



BOROUGH OF
Kinnelon

130 Kinnelon Road
Kinnelon, New Jersey 07405

PLANNING BOARD

Phone: 973-838-5402 ext 233

Fax: 973-838-1862

Regular Meeting
the ~~2nd~~^{1st} Thursday
of Each Month
~~7:30-8:15~~ p.m.

THIS PACKET CONTAINS THE FOLLOWING CHECKLISTS:

Pages

A-1 to A-3	Requirements for All Applications
B-1 to B-3	Minor Subdivision
C-1 to C-4	Preliminary Major Subdivision
D-1 to D-2	Final Major Subdivision
E-1 to E-3	Site Plan
F-1 to F-2	Variance
G-1 to G-5	Environmental Impact Statement
H-1 to H-2	Traffic Impact Study

Adopted by Ordinance No. 3-91 on March 21, 1991
Amended by Ordinance No. 11-92 on August 20, 1992
Amended by Ordinance No. 15-97 on December 18, 1997
Amended by Ordinance No. 14-02 on August 15, 2002
Amended by Ordinance No. 18-02 on October 17, 2002
Amended by Ordinance No. 12-03 on June 19, 2003
Amended by Ordinance No. 23-03 on September 18, 2003

BOROUGH OF KINNELON
CHECKLIST FOR SUBMISSION TO THE PLANNING BOARD

A. REQUIREMENTS FOR ALL APPLICATIONS

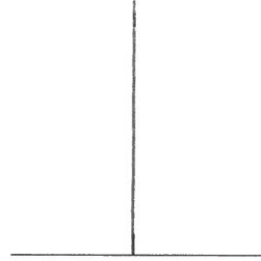
COMPLIES/STAFF USE
ONLY

Ref: Section 176-37A - Subdivision & Site Plan Ordinance

1. Original plus five (5) copies of the application form applicable to the type of approval requested, completely filled in. If any item is not applicable to the applicant, it should be so indicated on the application form(s).
2. Certification from Tax Collector that taxes are paid.
3. Application fee included.
4. Sixteen (16) copies of any required plot plan, site plan or subdivision plan completed in conformance with the requirements of all applicable ordinances of the Borough of Kinneton. Environmental data shall be submitted on a scale of one (1) inch equals 50 (fifty) feet. (Refer to Section 176-30.K - Subdivision and Site Plan Ordinance.)
5. A survey of the subject property, prepared not more than seven years from the date of submittal of the application, together with an affidavit of no change from what is shown on the survey. An applicant may submit a survey prepared more than seven years from the date of submittal, provided the survey contains the signature and seal of a certified surveyor attesting that it is an accurate representation of the current conditions on the subject property.
6. The completed County Planning Board application form (in duplicate) and County filing fee if the County Planning Board approval is required.
7. If available prior to the hearing, fourteen (14) copies of any other supporting documentation which shall be presented to the Board in its consideration of the application.
8. If applicant is other than the owner of the subject property, a notarized consent form signed by the owner authorizing the applicant to proceed before the Board.

9. Information as to ownership. If applicant is a corporation or partnership, a list of the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership as the case may be, as required by N.J.S.A. 40:55D-48.1 and N.J.S.A. 40:55D-48.2.
10. Names of proposed witnesses, if any, and their expertise if known at the time of submission of application.
11. Copies of any prior resolutions or other documentation regarding past decisions involving the property.
12. Copies of any easements or deed restrictions or covenants affecting use of the premises.
13. If public notice of the hearing on the application is required, pursuant to the Municipal Land Use Law N.J.S.A. 40:55D-12, and/or the ordinances of the Borough of Kinnelon, applicant shall submit a list of property owners within 200 feet of the subject property. The list shall include the names and addresses as shown on the municipal tax records. Applicant may apply to the Assessor for a municipally certified list of property owners within 200 feet of the subject property by paying a fee of twenty-five cents (\$0.25) per name or ten dollars (\$10.), whichever is greater.
14. If applicant is a corporation, name and address of attorney who shall be representing the applicant.
15. A schedule of zoning requirements applicable to the property and a showing of whether or not the application is in conformance with such requirements. The schedule shall be indicated on the plot plan, site plan or subdivision plan. (This shall not be a requirement on applications for final major subdivision or final site plan approval.)
16. Except for final major subdivision or final site plan application, wetlands shall be delineated on the plan as per the requirements of Article XV of the Zoning Ordinance. If none, a report from a qualified environmentalist shall be submitted assuring there are no wetlands, including wetland buffer areas, on the site. Said report shall be based on wetlands and soil maps and an actual field wetlands survey of the premises. The application shall include four (4) copies of any submittals to the New Jersey Department of Environmental Protection (NJDEP), including but not limited to waivers, stream encroachment or fill permits.

