

PB20/07

COMPLETENESS CHECKLIST FOR SITE PLANS AND/OR SUBDIVISIONS (Revised 5/13/13)

Section 802A. Development Application Completeness Checklist

Section §802 [Submissions required for all development applications, excluding Use Variances and Bulk Variances]

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

- | <u>C</u> | <u>N</u> | <u>N/A*</u> | <u>W*</u> | <u>ONLY FOLDED PLANS WILL BE ACCEPTED</u> |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Twenty-five (25) copies of completed and signed application form which must include the following:
N/A <input type="checkbox"/> Provide identification of subject property/properties' Special Flood Hazard Area Zone
<input checked="" type="checkbox"/> Executed copy of "Authorization & Consent Form" part "C"
<input checked="" type="checkbox"/> Certificate of Ownership, if applicable part "D"
<input checked="" type="checkbox"/> Executed copy of Escrow Agreement part "E"
<input checked="" type="checkbox"/> Applicant/Owner to provide verification of taxes paid (this will be further verified by the Administrative Officer). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Twenty-five (25) copies of the property deed(s) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Twenty-five (25) copies of the Zoning Permit Denial [not required for subdivisions] |
| | | | | 4. Required Plans folded no larger than 30"x42": |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a. Twenty-five (25) copies of current signed & sealed survey, prepared by a New Jersey Licensed Professional Land Surveyor. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. Six (6) copies of Soil Erosion & Sediment Control Plans and proof of submission to Freehold Soil Conservation District or letter of exemption from FSCD. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c. Five (5) copies with initial submission and each subsequent submission for completeness review. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | d. Once the application is deemed complete, twenty (20) additional full-sized paper sets of the plans plus one (1) reduced-size paper set of the plans no larger than 11"x17", and one (1) CD containing the plans in .pdf format must be submitted to the Board Office for distribution. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Six (6) copies of Tree removal Application package in accordance with Section §525 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Six (6) copies of Environmental Impact Statement [EIS] |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Six (6) copies of Stormwater Management Report |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Proof of submission to Monmouth County Planning Board [if applicable] |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Copy of Letter of Interpretation (LOI) or Letter of Exemption or proof of submission to New Jersey Department of Environmental Protection regarding presence of wetlands. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Proof of submission to CAFRA [if applicable] |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Six (6) copies of Circulation Impact Study |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Community Impact Statement [for Major Site Plan and/or Major Subdivision only] |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 13. Application Fee \$ <u>750.</u> Escrow Deposit \$ <u>4,500.</u> |

* To be submitted post approval. In accordance with fee schedule.

C = Complete N = Incomplete N/A = Not Applicable

* Any request for a "WAIVER" must include a written explanation for the request. (Attach sheets as necessary)

NOV 20 2020

Neptune Township
25 Neptune Blvd.
Neptune, New Jersey 07753
732-988-5200 ext. 278 Fax 732-988-4259
www.neptunetownship.org



Application # ___/___/___
Date Filed ___/___/___
Hearing Date ___/___/___

Application for Site Plan and/or Subdivision

(Check all that apply)

Preliminary Minor Subdivision Minor Site Plan
Final Major Subdivision Major Site Plan
Other Explain: _____

Please check one:

Planning Board Zoning Board of Adjustment

Property Information:

1. Property address: 120 South Main Street
Block 257 Lot 7 Zone HD-B-1 & HD-R-1 Acreage .41

Contact Information:

2. Name of applicant: 120 South Main Realty, LLC
Mailing address: c/o Jennifer S. Krimko, Esq. 1500 Lawrence Avenue, Ocean, New Jersey 07712
Phone # (732) 643-5284 Fax # (732) 645-5294 Cell # _____
E-mail address: JSK@ansellgrimm.com

3. Interest of Applicant if other than owner: N/A

4. Contact Person: Jennifer S. Krimko, Esq.
Mailing Address: Ansell, Grimm & Aaron, P.C., 1500 Lawrence Avenue, Ocean, New Jersey 07712
Phone # (732) 643-5284 Fax # (732) 645-5294 Cell # _____
E-mail address: JSK@ansellgrimm.com

5. Name of owner: Same as Applicant
Mailing address: _____
Phone # _____ Fax # _____ Cell # _____
E-mail address: _____

6. Name of applicant's Attorney: Jennifer S. Krimko, Esq.
Mailing Address: Ansell, Grimm & Aaron, P.C., 1500 Lawrence Avenue, Ocean, New Jersey 07712
Phone # (732) 643-5284 Fax # (732) 643-5294 Cell # _____
E-mail address: JSK@ansellgrimm.com

