

LAND USE OFFICE
TOWNSHIP OF UNION

908-735-8168

FAX: 908-735-8258

Hunterdon County, State of New Jersey
140 Perryville Road
Hampton, New Jersey 08827

APPLICATION PACKET INCLUDES THE FOLLOWING:

1. Secretary's letter to all applicants
2. Application Form
3. W-9 Form
4. Escrow Replenishment Form
5. Checklist – Schedule "A"
6. Schedule "B"
7. Schedule "C"
8. Schedule "D"
9. Tree Removal Permit
10. Impact Statement Checklist
11. Pre-Hearing Information Exchange
12. Time for Decision; Consent to Extension; Notice
13. HCDH Environmental Health Service Fees
14. HCPB Development Review Checklist

TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY
PLANNING BOARD/BOARD OF ADJUSTMENT APPLICATION

1. TYPE OF APPLICATION _____
(If additional space is required, attach a rider).

2. APPLICANT'S FULL LEGAL NAME _____

3. APPLICANT'S MAILING ADDRESS _____

4. IS APPLICANT A CORPORATION ___ PARTNERSHIP ___ INDIVIDUAL ___

5. APPLICANT'S TELEPHONE NO. _____ FAX NO: _____

6. DOES APPLICANT OWN ALL OF THIS PROPERTY? YES ___
NO ___ (Consent attached)

7. IF APPLICANT IS NOT OWNER, LIST NAMES AND ADDRESSES BELOW:

8. LOCATION OF PROPERTY (Street Address) _____

BLOCK(S) _____ LOT(S) _____ ZONE _____ SIZE _____

9. REGARDING ALL PROPERTY DESCRIBED IN ANSWER TO QUESTION #6,
SET FORTH, IN DETAIL, THE NATURE AND SOURCE OF THE LEGAL OR
BENEFICIAL RIGHT BY WHICH YOU ARE PURSUING THIS APPLICATION.

10. PRESENT USE OF PROPERTY _____

11. PROPOSED USE _____

12. DESCRIPTION OF PROPOSED STRUCTURES OR CHANGES IN EXISTING
STRUCTURES

TOWNSHIP OF UNION, PLANNING BOARD/BOARD OF ADJUSTMENT
APPLICATION, PAGE 2

13. WAS TRACT SUBDIVIDED PREVIOUSLY? YES ___ NO ___
IF YES, WHEN _____
14. AREA OF ENTIRE TRACT _____ ACRES, OR SQUARE FEET _____
AREA OF PORTION TO BE DEVELOPED _____ ACRES
SQUARE FEET _____ NUMBER OF PROPOSED LOTS _____
15. APPLICANT PLANS TO DEVELOP PROPERTY BY: SELLING LOTS _____
CONSTRUCTING HOUSES TO SELL AT \$ _____ OTHER _____
16. DOES SITE ADJOIN ANY COUNTY ROAD? _____
STATE HIGHWAY? _____ FLOOD HAZARD AREA _____
17. WILL USE CONNECT TO SEWER OR UTILIZE SEPTIC SYSTEM _____
18. LOCATION AND SIZE OF NEAREST WATER UTILITY LINE _____
19. ARE EXTERIOR UTILITY SYSTEMS TO BE INSTALLED ON THIS SITE?
PROPANE TANKS _____ TRANSFORMERS _____ AC UNITS _____
20. ARE ANY NEW STREETS, EXTENSION OF MUNICIPAL FACILITIES OR
UTILITIES INVOLVED IN THIS DEVELOPMENT? YES ___ NO ___
21. IF ANY VARIANCES ARE REQUIRED, CIRCLE THOSE SECTIONS OF THE
MUNICIPAL LAW THE VARIANCE COMES UNDER: A B C D E F G H
22. DESCRIBE VARIANCE REQUESTED _____

23. SECTION(S) OF ORDINANCE FROM WHICH VARIANCE IS REQUESTED

24. REASONS FOR REQUESTING VARIANCE (S) _____

TOWNSHIP OF UNION, PLANNING BOARD/BOARD OF ADJUSTMENT
APPLICATION, PAGE 3

25. HAVE THERE BEEN ANY PREVIOUS PLANNING BOARD OR BOARD OF
ADJUSTMENT HEARINGS INVOLVING THIS PROPERTY? YES ___ NO ___

26. IF THE ANSWER TO #24 IS YES, STATE THE DATE OF THE HEARING,
NATURE AND DISPOSITION _____

27. APPLICANT'S ATTORNEY (CORPORATION MUST BE REPRESENTED BY
ATTORNEY) NAME _____ PHONE _____

ADDRESS _____

FIRM _____

28. A TAX AND ASSESSMENT PAYMENT REPORT INDICATING ALL TAXES
AND/OR ASSESSMENTS REQUIRED TO BE PAID IS ATTACHED.

29. ARE ANY EASEMENTS OR SPECIAL COVENANTS BY DEED INVOLVED IN
THIS SITE? YES ___ NO ___ IF YES, ATTACH COPY.

I CERTIFY THAT THE FOREGOING STATEMENTS MADE BY ME ARE TRUE. I
AM AWARE THAT IF ANY OF THE FOREGOING STATEMENTS MADE BY ME
ARE WILLFULLY FALSE, I AM SUBJECT TO PUNISHMENT FOR CONTEMPT
OF COURT.

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS _____ DAY OF _____

BY _____, APPLICANT

NOTARY PUBLIC _____

AUTHORIZATION OF SIGNATURE (If applicant is a corporation)

THIS WILL CERTIFY THAT _____

TITLE _____ OF (Corporation name and address) _____

who subscribed to the above application for development in the Township of Union,
County of Hunterdon, State of New Jersey, has been authorized by this corporation
to do so.

ATTEST _____

UNION TOWNSHIP PLANNING BOARD/BOARD OF ADJUSTMENT
APPLICATION, PAGE 4

ADDRESS ALL CORRESPONDENCE CONCERNING THIS APPLICATION TO:

APPLICANT OWNER ATTORNEY

NAME _____

ADDRESS _____

REV.04/06/10

Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

Print or type.
See Specific Instructions on page 2.