17. A list, included in the application, of all other governmental agencies which must review the application and issue an approval thereon. Said listing shall include any variances and/or exceptions being sought, with reference to the specific applicable ordinance provision(s) and an explanation of the reasons why such variance or exception is being requested. (See Section F - Variance Checklist.)



BOROUGH OF KINNELON
B. MINOR SUBDIVISION CHECKLIST

Ref: Section 176-37B - Subdivision & Site Plan Ordinance

- (1) All items per Section 176-37A.
(2) The sketch plat shall be based on Tax Map information, a survey plat or some other similarly accurate base, shall be at a scale of not less than one (1) inch equals two hundred (200) feet, with the entire tract shown on one (1) sheet. The sketch plat shall be prepared by a licensed N.J. professional land surveyor or engineer and shall show or include the following information:
(a) The location of that portion which is to be subdivided in relation to the entire tract.
(b) The name of the owner and of all adjoining property owners as disclosed by the most recent Borough tax records.
(c) The Tax Map sheet and block, lot & house numbers. New lot and house numbers shall be obtained from the office of the Assessor prior to the submission of the plat.
(d) All existing and proposed utility connections shall be shown on the plans.
(e) All streets or roads, bodies of water and streams within five hundred (500) feet of the subdivision.
(f) Lot lines and approximate distances of proposed lots.
(g) All existing structures and wooded areas within the portion to be subdivided and within two hundred (200) feet of the subdivision.
(h) The location of existing and proposed septic systems and wells shall be shown on all lots to be subdivided. All percolation tests and soil logs taken shall be noted on the plans.
(i) A topographic map, at a minimum scale of one (1) inch equals fifty (50) feet, showing two-foot contours shall contain:

- [1] Topographic information.
[a] The following ranges of slope indicating the area of each range on each lot:

Table with 1 column and multiple rows for compliance tracking.

[1] Topographic Information - continued

[a] Ranges of slope - continued

- (i) Zero percent (0%) to fifteen percent (15%).
- (ii) Fifteen and one-tenth percent (15.1%) to twenty percent (20%).
- (iii) Twenty and one-tenth percent (20.1%) to twenty-five percent (25%).
- (iv) Twenty-five and one-tenth percent (25.1%) to thirty percent (30%).
- (v) Thirty and one-tenth percent (30.1%) to thirty-five percent (35%).
- (vi) Over thirty-five and one-tenth percent (35.1%).

[b] Said topographic information shall be based on actual field surveys or other equally reliable sources. (Note: slope lines should not be obscured by drafting techniques.)

[2] All flood hazard areas, lakes, ponds, marshes, bogs, swamps, brooks, and perennial and intermittent streams, whether natural or man-made.

[3] A wetlands delineation line prepared by a qualified expert.

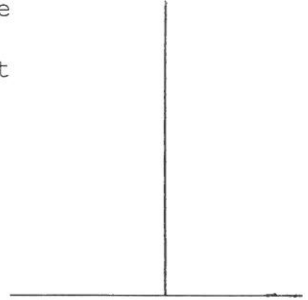
(j) A map as per Subsection B(2)(i)[2] and [3] above containing soil data from the Soil Survey of Morris County (United States Department of Agriculture, Soil Conservation Service) showing each soil type, soil symbol, and interpretation table.

