properties.				X	P	X	
19.	A digital copy of the actual location of all fire protection tanks, drainage structures, and wells.		F			F		Waiver requested
20.	Bearings and distances of all existing and proposed property lines, in degrees, minutes and seconds and to 1/100 of a foot.	X	X		X	X	X	
21.	Area of each existing and proposed lot in square feet and acreage to 1/100 of an acre.	X	X		X	X	X	

SUBDIVISION OF LAND AND SITE PLAN REVIEW

		Site Plan			Subdivision		Variance/ Concept Plan	Remarks
		Minor	Major	Change of Use Site Plan	Minor	Major		
22.	Location and description of all monuments found, set or to be set; all lot monumentation shall be in accordance with the Map Filing Law.	X	X		X	P		
23.	(a) Minimum building setback lines (front, rear and side) on each lot.	X	X		X	X	X	
	(b) Net buildable areas of each lot in acres and square feet, excluding easements and areas outside the building envelope.				X	P	X	
24.	Existing and proposed contours at two-foot intervals within the site and 200 feet of the property. If the slope exceeds 10%, five-foot intervals are acceptable.	X	X		X	P	X	
25.	Sketch of remaining lands showing feasible future development of the entire tract.				X	P		Waiver requested
26.	(a) Location of all existing and proposed streets, property lines, rights-of-way and easements on the property and within 200 feet of the property.	X	X		X	P	X	(1) Only streets, property lines, rights-of-way, easements and driftways as approved on the site to be shown on the final drawings.
	(b) Location of all existing and proposed utility and conservation easements and driftways on the property. Descriptions and rights of all existing easements and driftways.	X	X(1)		X	X(1)	X	
	(c) School bus shelters and locations per § 310-110J.	X	X		X	X		Waiver requested
27.	Township Committee approval of proposed street names, in writing.		F			F		N/A

FRANKLIN CODE

		Site Plan			Subdivision		Variance/ Concept Plan	Remarks
		Minor	Major	Change of Use Site Plan	Minor	Major		
28.	Proposed locations of water storage tanks and bearing and distances of associated maintenance easements.	X	X		X	X(1)		(2) Maintenance easements only, not actual tank locations, to be shown on final drawings.
29.	(a) Location of existing structures on the property and within 200 feet of the property. A minimum of two dimensional ties per existing (or proposed) structure on the site to property lines.	X	X		X	P	X	
	(b) House alignment per § 310-110K.	X	X		X	X		
30.	Location and dimensions of existing and proposed railroads, bridges, culverts, drainpipes, drainage structures and other man-made installations on the property and within 200 feet of the property.	X	X		X	P		
31.	Location of existing wells and septic systems on the property and within 200 feet.	X	X	X(1)	X	P	X(1)	(1) On subject property only.
32.	Location and description of existing watercourses, including ephemeral watercourses, on the property and within 200 feet.	X	X	X(1)	X	P	X(1)	(1) On subject property only.
33.	Location of all floodplain limits on the property and within 200 feet.	X	X		X	P	X(1)	(1) On subject property only.
34.	Location of all wooded areas and open or cultivated fields on the property	X	X		X	P	X	
35.	Species and location of all trees 8 inches or greater in diameter at 4 feet above grade, if located within areas to be disturbed.	X	X		X	P	X	Waiver requested

Waiver requested

SUBDIVISION OF LAND AND SITE PLAN REVIEW

		Site Plan			Subdivision		Variance/ Concept Plan	Remarks
		Minor	Major	Change of Use Site Plan	Minor	Major		
36.	Location of all cliffs and rock outcroppings.	X	X		X		X	
37.	Location and layout of existing and proposed parking and driveway areas on the property, including spot elevations at all corners. Parking calculations as set forth in Chapter 220, Land Use, should be shown.	X	X	X				
38.	Plans, profiles of all proposed streets with cross sections every 50 feet, rights-of-way and pavement widths.		X			P		
39.	Plans and profiles of proposed sewer and water service layouts, with construction details.		X			P		
40.	Plans and profiles of existing and proposed sanitary sewers, storm drains and drainage ditches on the property and within 200 feet.	X(1)	X		X(1)	P		(1) Existing information only required for minor site plan and minor subdivision.
41.	(a) Landscaping plan, including existing trees to remain and be removed and size, number and species of all proposed vegetation. Construction details shall include berm details (cross sections) as proposed.		X			P		
	(b) Buffering per § 310-110M.		X			P		
42.	Location of existing and proposed fences, signs, lights and advertising features.	X	X	X				
43.	(a) First-floor plan and all elevations of each proposed principal and accessory building.	X	P	X				Waiver requested