Name (as shown on your income tax return)	
Business name, if different from above	
Check appropriate box: <input type="checkbox"/> Individual/Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ <input type="checkbox"/> Exempt payee <input type="checkbox"/> Other (see instructions) ▶	Requester's name and address (optional)
Address (number, street, and apt. or suite no.)	
City, state, and ZIP code	
List account number(s) here (optional)	

Part 2 Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part 1 Instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number	
or	
Employer identification number	

Part 3 Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here	Signature of U.S. person ▶	Date ▶
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

TOWNSHIP OF UNION LAND USE CODE: SECTION 30-11

REPLENISHMENT OF ESCROW ACCOUNTS

The escrow associated with each application shall be replenished whenever the original escrow is reduced by charges or anticipated charges against the account to thirty-five (35%) percent or less of the original amount. The Chief Financial Officer shall notify the applicant to replenish the escrow, and the applicant shall upon request deposit up to one hundred (100%) percent of the original escrow account. In addition to all of the above, if the Chief Financial Officer shall determine that the estimated anticipated cost of professional review and services exceeds any of the foregoing amounts, the Chief Financial Officer shall require such additional amounts as shall be required to cover such expenses. No further consideration, review, processing or inspection shall be performed by or on behalf of the Board until the additional escrow has been paid.

I, the undersigned applicant, have reviewed and understand Section 30-11 of the Land Use Code of the Township of Union.

Applicant's Name (Printed)

Applicant's Signature

Date

ARTICLE 30-26 CHECKLISTS

An application shall not be considered complete until all the material and information specified below has been submitted unless, upon receipt of written request from the applicant, a specific requirement is waived by the Planning Board and Board of Adjustment.

- a. Schedule "A" General Requirements. The following general requirements are Applicable to all submissions.
 1. Twenty-seven (27) copies of the appropriate application form(s) completely filled in. If any item is not applicable to the applicant, it should so be indicated on the application form(s).
 2. Certification from the Tax Collector that all taxes are paid and assessments on the property are paid.
 3. Receipt indicating that all fees are paid.
 4. Name and address of owner.
 5. Affidavit of Ownership. If applicant is not the owner, state the applicant's interest in the land and consent of owner to file application.
 6. If a corporation or partnership, list the names and address of all stockholders or individual partnership owning at least ten (10%) percent of its stock of any class as required by N.J.S.A. 40:55D-48.1 et seq.
 7. Twenty-seven (27) copies of any required plot plan, site plan, or subdivision plan.
 8. Number of witnesses and their expertise, if any.
 9. Statement as to any requirements for which waiver is sought, together with a statement of reasons why waivers should be granted.
 10. A completed checklist.

- b. *Schedule "B"*. Schedule "B" is applicable to minor and major subdivisions, preliminary and final site plans, and preliminary and final major subdivisions.

	Minor Site Plan	Minor Sub.	Prelim. Site Plan	Prelim. Major Sub	Final Site Plan	Final Major Sub.
PLAT SPECIFICATIONS						
1. Plat clearly and legibly drawn or reproduced at a scale not smaller than one inch equals one hundred feet.	X	X	X	X	X	X
2. All documents must be signed and sealed by appropriate N.J. licensed professional person.	X	X	X	X	X	X
3. Plat prepared to scale based on deed description or other reasonable accurate data for the purpose of review and discussion by the Planning Board.	X	X	X	X	X	X
GENERAL INFORMATION						
4. Metes and bounds description of parcel in question based upon current on-site land survey information showing the date the survey was performed.	X	X	X	X	X	X
5. Property line shown in bearings and distances. Bearings to be in degree, minutes, and seconds. Curves to have are length, radius chord bearings and distances.	X	X	X	X	X	X
6. Key map, based on tax map, showing location of tract to be considered in relation to surrounding area, within 1,000 feet.	X	X	X	X	X	X

	Minor Site Plan	Minor Sub.	Prelim. Site Plan	Prelim. Major Sub	Final Site Plan	Final Major Sub.
PLAT SPECIFICATIONS						
7. Title block containing name and address of applicant, preparer and preparer's seal, lot and block numbers, date prepared, date of lat revision, and zoning district. Title block must comply with Title 46 (Map Filing Law).	X	X	X	X	X	X
8. Each block and lot numbered in conformity with the municipal tax map as determined by the municipal tax assessor.	X	X	X	X	X	X
9. Scale of map, both written and graphic.	X	X	X	X	X	X
10. North arrow giving the basis of the bearing reference.	X	X	X	X	X	X
11. Space for signatures of Chairman and Secretary of the Planning Board.	X	X	X	X	X	X
12. Names and addresses of all property owners within 200 feet of subject property.	X	X	X	X	X	X
13. Location of existing and proposed property lines with nearest hundredth.	X	X	X	X	X	X
14. Acreage of affected parcel to the nearest hundredth of an acre.	X	X	X	X	X	X
15. Zoning district in which parcel is located, indicating all setbacks, height, and floor area ratio, both as to required and proposed indicate the above both written and graphically.	X	X	X	X	X	X

	Minor Site Plan	Minor Subj.	Prelim. Site Plan	Prelim. Major Sub	Final Site Plan	Final Major Subj.
PLAT SPECIFICATIONS						
16. Performance standards if applicable, such as impervious surface ratio open space ratio, and density.	X	X	X	X	X	X
17. Number of lots resulting from a subdivision including areas in acres if one acre or over or in square feet if under one acre.		X		X		X
18. Site capacity calculations.	X	X	X	X	X	X
NATURAL FEATURES						
Applicant should refer to Township NRI or provide most recent mapping available from Hunterdon County Geographic Information System (GIS) or NJ Department of Environmental Protection GIS.						
19. Aerial (satellite) photo using NJDEP 2002 imagery	X	X	X	X		
20. Topography of the site and within 200 feet thereof.	X	X	X	X		
21. Steep slopes (Twp NRI)	X	X	X	X		
22. Contours in intervals of 2-feet up to 10% grade and 5-feet over 10% grade.	X	X	X	X		
23. Bedrock Geology (Twp NRI)	X	X	X	X		
24. Surficial geology (Twp NRI)	X	X	X	X		
25. Floodplains	X	X	X	X	X	X
26. Wetlands (Using Twp NRI if no LOI submitted)	X	X	X	X	X	X
27. Natural and artificial watercourses, waterbodies and encroachment lines.	X	X	X	X	X	X
28. C-1 Category Streams and 300' buffers	X	X	X	X	X	X

PLAT SPECIFICATIONS	Minor Site Plan	Minor Sub.	Prelim. Site Plan	Prelim. Major Sub.	Final Site Plan	Final Major Sub.
29. Wooded areas including predominant association and size.	X	X	X	X	X	X
30. Location of trees 10 inches in diameter, as measured 4 feet above ground level, outside of wooded areas, designing species of each.	X	X	X	X	X	X
31. Soil types as shown by the current Soil Conservation Service Survey Maps. (or using Twp. NRI)	X	X	X	X	X	X
32. Agricultural Soils (Twp. NRI)	X	X	X	X	X	X
33. Erodible Soils (Twp. NRI)	X	X	X	X	X	X
34. Aquifers and Community Wells (Twp. NRI)	X	X	X	X	X	X
35. Septic Suitability (Twp. NRI)	X	X	X	X	X	X
36. Natural Heritage Database & NJ Landscape Data (Twp. NRI)	X	X	X	X		
37. Areas in which construction is precluded due to the presence of natural resource restrictions.	X	X	X	X		
38. All areas to be disturbed by grading or construction.	X	X	X	X		