(k) The above mappings shall include each proposed lot and lot area meeting the minimum lot size requirement. Lot area is to be calculated pursuant to the requirements set forth in Article XV of Chapter 207 of the Code of the Borough of Kinnelon.

(l) Specific areas where existing trees are to be removed, with the location of all trees having a diameter of four (4) inches or more measured four (4) feet above the grade therein.

3. Prior to the signing of the final plans or subdivision deeds, all deeds of dedication and grants of easements shown on the final plans or subdivision deeds to be granted to the Borough of Kinnelon shall be submitted in a form of a deed of dedication or grant of easement to be approved by

the Borough Engineer and in a manner satisfactory to the Borough Attorney. Each instrument of conveyance shall establish that final acceptance by the Borough shall not occur until formal acceptance of the same by ordinance adopted by the governing body. Following the recording of the deeds of dedication and grants of easement documents, they shall be returned to the Borough to be held for future acceptance, at such time as all improvements have been completed and approved by the Borough Engineer.



BOROUGH OF KINNELON
C. PRELIMINARY MAJOR SUBDIVISION CHECKLIST

Ref: Section 176-37C - Subdivision & Site Plan Ordinance

- (1) All items per Section 176-37A.
- (2) The preliminary plat shall be clearly and legibly drawn or reproduced at a scale of not less than one (1) inch equals one hundred (100) feet. Preliminary plats shall be designed and drawn by a licensed New Jersey professional land surveyor or engineer.
- (3) The plat shall be designed in compliance with the provisions of Article VIII of Chapter 176 of the Code of the Borough of Kinnelon and shall show or be accompanied by the following information:
 - (a) A key map at a scale of one (1) inch equals four hundred (400) feet, showing the entire subdivision and its relation to surrounding areas.
 - (b) The tract name, Tax Map sheet, block and lot numbers, date, reference meridian, graphic scale, and the following names and addresses:
 - [1] Name and address of owner of record.
 - [2] Name and address of applicant.
 - [3] Name and address of person who prepared map.
 - [4] Names of owners of adjoining properties within two hundred (200) feet of the extreme limits of the subdivision.
 - (c) The total acreage in the entire parcel to be subdivided, the total acreage to be subdivided from the original parcel, the total acreage to be utilized for roads, streets and dedicated land and the remaining acreage in the original parcel, if any, all to be calculated to the nearest tenth of an acre, together with certification that the sizes of all lots to be subdivided are in accordance with the current Chapter 207 Zoning Ordinance.
 - (d) Lot lines, dimensions and areas of proposed lots including building setback lines as required by the Zoning Ordinance.
 - (e) New block, lot and house numbers shall be shown on the plat. These numbers shall be obtained from the office of the Assessor prior to submission of the preliminary plat.

(f) Sufficient elevations or contours to determine the general slope and natural drainage of the land and the high and low points, and tentative cross sections and center-line profiles for all proposed new mutually agreed upon extension streets.

(g) The location of existing and proposed property lines, streets, buildings, watercourses, railroads, bridges, culverts, drainpipes and any significant natural features such as wooded areas and rock formations.

(h) Specific areas where existing trees are to be removed, with the location of all trees having a diameter of four (4) inches or more measured four (4) feet above the grade therein.

(i) Plans of proposed utility layouts (sewers or dry sewers, storm drains, water, gas and electricity), showing feasible connections to existing or any proposed utility systems. Extensions of electric distribution lines and telephone distribution lines in subdivisions having three (3) or more building lots shall be made underground in accordance with the New Jersey Public Utility Regulations (14:5-4.1 et seq. and 14:10-4.1 et seq.). When a public sewage disposal system is not available, the applicant shall have percolation tests and soil logs made and shall submit the results with the preliminary plan and shall also submit plans for proposed dry sewer lines suitable for connection to a public sewage disposal system should the same become available. Any subdivision or part thereof which does not meet with the established requirements of this section or other applicable regulations shall not be approved.