FRANKLIN CODE

		Site Plan			Subdivision		Variance/ Concept Plan	Remarks
		Minor	Major	Change of Use Site Plan	Minor	Major		
	(b) Maximum house volume of all livable areas, plus garage.		X					Waiver requested
44.	(a) A stormwater management report in accordance with the ordinance, including pre- and post-drainage area maps, a summary of assumptions, calculations and results, inlet capacity, groundwater elevation. Any proposed individual drywell calculations and designs shall also be included.		P		X	P		
	(b) Pre- and post-site-condition table documenting condition assumptions and rationale.		X					
	(c) Detention basin appearance, including design of outlet structures.		P		X	P		Waiver requested
	(d) Maintenance schedule for stormwater control structures.		P		X	P		
45.	When a septic disposal system is to be used, location of percolation tests and soil logs within the building envelopes of each proposed lot and remaining lands.	X (1)	X		X	P		(1) Location of existing septic disposal system.
46.	Plans for an individual sewage treatment system, where proposed.	X	P					
47.	(a) Impervious coverage as a percentage of lot area.	X	X					
	(b) Minimum contiguous buildable area per § 310-101D.	X	X					
48.	Deed descriptions, including metes and bounds descriptions for all road dedication to the Township, county, or state.	X	F		X	F		Waiver requested



SUBDIVISION OF LAND AND SITE PLAN REVIEW

		Site Plan			Subdivision		Variance/ Concept Plan	Remarks
		Minor	Major	Change of Use Site Plan	Minor	Major		
49.	Deed descriptions, including metes and bounds descriptions for all sight, drainage, conservation, buffer, and access easements to be dedicated to the Township.	X	F	X	X	F		Waiver requested
50.	Metes and bounds descriptions for the existing and proposed lots, including reference to any easements.				X			Waiver requested
51.	Cross sections of the detention basin to present slope, height and size of any slope or berm. A minimum of two cross sections.		P			P		Waiver requested
52.	The following documents are to accompany the application:							
	(a) Certificate from the Township Tax Collector that all taxes have been paid to date of application.	X	X	X	X	X	X	Waiver requested
	(b) Environmental impact statement		P			P		Waiver requested
	(c) Freshwater wetlands letter of interpretation, or proof of application for letter of interpretation with a copy of submission to NJDEP.		X		X	P		
	(d) Township of Franklin escrow agreement properly completed and signed by applicant.	X	X	X	X	X	X	
	(e) Fire protection plan.	X	P	X(1)	X	P		(1) Including identification of emergency exits.
	(f) Traffic analysis for and proposed off-tract roadway improvements.		P		X	P		Waiver requested
	(g) Soil erosion and sediment control plans.	X	P		X	P		
	(h) Copies of all easements, deed restrictions and protective covenants.	X	X		X	X	X	Waiver requested

FRANKLIN CODE

		Site Plan			Subdivision		Variance/ Concept Plan	Remarks
		Minor	Major	Change of Use Site Plan	Minor	Major		
	(i) Comments from the Construction Code Official regarding site accessibility.	X	X		X	X		Waiver requested
	(j) 3-dimensional physical model showing existing and proposed conditions; calculations of all cuts and fills.		X					Waiver requested
	(k) Community impact statement.		X			X		Waiver requested
	(l) Improvable area per Ord. No. 2004-10.	X	X			X		Waiver requested
	(m) Nitrate distribution (2004-12).				X	X		Waiver requested
	(n) Environmental limit.	X	X			X		Waiver requested
	(o) Grading and stormwater plan.	X	X			X		
	(p) Water supply test.	X	X		X	X		Waiver requested
53.	The following items are to be included in any plat or deed resulting from an approved subdivision and any approved site plan:							
	(a) Right to farm clause.	X	X		X	X		
54.	An engineer's estimate of all site improvements identified on the approved preliminary plan, which remain to be completed and/or accepted.		F			F		
55.	As-built drawing depicting all the proposed site improvements approved during the preliminary site plan application and any deviations from the actual constructed improvements.		F			F		Waiver requested (N/A)
56.	Witness list and estimated testimony time for each.	X	X	X	X	X		

SUBDIVISION OF LAND AND SITE PLAN REVIEW

		Site Plan			Subdivision		Variance/ Concept Plan	Remarks
		Minor	Major	Change of Use Site Plan	Minor	Major		
57.	Aerial photograph of site and adjoining properties within 200 feet, sized 2 feet by 3 feet.	X	X	X	X	X		
58.	(a) Description of use, including: description of use and SIC code.			X				
	(b) Description of operation, including:		X	X		X		Waiver requested
	1. Hours of operation. 2. Maximum noise levels. 3. Demonstration of number of clients per day, average and maximum. 4. Average wait time/client. 5. Delivery frequency. 6. Maximum occupancy. 7. Estimated water use.							
59.	Hazardous waste identification and disposal plan.	X		X				Waiver requested
60.	Certification of:							Waivers requested
	(a) Zoning.							
	(b) Fire inspection.			X				
	(c) Septic suitability.							

61. Has the property to be used or subdivided been the subject of any prior application for governmental approvals, Township, county, state or federal:  
 (a) By the current owner? Yes X No        If so, indicate date(s): 2012, 2017 and results Preliminary/Final Site Plan and Minor Subdivision  
 for 10MW Solar Farm