	Minor Site Plan	Minor Sub.	Prelim. Site Plan	Prelim. Major Sub	Final Site Plan	Final Major Sub.
PLAT SPECIFICATIONS						
MAN-MADE FEATURES ON SITE AND WITHIN 200 FEET THEREOF						
39. Location of existing structures and their setbacks from existing and proposed property lines	X	X	X	X	X	X
40. Location of existing easements or rights-of-way including power lines.	X	X	X	X	X	X
41. Location of existing railroads, bridges, culverts, drain-pipes, water and sewer mains, and other man-made installations affecting the tract.	X	X	X	X	X	X
42. Location of existing wells and septic systems.	X	X	X	X		
43. Location, results, and date of all percolation tests and soil logs for each lot.	X	X	X	X		
44. Plans and profiles of proposed streets.			X	X	X	X
45. Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas and electric, showing feasible connections to existing or proposed utility systems.			X	X	X	X

	Minor Site Plan	Minor Sub.	Prelim. Site Plan	Prelim. Major Sub	Final Site Plan	Final Major Sub.
PLAT SPECIFICATIONS						
46. Location and description of monuments whether set or to be set of all corners found, set, to be set, and specific type (ie, Rebar, iron pipe, railroad spike, p.k. nail, etc.)	X	X			X	X
47. Location, names and widths of all existing and proposed streets on the property and within 200 feet of the tract.	X	X	X	X	X	X
48. Required road dedication.	X	X	X	X	X	X
49. Sketch of prospective future street system of the entire tract where a preliminary plat covers only a portion thereof.			X	X		
MISCELLANEOUS						
50. Proposed sight easements where required.	X	X	X	X	X	X
51. Proposed drainage easements where required.	X	X	X	X	X	X
52. Soil Erosion and Sediment Control Plan in accordance with Sec. 30-25 et seq. of this Ordinance.	X	X	X	X		
53. Stormwater Management Plan in accordance with Sec. 30-24 et seq. of this Ordinance.	X	X	X	X		

	Minor Site Plan	Minor Sub.	Prelim. Site Plan	Prelim. Major Sub	Final Site Plan	Final Major Sub.
PLAT SPECIFICATIONS						
54. Landscaping plan including the types, quantity, size, and location of all proposed vegetation, along with planting specifications. The scientific and common name of all vegetation shall be included. Landscaping plan to be prepared by a certified landscape architect.	X	X	X	X	X	X
55. Impact Statement in accordance with Sec. 30-7.9 of this Ordinance.	X	X	X	X	X	X
56. Copies of covenants and deed restrictions, if any, existing rights-of-way or easements including easements by use.	X	X	X	X	X	X
57. The purpose of any proposed easement of land reserved or dedicated to public or common use shall be designated.	X	X	X	X	X	X
58. Any sections for which a waiver is specifically requested and a narrative paragraph explaining why the applicant is entitled to such waiver.	X	X	X	X	X	X
59. A letter of interpretation regarding wetlands from the New Jersey Department of Environmental Protection.	X	X	X	X	X	X
60. As-built plans					X	X
61. Aquifer Test and Analysis	X	X	X	X		
62. Carbonate Area District Investigations.	X	X	X	X		

- c. *Schedule "C"*. Schedule "C" is applicable to applications made under paragraphs a., b., c., and d. of N.J.S.A. 40:55D-70 and applications for conditional uses and planning variances and is applicable regardless of which Board the application is made to.

	"A" Appeal	"B" Interpre- tation Or Special Question	"C" Variance	"D" Variance	Condi- tional Use	Planning Variance
PLAT SPECIFICATIONS						
1. Plat clearly and legibly drawn or reproduced at a scale not smaller than one inch equals one hundred feet.			X	X	X	X
2. All documents must be signed and sealed by appropriate N.J. licensed professional person.			X	X	X	X
3. Plat prepared to scale based on deed description or other reasonable accurate data for the purpose of review and discussion by the Planning Board.			X	X	X	X
GENERAL INFORMATION						
4. Metes and bounds description of parcel in question based upon current on-site land survey information, showing date survey was performed.		X	X	X	X	X
5. Property line shown in bearings and distances. Bearings to be in degree, minutes, and seconds. Curves to have arc length, radius chord bearings and distances.		X	X	X	X	X

	"A" Appeal	"B" Interpre- tation Or Special Question	"C" Variance	"D" Variance	Condi- tional Use	Planning Variance
PLAT SPECIFICATIONS						
6. Key map, based on tax map, showing location of tract to be considered in relation to surrounding area within 1,000 feet.			X	X	X	X
7. Title block containing name and address of applicant, preparer and preparer's seal, lot and block numbers, date prepared, date of last revision, and zoning district. Title block must comply with Title 46 (Map Filing Law).			X	X	X	X
8. Each block and lot numbered in conformity with the municipal tax map as determined by the municipal tax assessor.			X	X	X	X
9. Scale of map, both written and graphic.			X	X	X	X
10. North arrow giving the basis of the bearing reference.			X	X	X	X
11. Space for signatures of Chairman and Secretary of the Planning Board.			X	X	X	X
12. Names and addresses of all property owners within 200 feet of subject property.	X	X	X	X	X	X
13. Location of existing and proposed property lines with dimensions in feet to the nearest hundredth.			X	X	X	X
14. Acreage of affected parcel to the nearest hundredth of an acre.			X	X	X	X



"A" Appeal	"B" Interpre- tation Or	"C" Variance	"D" Variance	Condi- tional Use	Planning Variance
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	"A" Appeal	"B" Interpre- tation Or Special Question	"C" Variance	"D" Variance	Condi- tional Use	Planning Variance
PLAT SPECIFICATIONS						
26. Wetlands (Using Twp. NRI if no LOI submitted)					X	X
27. Natural and artificial watercourses, waterbodies, and encroachment lines.					X	X
28. C-1 Category Streams and 300' buffers.			X	X	X	X
29. Wooded areas including predominant association and size.					X	X
30. Location of trees 10 inches in diameter, as measured 4 feet above ground level, outside of wooded areas, designating species of each.					X	X
31. Soil types as shown by the current Soil Conservation Service Survey maps (or using Twp. NRI).					X	X
32. Agricultural soils (Twp. NRI).		X	X	X	X	X
33. Erodible soils (Twp. NRI)		X	X	X	X	X
34. Aquifers and Community Wells (Twp. NRI).		X	X	X	X	X
35. Septic Suitability (Twp. NRI).		X	X	X	X	X
36. Natural Heritage Database & NJ Landscape Data (Twp. NRI).		X	X	X	X	X
37. Areas in which construction is						