(j) A copy of a soil erosion and sediment control plan shall be submitted in accordance with the Standards for Soil Erosion and Sediment Control promulgated by the New Jersey State Soil Conservation Committee, as mandated by the Soil Erosion and Sediment Control Ordinance regulations of the Borough of Kinnelon, Chapter 167.

(k) Individual lot grading plans at a minimum scale of one (1) inch equals fifty (50) feet indicating approximate size and location of structure(s), and driveway(s), and the approximate locations of septic system(s) and well(s) and existing and proposed contours and spot elevations.

(l) Plan for storm water management.

(4) A topographic map, at a minimum scale of one (1) inch equals fifty (50) feet, showing two-foot contours shall contain:

(a) Topographic information.

[1] The following ranges of slope indicating the area of each range on each lot:

[a] Zero percent (0%) to fifteen percent (15%).

[b] Fifteen and one-tenth percent (15.1%) to twenty percent (20%).

[c] Twenty and one-tenth percent (20.1%) to twenty-five percent (25%).

[d] Twenty-five and one-tenth percent (25.1%) to thirty percent (30%).

[e] Thirty and one-tenth percent (30.1%) to thirty-five percent (35%).

[f] Over thirty-five and one-tenth percent (35.1%).

[2] Said topographic information shall be based on actual field surveys or other equally reliable sources. (Note: slope lines should not be obscured by drafting techniques.)

(b) All flood hazard areas, lakes, ponds, marshes, bogs, swamps, brooks, and perennial and intermittent streams, whether natural or man-made.

(c) A wetlands delineation line prepared by a qualified expert.

(5) A map as per Subsection (4)(b) and (c) above containing soil data from the Soil Survey of Morris County (United States Department of Agriculture, Soil Conservation Service) showing each soil type and soil symbol.

(6) The above mappings shall include each proposed lot and lot area meeting the minimum lot size requirement. Lot area is to be calculated pursuant to the requirements set forth in Article XV of Chapter 207 of the Code of the Borough of Kinnelon.

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(7) Traffic Impact Study Report. (See Section 176-37H.)

(8) Environmental Impact Statement. (See Section 176-37G.)

(9) Certification by Applicant that any required review fees have been placed in escrow deposit with the Borough. (Refer to Section 47-31M of the Code of the Borough of Kinnelon.)

**BOROUGH OF KINNELON
D. FINAL MAJOR SUBDIVISION CHECKLIST**

Ref: Section 176-37D - Subdivision & Site Plan Ordinance

- (1) All items per Section 176-37A.
- (2) A plat shall be submitted for this type of application and shall be drawn in ink on tracing cloth or mylar at a scale of not less than one (1) inch equals one hundred (100) feet and shall be in compliance with the standards prescribed by the "Map Filing Law," P.L. 1960, c. 141. The final plat shall show or be accompanied by the following:
 - (a) Date, name and location of the subdivision, name of the owner, graphic scale and reference meridian.
 - (b) Tract boundary lines, right-of-way lines of streets, street names as approved by the Planning Board, easements and other rights-of-way, land to be reserved or dedicated to public use, and all lot lines and other site lines, with dimensions and bearings. The length of each tangent lot line shall be shown to the nearest hundredth of a foot and its bearing to the nearest ten (10) seconds. All bearings shall be referred to true North. The radius, length of arc and central angle of each curved lot line shall be shown.
 - (c) 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.
 - (d) Minimum building setback lines on all lots and other sites.
 - (e) Location and description of all monuments to be installed in accordance with applicable municipal, county or state laws or regulations.
 - (f) Names of owners of adjoining unsubdivided land and names of adjoining subdivisions, if any, and the case and number where recorded.
 - (g) Certification by surveyor making such plat to the effect that the plat is correct and accurate.
 - (h) Certification that the applicant is the agent or owner of the land or that the owner has given consent under an option agreement.
 - (i) When approval of a plat is required by any officer or body of the borough, county or state, approval certified on the plat.

