

TOWNSHIP OF EAST HANOVER
LAND USE PLANNING BOARD

411 Ridgedale Avenue
East Hanover, NJ 07936
973-428-3021
Fax 973-428-3026

FINAL PLAT

APPLICANT _____ DATE _____

LOCATION _____

LOT _____ BLOCK _____ ZONE _____

The attached checklist has been prepared to standardize final sketch plat reviews. The following items are required under the Land Use and Zoning Ordinance. Checked items indicate unsatisfactory and/or incomplete. These items must be included prior to the application being deemed complete.

FINAL PLAT DETAILS

- ___ 1. The final plat shall be drawn by a licensed New Jersey land surveyor and professional engineer, not either alone, on a tracing cloth or Mylar measuring twenty-four by thirty-six (23x36) inches in size, at a scale of not more than fifty (50) feet to the inch.
- ___ 2. Identity: Date, name and location of the subdivision, name of owner, graphic scale and reference meridian.
- ___ 3. Other contents: Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land to be reserved or dedicated to public use, all lot lines and other site lines, with accurate dimensions, bearings or deflection angles and radii, arcs and central angles of all curves.
- ___ 4. Public use: The purpose of any easement or land reserved or dedicated to public use shall be designated and the proposed use of sites other than residential shall be noted.
- ___ 5. Block and lot numbers: Tax Map block and lot numbers, as supplied by the Tax Assessor, shall be shown.
- ___ 6. Setback lines: Minimum building setback lines on all lots and other sites.
- ___ 7. Monuments: Location and description of all monuments.
- ___ 8. Owners: The names of owners of adjoining property and the names of adjoining subdivisions, if any, and the case and filed map number. (Amended 8-27-81 by Ordinance No. 21-1981)

- ___ 9. Accuracy: Certification by the surveyor as to the accuracy of details of plat. (Amended 8-27-81 by Ordinance No. 21-1981)
- ___ 10. Consent of owner: Certification that the applicant is agent or owner of the land or that the owner has given consent under an option agreement.
- ___ 11. Approval: When approval of a plat is required by an officer or body of the Township, County or State, approval shall be certified on the plat.
- ___ 12. Improvement construction plans: Improvement construction plans shall be prepared on a sheet measuring twenty-four by thirty-six (24x36) inches, at a scale of not less than fifty (50) feet to the inch and drawn by a licensed New Jersey professional engineer, showing proposed construction, including plans, cross sections and profiles of streets, storm and sanitary sewers, water mains and other utility layouts. (Amended 8-27-71 by Ordinance No. 21-1981)
- ___ 13. Taxes: A written certification from the Tax Collector that no taxes or assessments for local improvements are due or delinquent.
- ___ 14. Wetland survey: A wetland survey shall be performed by a qualified professional on all properties which are subject of a minor or major subdivision or major site plan application. The survey shall state whether regulated wetlands are present on the site. All wetlands and transition areas identified shall be shown on all plans. The name of the person who performed the wetlands survey shall be shown on the plans. If regulated wetlands are not present on the site, a note shall be added to the plan stating that a wetland survey was performed, who performed the survey, the date the survey was performed and what method was used to perform the survey. In addition, the note shall state that no regulated wetlands were identified during the survey. (Amended 7-15-02 by Ordinance No. 10-2002)
- ___ 15. Wetland delineation: A wetlands letter of interpretation (LOI) from the NJDEP must be submitted as part of the application for any major subdivision or major site plan application. A minor subdivision application shall not be required to submit an LOI; however, an on-site wetland delineation shall be prepared by a qualified professional. Any wetlands identified as a result of such delineation shall be placed on the minor subdivision plans. If the wetlands present will be impacted by the proposed improvements, a NJDEP approved LOI is required to be submitted with the plans for minor subdivision. (Amended 7-15-02 by Ordinance No. 10-2002)

N/A - Not Applicable

W - Request Waiver

X - Incomplete Item

Revised 7/15/02 by Ord. 10-2002

Revised 1/4/05