	"A" Appeal	"B" Interpre- tation Or Special Question	"C" Variance	"D" Variance	Condi- tional Use	Planning Variance
PLAT SPECIFICATIONS						
MAN-MADE FEATURES ON SITE AND WITHIN 200 FEET THEREOF						
39. Location of existing structures and their setbacks from existing and proposed property lines.	X				X	X
40. Location of existing easements or rights-of-way including power lines.	X				X	X
41. Location of existing railroads, bridges, culverts, drain-pipes, water and sewer mains, and other man-made installations affecting the tract.			X		X	X
42. Location of existing wells and septic systems.			X		X	X
43. Location, results, and date of all percolation tests and soil logs for each lot.			X	X	X	X
44. Plans and profiles of proposed streets.			X		X	X
45. Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas and electric, showing feasible connections to existing or proposed utility systems.			X		X	X
46. Location and description of monuments whether set or to be set of all corners found, set, to be set, and specific type (ie. Rebar, iron pipe, railroad spike, p.k. nail, etc.)		X			X	X

	"A" Appeal	"B" Interpre- tation Or Special Question	"C" Variance	"D" Variance	Condi- tional Use	Planning Variance
PLAT SPECIFICATIONS						
47. Location, names, and widths of all existing and proposed streets on the property and within 200 feet of the tract.			X		X	X
48. Required road dedication.			X		X	X
49. Sketch of prospective future street system of the entire tract where a preliminary plat covers only a portion thereof.			X		X	X
MISCELLANEOUS						
50. Proposed site easements where required.					X	X
51. Proposed drainage easements where required.					X	X
52. Soil Erosion and Sediment Control Plan in accordance with Sec. 30-25 et seq. of this Ordinance.					X	X
53. Stormwater Management Plan in accordance with Sec. 30-24 et seq. of this Ordinance.					X	X
54. Landscaping plan including the types, quantity, size, and location of all proposed vegetation, along with planting specifications. The scientific and common name of all vegetation shall be included Landscape plan to be prepared by a certified landscape architect.	X	X	X	X	X	X
55. Impact Statement in accordance with Sec. 30-7.9 of this Ordinance.	X	X	X	X	X	X

	"A" Appeal	"B" Interpre- tation Or Special Question	"C" Variance	"D" Variance	Condi- tional Use	Planning Variance
PLAT SPECIFICATIONS						
56. Copies of covenants and deed restrictions, if any, existing rights-of-way or easements including easements by use.	X	X	X	X	X	X
57. The purpose of any proposed easement of land reserved or dedicated to public or common use shall be designated.	X	X	X	X	X	X
58. Any sections for which a waiver is specifically requested and a narrative paragraph explaining why the applicant is entitled to such waivers.	X	X	X	X	X	X
59. A letter of interpretation regarding wetlands from the New Jersey Department of Environmental Protection, as applicable.	X	X	X	X	X	X
60. As-built plans.					X	X
61. Aquifer Test and Analysis.			X	X	X	X
62. Carbonate Area District Investigations.			X	X	X	X

d. *Schedule "D"*. For site plans involving new wireless telecommunications antenna towers, the following additional information shall also be provided:

1. The applicant must demonstrate that the facility owner(s) is (are) capable of ensuring continued site safety, timely maintenance and compliance with all applicable local, State and Federal regulations.
2. Calculations of expected radio-frequency emission levels at the nearest structure in each direction from the proposed facility shall be provided.
3. A report shall be submitted provided the technical justifications for the design and location of any proposed antenna(s) and tower(s) consistent with subsection 30-5.5f, 5. Such report shall also include documentation of the structural integrity of all proposed installations and their compliance with applicable minimum safety requirements and margins as well as a description of the general capacity of the facility in terms of the number and type of antennas it can support.
4. A proposed landscaping plan demonstrating satisfaction of the requirements of subsection 30-5.5f, 5.
5. A proposed lighting plan demonstrating satisfaction of the requirements of subsection 30-5.5f, 5.
6. Proof of ownership of the proposed site or of authorization to utilize it in the form of a lease agreement or contract of sale including any existing or proposed easements.
7. In the case of a new tower, a letter of commitment stating the intent and capacity of lease tower and equipment space to other users, including direct competitors, at prevailing rates and standard terms in compliance with the co-location requirements of subsection 30-5.5f, 5. Such letter shall commit the tower owner and successors in interest and shall be recorded prior to the issuance of a Construction Permit.
8. A visual impact study:
 - (a) Indicating the topography of the selected site relative to the surrounding areas.

- (b) Presenting elevations of the proposed new tower, or elevations of the existing building or structure on which an antenna or antenna array is proposed to be mounted, and elevations of all proposed accessory building(s) depicting all proposed antennas, platforms, finish materials, and other accessory equipment; and
- (c) Identifying locations within a three-mile radius of the site from which any proposed new tower will be visible;
- (d) A noise impact analysis including measurements of existing sound levels at property lines and projections of the anticipated sound levels after the proposed installation;
- (e) A historic impact analysis evaluating the effect of views of the proposed new tower on existing historic resources within the Township of Union and indicating compliance with any applicable requirements of the National Register of Historic Places Act, 16 U.S.C.A. 470, as amended, and the Regulations adopted pursuant thereto.

II. All ordinances or parts of ordinances which are inconsistent with the terms of this ordinance are hereby repealed to the extent of such inconsistency.

III. If the provision of any Article, Section, Subsection, paragraph, subdivision or clause of this ordinance shall be judged invalid by any Court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of such Article, Section, Subsection, paragraph, subdivision or clause, and to this end, the provisions of this ordinance are hereby declared to be severable.

IV. This ordinance shall take effect upon formal adoption by the governing body of the Township of Union, and publication in the official newspaper of the Township, and the subsequent filing of a certified copy thereof with the Hunterdon County Planning Board in accordance with C. 40:55D-16 of the New Jersey Municipal Land Use Law.