- (j) As-built plans, cross sections and profiles of streets, approved by the Planning Board Engineer, shall be required to accompany the final plat.
 - (k) As-built plans and profiles of storm and sanitary sewers and water mains.
 - (l) New block, lot and house numbers, or proposed units, shall be shown on the final plat.
 - (m) The total acreage in the entire parcel to be subdivided, the total acreage to be subdivided from the original parcel, the total acreage to be utilized for roads, streets, and dedicated land and the remaining acreage in the original parcel, if any, all to be calculated to the nearest hundredth of an acre.
- (3) Certification by Applicant that all conditions of any preliminary approval have been satisfied or if not, an explanation of what changes have been made along with copies of any governmental approvals required pursuant to any preliminary approvals.
 - (4) Certification by Applicant that any required review and inspection fees have been placed in escrow deposit with the Borough. (Refer to Section 47-31M of the Code of the Borough of Kinnelon.)
 - (5) Upon receipt of final subdivision approval, all easements shown on the final map to be granted to the Borough of Kinnelon shall be submitted in a form of easement to be approved by the Borough Engineer and in a manner satisfactory to the Borough Attorney. These easements shall be recorded by the Developer simultaneously with the filing of the final subdivision map. Each instrument of conveyance shall establish that final acceptance by the Borough shall not occur until formal acceptance of same by ordinance adopted by the Governing Body. Following recording of the easement documents, they shall be returned to the Borough to be held for future acceptance, at such time as all improvements have completed and approved by the Borough Engineer.
 - (6) After the final map is filed with the Office of the Morris County Clerk, a mylar shall be filed with the Planning Board at a scale equal to the corresponding Tax Map page. Twelve paper prints of the filed map shall also be filed with the Planning Board at a scale of one (1) inch equals one hundred (100) feet.

TO BE SUPPLIED BY
APPLICANT

**BOROUGH OF KINNELON
E. SITE PLAN CHECKLIST**

Ref: Section 176-37E - Subdivision & Site Plan Ordinance

- (1) All items per Section 176-37A.
- (2) The site plan shall be prepared by a New Jersey licensed professional engineer and shall be drawn to a scale of not more than one (1) inch equals fifty (50) feet and shall show the following:
 - (a) The name and title of person preparing map.
 - (b) The date, scale and North point.
 - (c) The Tax Map sheet, block and lot number, zoning district and zoning information. New block, lot house or unit numbers shall be shown on the plat. These numbers shall be obtained from the office of the Assessor prior to submission of the site plan.
 - (d) A survey of existing utilities within two hundred hundred (200) feet. (Utilities may be indicated by note on the plan).
 - (e) The location of all natural and man made facilities on the subject property and adjoining properties within two hundred (200) feet and a showing of easements affecting the site.
 - (f) The location of existing and proposed structures and uses within two hundred (200) feet showing the ground area covered by said structures, including all setback dimensions. The type of structure proposed shall be illustrated by accompanying floor plans and by front, rear and side elevation sketches drawn to scale. The location of any outside storage facilities shall also be shown.
 - (g) Location of off-street parking areas, with dimensions, showing parking spaces, loading docks, and access drives, including calculations.
 - (h) A proposed on-site circulation system for both pedestrians and vehicular traffic.
 - (i) Any proposed and existing signs with dimensions, descriptive schedules, sign details and elevation drawings.
 - (j) Type of surface, paving, curbing, sidewalks, storm drainage facilities, water mains and sanitary sewer lines and calculations.