7. Name of applicant's Engineer: WSB Engineering Group, P.A.
 Mailing Address: 1018 Schenk's Mill Line Road, Toms River, New Jersey 08753
 Phone # (732) 244-7227 Fax # (732) 505-8940 Cell # _____
 E-mail address: frank@wsbeng.net

Detail Property Information:

8. Existing use of property: Commercial retail
 9. Proposed use of property: Single-family residential along Lawrence Avenue and commercial along Main Street.
 10. Special Flood Hazard Area: N/A

Detail Proposed Information:

11. Proposed number of lots, if applicable 4

	<u>Required/Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Lot Size			
Lot Coverage	See attached minor subdivision plan		
Building Coverage			
Building Height			
Front Setback			
Rear Setback			
Side Setback			
Combined Side Setback			

(If multiple lots and/or buildings are proposed, please attach detailed listings)

12. Has there been any previous applications involving these premises? Yes No Unknown
 If so, when _____
 Result of decision _____

13. List of variances requested with Section reference [attach forms as necessary]
N/A

14. If a Zoning denial has been received as part of this application, please attach.

The required submission for all applications to be complete is twenty-five (25) copies of completed application form inclusive of any supporting information; and twenty-five (25) copies plus one (1) CD* of survey and/or any plan(s), with one (1) additional copy of survey and/or any plan(s) on 11" x 17" sheet(s).

* See Section 802A. Development Application Completeness Checklist for details on submission requirements.

AFFIDAVIT OF APPLICATION


State of New Jersey
County of Monmouth

120 South Main Realty, LLC

(Insert Applicant's Name)

being of full age, being duly sworn according to

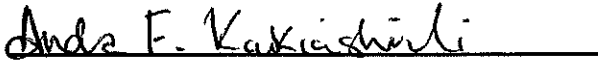
Law, on oath depose and says that all the above statements are true.


(Original Signature of Applicant to be Notarized)
By: Meir Araman, Member

120 South Main Realty, LLC
(Print Name of Applicant)

Sworn and subscribed before me this

NINTH day of NOVEMBER, 2020


Signature of Notary Public

[NOTARY SEAL]

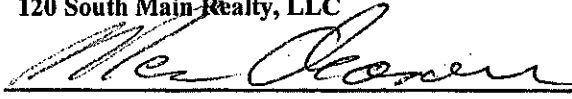
ANDREA F. KAKIASHVILI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 12/6/2024

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Township of Neptune Planning Board/Zoning Board of Adjustment, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.

120 South Main Realty, LLC

Date: 11/9/2020



Signature of Property Owner

By: Meir Araman, Member

STATEMENT FROM TAX COLLECTOR

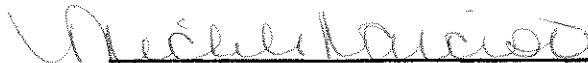
Block 257 Lot 7

Property Location 120 South Main Street

Status of municipal taxes delinquent

Status of assessments for local improvements OGSA

Date: 11-20-2020



Authorized Signature of Tax Collector

Escrow Agreement

I/we fully understand an "Escrow Account" will be established to cover the costs of the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Land Use Board.

The amount of the Escrow Deposit will be determined by the Neptune Township Land Development Ordinance, section 1000 Application and Escrow Fee, Table 10.02 Escrow Fees.

It is the policy of Neptune Township that once an Escrow Account falls below 24% of the original deposit amount, the account must be replenished to its original amount. The only exception would be when the application is nearing completion; applicant will be notified of any anticipated charges and the amount of the deposit required.

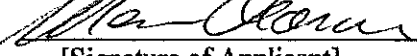
Payments shall be due within fifteen [15] days of receipt of the request for additional Escrow Funds. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board of hold up any and all pending approvals and building permits. Continued refusal will result in legal action against the property.


Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification by the board's professionals who reviewed the application.

By signature below, I/we acknowledge receipt of Neptune Township's Section 1000, Application and Escrow Fees and agree to all conditions listed.

Name of Applicant: 120 South Main Realty, LLC
[please print]

Property Address: 120 South Main Street Block 257 Lot 7

Applicant's Name: 120 South Main Realty, LLC
[Print Name] 
[Signature of Applicant]
By: Meir Araman, Member

Owner's Name: 120 South Main Realty, LLC
[Print Name] 
[Signature of Owner]
By: Meir Araman, Member

Date: _____