Township of Union, Hunterdon County, New Jersey
Application For Tree Removal Permit

Name: _____

Phone Number: (H) _____ (W) _____ (Cell) _____ E-Mail: _____

Mailing Address: _____

Block: _____ Lot: _____

1. Please explain why tree removal is necessary.

Note: Please attach a plan showing the location, species, size and diameter of each tree to be removed. If the process is related to a farmland assessment or involves clear cutting of a stand or forest, an approved forest management plan must be included in this application.

2. Please describe the tree replacement procedure to include species, size, diameter, and quantity.

Note: Please attach a plan or sketch depicting the location, species and diameter of each tree.

I hereby certify that the information provided in this documents is accurate. I understand and agree that a permit is issued based upon the information contained in this application and, if issued, the requirements imposed by the Land Use ordinance and this permit become conditions that are part of the permit and must be complied with as part of the removal activity.

Date: _____ Signature: _____
Applicant

Approved _____ Denied _____ Date _____ Official _____

Comments:

2007 Union Township Impact Statement Report Checklist	
Indicate the page or section of the Impact Statement Report (ISR) where the required information is provided. Insert "n/a" if the information is not relevant to the project and a waiver has been granted. Union Township strongly suggests that perspective applicants attend a scoping meeting with the environmental commission and planning board prior to preparation of an ISR. Omitting any information identified on the checklist without waiver approval may result in an incomplete application. Note that the ISR is a "stand alone" document and any relevant information provided in separate reports and/or plans must be summarized and incorporated into the ISR text, figures and/or tables.	
Information Required	Location
1.0 Overview	
Applicant and owner's names and addresses.	
Project purpose and scope.	
Summary of suitability of the site for the proposed project.	
Table of probable beneficial and adverse impacts.	
2.0 Compatibility	
Description of compatibility or incompatibility with Union Township Land Use Code and Master Plan, County and State Planning Guides and other pertinent planning guides such as watershed management plans, critical area preservation plans and appropriate Best Management Practices.	
Description of any variances requested.	
3.0 Location	
Map at a scale of 1 inch equals 1,000 feet depicting site boundaries and all streets, properties, zoning district boundaries, watercourses and municipal boundaries within 2,500 feet of any part of the tract.	
4.0 Project Description	
Plans depicting the proposed site development.	
Floor plans and elevations for all proposed structures.	
Existing and proposed ownership of the tract and where applicable, the type of ownership, operation and maintenance for areas and facilities devoted to roadways, storm water management, utilities, fire protection and open space.	
Construction schedule and phasing.	
5.0 Description of Physical Resources	
Description of techniques used to inventory physical resources and analyze impacts.	
Physical Resources Inventory narrative.	
Map depicting geological resources, soil resources and the location of all soil borings/samples.	
Table summarizing relevant soil characteristics.	
Narrative of analysis of impacts to physical resources.	
Mitigation measures to offset probable adverse impacts to physical resources.	
6.0 Description of Biological Resources	
Description of techniques used to inventory biological resources and analyze impacts.	
Biological Resources Inventory narrative.	
Table summarizing plant and wildlife species observed or expected to occur on the tract.	
Results of search of New Jersey Natural Heritage Program Database search and review of NJDEP Landscape Program Database for rare, threatened and endangered species and habitats.	
Threatened and Endangered species habitat suitability analysis.	
Map depicting vegetation covertypes and wildlife habitats.	
Table providing quantitative summary of areas of existing and proposed vegetation covertypes and wildlife habitats.	
Biological resources impacts analysis narrative including a description of probable changes in wildlife species composition, abundance and diversity.	
Mitigation measures to offset probable adverse impacts to biological resources.	
7.0 Description of Land Use	

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Description of techniques used to inventory land use and analyze impacts.	
Land use inventory narrative.	
Map depicting land use, land cover and zoning on and within 500 feet of the tract.	
Land use impacts analysis narrative.	
Table summarizing areas of existing and proposed land uses on the tract.	
Mitigation measures to offset probable adverse impacts to land use.	
8.0 Description of Surface Waters Resources	
Description of techniques used to inventory surface waters and analyze impacts.	
Surface water inventory narrative.	
A map depicting all surface water resources, freshwater wetlands, freshwater wetlands transition areas, flood plains as defined at N.J.A.C. 7:13-1.2, drainage areas and any surface water sampling locations.	
Proof that the limits of the freshwater wetlands, transition areas, watercourses, flood hazard areas and riparian buffers on the site have been verified by the NJDEP.	
Surface water impacts analysis narrative.	
Table providing quantitative summary of existing and predicted surface water quality parameters (relative to applicable NJDEP surface water standards), rates and volumes flow and elevations.	
Mitigation measures to offset probable adverse impacts to surface waters narrative.	
Description of available alternative surface water quality improvement techniques and relative effectiveness for water quality improvement.	
9.0 Description of Subsurface Water Resources	
Description of techniques used to inventory subsurface waters and analyze impacts.	
Subsurface water inventory analysis narrative.	
Table providing quantitative summary of existing and predicted ground water quality parameters (relative to NJDEP drinking water standards), aquifer yields and aquifer recharge.	
Map depicting existing and proposed wells and manmade discharges to groundwater and existing and predicted depth to groundwater, rates of aquifer recharge, direction of groundwater flow and locations in changes to ground water quality.	
Subsurface water resources impacts analysis narrative.	
Mitigation measures to offset probable adverse impacts to sub surface waters narrative.	
Description of available alternative techniques for reduction of discharge of pollutants to subsurface waters and relative effectiveness for ground water quality improvement.	
10.0 Description of Historic and Archeological Resources	
Description of techniques used to inventory historic and archeological resources and analyze impacts.	
Historic and Archeological Resources inventory narrative.	
Map depicting historic and archeological resources.	
Historic and Archeological resources impacts analysis narrative.	
Mitigation measures to offset probable adverse impacts to historic resources narrative.	
11.0 Description of Visual Resources	
Description of techniques used to inventory visual resources and analyze impacts.	
Visual resources inventory narrative.	
Map depicting visual resources.	
Color photographs of visual resources.	
Visual resources impacts analysis narrative.	
Renderings or sketches of predicted visual resources.	
Description of mitigation measures to offset probable adverse impacts to visual resources.	
12.0 Description of Community Needs	
Description of techniques used to inventory community facility needs and analyze impacts.	
Community facility inventory narrative.	