(k) Any driveways within two hundred (200) feet accessing the street on which the subject property is located.	
(l) All landscaping, with buffer areas shown, fences, walls or similar facilities to be provided and all specific areas where existing trees are to be removed, with the location of all trees having a diameter of four (4) inches or more, measured four (4) feet above the grade therein.	
(3) A lighting plan.	
(4) A soil erosion and sediment control plan.	
(5) A topographic map, at a minimum scale of one (1) inch equals fifty (50) feet, showing two-foot contours shall contain:	
(a) Topographic information.	
[1] The following ranges of slope indicating the area of each range:	
[a] Zero percent (0%) to fifteen percent (15%).	
[b] Fifteen and one-tenth percent (15.1%) to twenty percent (20%).	
[c] Twenty and one-tenth percent (20.1%) to twenty-five percent (25%).	
[d] Twenty-five and one-tenth percent (25.1%) to thirty percent (30%).	
[e] Thirty and one-tenth percent (30.1%) to thirty-five percent (35%).	
[f] Over thirty-five and one-tenth percent (35.1%).	
[2] Said topographic information shall be based on actual field surveys or other equally reliable sources.	
(b) All flood hazard areas, lakes, ponds, marshes, bogs, swamps, brooks, and perennial and intermittent streams, whether natural or man-made.	
(c) A wetlands delineation line prepared by a qualified expert.	
(6) A map as per Item (5)(b) and (5)(c) above containing soil data from the Soil Survey of Morris County (United States Department of Agriculture, Soil Conservation Service) showing each soil type & soil symbol.	

- (7) The above mappings shall include each proposed lot and lot area meeting the minimum lot size requirement and include approximate locations of structures, septic systems, percolation tests, wells, and graded areas. Lot area is to be calculated pursuant to the requirements set forth in Article XV of Chapter 207 of the Code of the Borough of Kinnelon.
- (8) Traffic Impact Study Report. (See Section 176-37H.)
- (9) Environmental Impact Statement. (See Section 176-37G.)
- (10) Certification by Applicant that any required review and inspections fees have been placed in escrow deposit with the Borough. (Refer to Section 47-31M of the Code of the Borough of Kinnelon.)

BOROUGH OF KINNELON
F. VARIANCE CHECKLIST

Ref: Section 176-37F - Subdivision & Site Plan Ordinance

- (1) All items per Section 176-37A.
- (2) Identification of all sections of zoning ordinance from which relief is sought.
- (3) Statement of reasons why variance(s) is needed.
- (4) For bulk "c" variances involving single-family residences only, a survey (12 copies) showing:
 - (a) Existing and proposed development.
 - (b) Setbacks.
 - (c) Lot and building dimensions.
 - (d) Location of well and septic system.
- (5) For use "d" variances, a statement of legal basis for grant of variance which must include:
 - (a) A list and explanation of the specific special reason(s) advanced, demonstrating that the proposed variance would not cause detriment to the intent and purpose of the Zoning Ordinance.
 - (b) Explanation of how requested variance would be consistent with goals and provisions of the Master Plan.
 - (c) Reasons why proposed development would pose no substantial harm to surrounding properties or the Borough generally.
 - (d) If proposed use is not inherently beneficial, list and explain the unique features of site giving rise to the need for a variance and indicate particular suitability of site, as compared to other locations in the Borough, for proposed use.
- (6) For "d" variances and on the variance portion of a bifurcated application, a concept plan showing:
 - (a) The existing development.
 - (b) The proposed development.
 - (c) Lot dimensions.

(d) Existing and proposed building dimensions and locations including setback from property lines.

(e) The location of structures on adjoining and surrounding lots.

(f) Lot lines of adjoining and surrounding lots.

(g) The access location(s).

(h) The Master Plan section(s) relative to site in question and the Master Plan section(s) relative to the proposed use (if any).

(i) An area map showing the vicinity and location.

7) For "d" variances and on the variance portion of a bifurcated application, certification by applicant that any required review and inspection fees have been placed in escrow deposit with the Borough. (Refer to Section 47-31M of the Code of the Borough of Kinnelon.)

BOROUGH OF KINNELON
G. ENVIRONMENTAL IMPACT STATEMENT CHECKLIST

Ref: Section 176-37G - Subdivision & Site Plan Ordinance

The Environmental Impact Statement shall contain the following information:

- (1) The location of the project and a description of the project specifying what is to be carried out, including:
 - (a) The reason for the project.
 - (b) The recommended or favored proposed project development mapped and described in detail.
 - (c) The existing land use, zoning and Master Plan delineation of project mapped and described.