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Table providing quantitative summary of existing community facility total capacities and remaining capacity and the needs of the project.	
Community facility impacts analysis narrative.	
Description of mitigation measures to offset probable impacts to community facilities.	
13.0 Description of Utility Needs	
Description of techniques used to inventory utility needs and analyze impacts.	
Existing utility inventory narrative.	
Table summarizing existing utility total capacity, remaining capacity and demand created by the project.	
Summary of any required offsite utility improvements necessary to serve the project.	
Utility impacts analysis narrative.	
Description of mitigation measures to offset probable impacts to utilities.	
14.0 Description of Transportation System	
Description of techniques used to inventory transportation system and analyze impacts.	
Existing transportation system inventory narrative.	
Map depicting key components of the existing transportation system and service levels.	
Description of proposed onsite transportation system.	
Map depicting key components of the proposed transportation system and predicted service levels	
Summary of any required offsite transportation improvements necessary to serve the project and environmental impacts associated with the improvements.	
Transportation system impacts analysis narrative	
Description of mitigation measures to offset probable adverse impacts to the transportation system	
15.0 Demographics	
Description of techniques used to analyze demographic	
Narrative profiling existing and future users and/or residents	
Table summarizing characteristics of existing and future users and/or residents	
Demographics impacts analysis narrative	
Description of mitigation measures to offset probable adverse impacts to demographics	
16.0 Description of Fiscal Impacts	
Description of techniques used to analyze fiscal impacts	
Narrative of economic and fiscal characteristics of the project	
Table summarizing projected all municipal, County and State revenues and expenses (including but not limited to those related to the construction and maintenance of new community facilities, roadways, stormwater management facilities and open space) related to the project	
Narrative describing temporary and permanent jobs created or lost that can be reasonably attributed to the project and the incomes associated with those jobs.	
Fiscal impacts analysis narrative	
Description of mitigation measures to offset probable adverse impacts to fiscal characteristics	
17.0 Emissions	
A narrative providing an identification of characteristics and conditions associated with existing, construction related, and operation related air and water quality and noise levels, vibration, toxic materials, electrical interference, odor, glare and heat, fire and explosion, smoke, dust, fumes, vapors and gasses, and/or radioactive materials. Include tables that at a minimum provide quantitative summaries of air emissions from the site, noise levels on the site and at the property line and average light levels on the site and at the property.	
18.0 Environmental Protection Standards	
A narrative describing compliance with and/or variances required for each environmental performance standard described in Section 30-6 of the Land Use Code.	
Maps depicting the location of all Resource Protection Lands described in Section 30-6 of the Land Use Code and the limits of all proposed earth disturbance and conservation easements.	
Table providing quantitative summary of existing areas of all Resource Protection Lands, percent of each	

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area proposed to be disturbed and percent of each area permitted to be disturbed.	
Plan depicting proposed tree removal and tree replacement.	
Table summarizing proposed tree removal and tree replacement (must include species, diameter and basal area of trees to be removed and replacement trees as well tree replacement requirements).	
19.0 Licenses and Permit	
A narrative describing all permits and other approvals required for the project and their status.	
20.0 Alternatives Analysis	
Narratives, plans and tables summarizing all alternative layouts, configurations, uses, size, number of structures considered, comparison of their relative adverse impacts compared to the proposed project and reason for rejection. Where variances from the Land Use Code are requested at least one alternative design/use for the site that would not require variances from the Land Use Code shall be provided.	
21.0 Irreversible Impacts	
A narrative quantifying the irreversible impacts associated with project implementation and relative qualitative effects.	
22.0 Conclusion	
23.0 References/Literature Cited	
24.0 Qualification of Preparers	
25.0 Appendices and Attachments	
Completed ISR Checklist	
NJDEP Letter of Interpretation	
NJDEP Stream Encroachment Jurisdictional Determination	
NJ Natural Heritage Program Database Search Results	
Relevant Correspondence with NJDEP and other regulatory agencies	
Evidence of utility, fire protection and community facility capacity	
Sample conservation easement	
Maintenance and monitoring plan for site infrastructure	
Geotechnical Investigations Report and boring logs	
Aquifer Pump Test Report	
Stormwater Management Report	
Traffic Study Report	
Air Quality Study Report	
Noise Study Report	
Surface Water and Ground Water Quality Sampling Program Report	
Hazardous materials investigation reports	

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3. List of Exhibits To Be Used During The Hearing

<u>Pre-marked Identification</u>	<u>Description</u>
P-1	Application
P-2	Proof of Service of Notice/Return Receipt Cards
P-3	Affidavit of Proof of Publication
P	
P	
P	
P	

4. List Each Ordinance or Other Design Requirement from which the Applicant seeks relief.

UNION TOWNSHIP
PLANNING BOARD/BOARD OF ADJUSTMENT
RULES AND REGULATIONS

2.3.5(a) Time for Decision; Consent to Extension; Notice

Pursuant to the Municipal Land Use Law (hereinafter "M.L.U.L."), once the Board has determined that an application is complete pursuant to N.J.S.A. 40:55D-10.3, the Planning Board / Board of Adjustment must make its final decision within the following time periods:

1. Application for a subdivision of 10 or fewer lots – within 45 days (*N.J.S. 40:55D-48*)
2. Application for a subdivision of more than 10 lots – within 95 days (*N.J.S. 40:55D-48*)
3. Application for a minor site plan or minor subdivision – within 45 days (*N.J.S. 40:55D-46.1 and 47*)
4. Application for site plan which involves 10 acres of land or less and 10 or fewer dwelling units – within 45 days (*N.J.S. 40:55D-46*)
5. Application for site plan involving more than 10 acres or more than 10 dwelling units – within 95 days (*N.J.S. 40:55D-46*)
6. Application for conditional use – within 95 days (*N.J.S. 40:55D-61*)
7. Application for general development plan of a parcel greater than 100 acres as a planned development – within 95 days (*N.J.S. 40:55D-45.3*)
8. Simultaneous application for a variance with a site plan, subdivision or conditional use approval – within 120 days (*N.J.S. 40:55D-73*)

The Municipal Land Use Law mandates a decision by the municipal board within the established time periods, otherwise, the board shall be deemed to have granted approval of the application. However, the applicant / developer may consent to grant to the Board further time in which to make its final decision.

A. TIME FOR DECISION. The Union Township Planning Board / Board of Adjustment has determined that a reasonable extension time period to which an applicant / developer may consent to "such further time" shall be no longer than twice the time period as statutorily established for a decision by the applicable section of the M.L.U.L. (see above). The Board may consider the grant of a further extension of this reasonable time period, under specific, extenuating circumstances, based upon a specific problem(s) in a project, and on a case-by-case basis.

In the event that the applicant / developer fails to comply with the applicable time limitation as set forth in the Statute, and as may have been extended under the provisions of this policy with regard to the acceptance by the Board of a consent to the extension of time in which the Board may make its final decision, the Board at its next regular hearing shall render its final decision on the application based on the existing information and documents which the applicant has submitted to the Board, and such final decision shall include the right of the Board to deny the applicant's / developer's application, without prejudice.

B. REQUEST / GRANT OF EXTENSION. Any and all requests for an adjournment of a regularly scheduled hearing, or an adjourned hearing date, whether made within the time periods established by the M.L.U.L. or such extended period of time, shall be made by the applicant / developer or their legally authorized representative, who shall personally appear at the hearing of the Board at which the application was listed for hearing so as to provide a detailed report on the status of the project and the basis for the proposed adjournment or consent for an extension of time to be granted to the Board for its final decision. The proposed consent to extension shall be in writing on forms available from the Board Secretary. All considerations by the Board in accepting the consent for further time for the Board to render its decision shall be on a month-to-month basis and only for a single month until the next regularly scheduled meeting of the Board. Each proposed adjournment or consent to such further time for the Board to act shall require a personal appearance by the applicant or its representative.

C. ADDITIONAL NOTICE. In the event that an application has been adjourned or a consent for Board action has been granted and accepted by the Board which results in the lapse of more than sixty days from the last presentation of testimony before the Board, or upon determination by the Board, then and in that event, the applicant shall be required to re-notice its application, and shall provide Notice in accordance with the provisions of *N.J.S. 40:55D-12, et. seq. - Notice of Applications*, and provide proof thereof prior to the continuation of the adjourned or extended hearing.

UNION TOWNSHIP
PLANNING BOARD/BOARD OF ADJUSTMENT
RULES AND REGULATIONS

2.3.5 Continuances. All cases may be continued to another date certain, which shall be the next regularly scheduled Board meeting, unless otherwise determined by the Board. The Chair shall announce to all those present the date and time to which the hearing on the matter is continued. The applicant shall give such notice as hereinafter established under Section 2.3.5(a), or as directed by the Chair. However, if the matter is continued to a special meeting, notice shall be provided in accordance with *N.J.S. 40:50D-12, et. seq.* The Board reserves the right to continue a hearing on its own motion for purposes of further consideration, subject to the limitations of time as hereinafter provided. The Board may also grant reasonable requests of interested parties to continue a matter in order to afford such parties sufficient time to prepare, engage counsel, present witnesses or for other good cause. However, the Board shall do so only to the extent that the applicant's interests are not unduly compromised or prejudiced with respect to the applicant's protected interests pursuant to prevailing law. Where adjournment for a continuance would extend beyond the statutory period within which the Board is required to act, the consent of the applicant shall be in accordance with procedures established herein (Section 2.3.5(a)) and also shall be confirmed in writing on the form of consent available from the Board Secretary.



DEPARTMENT OF HEALTH
RT. 12 COUNTY COMPLEX, BLDG. #7
PO BOX 2900
FLEMINGTON NEW JERSEY 08822-2900

ENVIRONMENTAL HEALTH SERVICE FEES
EFFECTIVE FEBRUARY 1, 2002
(Per County Ordinance 2002-1)

POTABLE WATER WELL PROGRAMS

New Well Application	\$ 100.00
Well Abandonment Inspection	50.00
Well Alteration Inspection (Packer etc.)	50.00
Resample Collection/Analysis (After Initial retest)	.35.00
Well Re-Inspection	40.00

INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM PROGRAM FEES

New System Application	\$ 250.00
Alteration Application	225.00
Repair Application	80.00
Redesign	90.00
Re-Review (after initial plan rejection)	15.00

GEOHERMAL WELL PROGRAM FEES

Geothermal Well Applications	\$ 125.00
Subsequent Inspection	45.00

SUBDIVISION AND SITE PLAN REVIEW FEES

Site Plan	\$ 25.00
Minor (1-3 lots)	75.00
Major (4-10 lots)	110.00
(11-20 lots)	160.00
(21 or more lots)	245.00

CONSTRUCTION PERMIT REVIEW FEES

Permit Referral Review	\$ 15.00
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GENERAL PROCESSING FEES

Refund Processing	\$ 25.00
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fees02.wpd (revised 9/14/02)

HEALTHY PEOPLE LIVING IN HEALTHY COMMUNITIES

MUNICIPALITY: _____
BLOCK: _____
LOT: _____

DEVELOPMENT REVIEW CHECKLIST
HUNTERDON COUNTY PLANNING BOARD
PO BOX 2000
Flomington, New Jersey 08822-1200
Telephone: (908) 788-1490 FAX: (908) 788-1662
email: planning@co.hunterdon.nj.us

NOTE: A COPY OF THIS CHECKLIST MUST ACCOMPANY ALL SUBMISSIONS

All subdivision applications submitted to a municipality must also be submitted to the County Planning Board for review. In addition, all site plan applications with frontage on a County road and/or having an impervious surface of one (1) acre or more must be submitted to the County Planning Board.

The County will not accept an application for review until the items listed below are completed:

- Development Review Application Form* (If the applicant/property owner is a corporation or partnership, page 3 must be completed)
- Application Fee** (cash, check, or money order payable to the 'County of Hunterdon')
 - Minor Subdivision: \$85
 - Sketch Plan: No Fee
 - Preliminary Subdivision: \$100 plus \$5 per new lot
 - Final Subdivision: \$50 Plus \$10.00/ lot
 - Residential Site Plan: \$100 plus \$15 per proposed dwelling unit
 - Nonresidential Site Plan: \$75 plus \$5 per 1,000 sq. feet of proposed gross floor area
- Two sets of plans (with signature and seal of licensed professional)
 - Final Subdivisions and Site Plans must be accompanied by the .dxf drawing with three property corners identified in NAD83 coordinates per section 304 of the Hunterdon County Land Development Standards.
- Drainage Calculations (per Section 404 of Hunterdon County Land Development Standards)
 - All subdivision applications with four (4) or more new lots
 - All site plan applications with one (1) acre or more of impervious surface
- Traffic Study (per Section 502 of Hunterdon County Land Development Standards)
 - All subdivision applications with twelve (12) or more new lots
 - All site plan applications with County road frontage that generate twelve (12) vehicle trips or more per peak hour

*A Development Review Application Form must be submitted with revised plans

** An additional Application Fee is not required for revised plans.

ORDINANCE #2009-6
AN ORDINANCE TO AMEND THE LAND USE CODE,
OF THE TOWNSHIP OF UNION, HUNTERDON COUNTY,
NEW JERSEY REGARDING APPLICATION FEES AND
ESCROW DEPOSITS FOR SUBDIVISIONS; SITE PLANS;
VARIANCES; OTHER (LAND USE AMENDMENT # _____)

BE IT ORDAINED, by the Township Committee of the Township of Union, Hunterdon County, New Jersey, that the Land Use Code of the Township of Union is hereby amended as follows:

- I. Amend Section 30-11.5d.1. as follows, deletions (thusly); additions thusly;
- d. 1. Application Fees and Escrow Deposits for Subdivisions; Site Plans; Variances; Other.

<i>Type of Application</i>	<i>First Check Nonrefundable Application Charge</i>	<i>Second Check Applicant's Escrow Fund</i>
1. <u>Informal (conceptual review)</u>		
<u>Existing single family</u>	<u>\$100.00 per meeting*</u>	\$1,500.00 (if professional review requested by the applicant)
<u>All others</u>	<u>\$300.00 per meeting*</u>	\$1,500.00 (if professional review Requested by the applicant)
2. <u>Subdivisions</u>		
Boundary line change or merger of portions of adjoining properties	\$400.00	\$1,500.00
Minor	\$200.00, plus \$250.00 per lot	\$1,500.00 per lot
Preliminary major	\$500.00, plus \$200.00 per lot	\$1,000.00, plus \$400.00 per lot; minimum \$3,000.00
Final major	\$500.00, plus \$100.00 per lot	\$400.00, plus \$150.00 per lot; minimum \$1,500.00
3. <u>Site Plans</u>		
Site plan waiver	\$200.00	\$1,000.00
Minor	\$350.00, plus \$0.05 per square foot of proposed new building area, plus \$0.01 per square foot of site area to be disturbed	\$1,500.00

Type of Application

*First Check
Nonrefundable
Application Charge*

*Second Check
Applicant's Escrow Fund*

Preliminary major	\$350.00, plus \$.10 per square foot of proposed new building area, plus \$0.03 per square foot of site area to be disturbed	If the gross floor area of the building is 100,000 square feet or less - \$2,000.00, plus \$10.00 per 1,000 square feet of lot area, plus \$10.00 per 100 square feet of gross floor area of the building. If the gross floor area of the building exceeds 100,000 square feet - \$2,000.00, plus \$3.50 per 1,000 square feet of lot area, plus \$3.50 per 100 square feet of gross floor area of the building.
3. <u>Site Plans - Cont.</u>		
Final major site plan	50% of preliminary major	If the gross floor area of the building is 100,000 square feet or less - \$2,000.00, plus \$3.00 per 1,000 square feet of lot area, plus \$3.00 per 100 square feet of gross floor area of the building. If the gross floor area of the building exceeds 100,000 square feet - \$2,000.00, plus \$1.00 per 1,000 square feet of lot area, plus \$1.00 per 100 square feet of gross floor area of building.
	<u>\$1,500.00</u>	<u>\$5,000.00</u>
	<u>\$2,500.00</u>	<u>\$10,000.00</u>
4. <u>Variances</u>		
a. Appeal (N.J.S.A. 40:55D-70(a))	\$300.00 per meeting	\$1,500.00
b. Appeal (N.J.S.A. 40:55D-70(b))	\$300.00 per meeting	\$1,500.00
c.(1) Bulk variance 40:55D-70(c) existing lots	\$300.00, plus \$100.00 per variance	\$3,000.00
c.(2) Bulk variance 40:55D-70(c)with site plan or subdivision	\$300.00, plus \$100.00 each additional variance	\$3,000.00
d. Use Variance(N.J.S.A 40:55D-70(d))	\$500.00	\$3,000.00

<i>Type of Application</i>	<i>First Check Nonrefundable Application Charge</i>	<i>Second Check Applicant's Escrow Fund</i>
5. Permit for lot not abutting public street (N.J.S.A. 40:55-36)	\$500.00	\$3,000.00
6. Extensions of approval request	\$500.00 per meeting	\$1,500.00
7. On-tract and off-tract improvements	N/A	5% of the cost of the improvement
8. Development agreement	N/A	\$2,000.00
9. Deposit for certified shorthand reporter	N/A	\$300.00 per meeting
10. Aquifer testing		
a. Aquifer Test Plan Review	\$500.00	Residential subdivision (and site plans) (\$800.00) \$900.00 for first lot, plus \$100.00 for each additional lot. Non-Residential <u>and residential</u> site plans (\$1,000.00) \$900.00 for first 1,000 gals. of average daily demand, plus \$100.00 for each additional 1,000 gals. or part thereof of average daily demand.
b. Hydrogeologic Report Review	\$500.00	Residential subdivisions and site plans (\$2,000.00) \$1,800.00 for the first lot, plus (\$100.00) \$200.00 for each additional lot. Non-Residential <u>and residential</u> site plans (\$2,000.00) \$900.00 for first 1,000 gals. of average daily demand, plus (\$200.00) \$100.00 for each additional 1,000 gals. of average daily demand or part thereof.
11. Carbonate Rock		
a. Phase I Checklist	(\$500.00) \$750.00	\$750.00, plus \$200.00 per acre or portion thereof for each acre of disturbance when site is located in the CRD and \$100.00 per acre or portion thereof for each acre of disturbance when site is located in the CDA
b. Phase II Checklist	(\$500.00) \$750.00	\$1,500.00, plus \$500.00 per acre or portion thereof for each acre of disturbance when site is located in CRD and \$200.00 per acre or portion thereof for each acre of disturbance when site is located in CDA.

12.	<u>Environmental Impact Statement Review</u>	<u>\$500.00</u>
13.	<u>Special Meeting Fee</u>	<u>\$1,000.00</u>
14.	<u>Tax Map Changes</u>	<u>\$150.00, plus</u> <u>\$50.00 per lot</u>

*The amount of any fees for such an informal review shall be a credit toward fees for review of the application for development, provided the application for development submitted is substantially the same as the concept plan.

- V. All ordinances or parts of ordinances inconsistent herewith are hereby amended as to such inconsistency only.
- VI. If the provision of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by any court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any such article, section, subsection, paragraph, or clause, and, to this end, the provisions of this Ordinance are hereby declared to be severable.
- VII. This Ordinance shall take effect upon formal adoption by the governing body of the Township of Union and the subsequent filing of a certified copy thereof with the Hunterdon County Planning Board in accordance with C:40:55D-16 of the New Jersey Municipal Land Use Law.

Attest:

Ella Malecki Ruta, Clerk

Patricia Dziubek, Mayor

Introduction: November 4, 2009

Publication: November 26, 2009

Public Hearing: December 16, 2009

Publication by Title: December 24, 2009