- (2) An inventory of existing environmental conditions at the project site and in the surrounding region which shall describe the following. This information should be specific to the site and not of a general nature:
 - (a) The contours.
 - (b) The slope and slope stability.
 - (c) The air quality.
 - (d) The water quality.
 - (e) The water supply.
 - (f) The hydrology, detailing aquifer and surface water systems and conditions. Surface and groundwater studies shall include hydrologic characteristics and an analysis of the following: pH, iron, manganese, nitrates, total suspended solids, total phosphates, BOD, total coliform, chlorides, turbidity, and volatile organic chemical scan per N.J.A.C. 7:10-12.31.
 - (g) The topography.
 - (g) The vegetation, with specific inventory of flora on the site, including forest types, and designation of types on a topography map.
 - (h) Wildlife and wildlife habitats, including endangered species habitat survey and location.
 - (j) The aquatic organisms.
 - (k) The geology.
 - (l) The soils.
 - (m) The demography.
 - (n) The land use.
 - (o) The aesthetics, including vistas, parks, recreation sites, historic and archaeological sites.

- (3) A listing of all licenses, permits or other approvals as required by municipal, county or state law and the status of each. The listing shall be accompanied by copies of all information submitted to these agencies. The following permits shall also be submitted:

- (a) A wetlands permit, if required, and two (2) copies for the Environmental Commission of complete submittals to the New Jersey Department of Environmental Protection (NJDEP) and Army Corps of Engineers.
 - (b) A stream encroachment permit, if required, and two (2) copies for the Environmental Commission of complete submittal and correspondence with NJDEP.
- (4) An assessment of the probable impact of the project, both adverse and beneficial, on the topics described in Item G(2).
- (5) A description of any probable adverse environmental effects which cannot be avoided, including:
- (a) The water quality.
 - (b) The air quality.
 - (c) The noise characteristics and level.
 - (d) The undesirable land use patterns.
 - (e) The damage or destruction of significant plant or wildlife systems.
 - (f) The aesthetic values.
 - (g) The destruction of natural resources.
 - (h) The displacement of people and business.
 - (i) The displacement of viable farms.
 - (j) The employment and property tax.
 - (k) The disruption of desirable community and regional growth.
 - (l) The destruction of man-made resources.
 - (m) The health, safety and well-being of the public.
 - (n) The traffic.
 - (o) The historical and archaeological sites.
- (6) A thorough discussion of the steps to be taken, during and after construction, both at the project site and in the surrounding area, to minimize the adverse environmental effects as described in Item G(5).
- (7) An alternative to the proposed project, including:
- (a) That of no project.
 - (b) A description of alternative project development with an objective evaluation of the alternatives that might avoid some or all of the adverse environmental effects with the rationale for acceptability or non-acceptability of each alternative.
 - (c) An analysis of the costs and social impact of the alternatives.

- (8) The implication of the proposed action for population distribution or concentration should be estimated and an assessment made of the effect of any possible change in population patterns upon the resource base, including land use, water and public services of the area impacted. This should also include the cost of additional schools, roads, and police facilities, including the indirect cost, such as loss of open space.
- (9) A reference list of pertinent published information relating to the project, project site and surrounding region.
- (10) Particular data is required as to:
 - (a) Sewage facilities. It must be shown that either there will be no runoff from the site of the proposed development, or that sewage can be disposed of through facilities adequate to preclude water pollution.
 - [1] Compliance with state and municipal Board of Health regulations.
 - [2] If disposal is on site, data on geology, soil logs and analyses, topography, location of aquifers, depth of all wells on properties within 500 feet of site, and other pertinent data.
 - [3] If disposal is off site, design shall be detailed as to New Jersey state requirements and include:
 - [a] The plant design capacity.
 - [b] Monthly average flows for past twelve months.
 - [c] The enforcement action against the plant.
 - [d] The capacity of the plant to treat industrial or commercial wastes, if applicable.
 - [e] The receiving water quality standards.
 - [f] The stream quality data from state, federal or private sources.
 - [g] The stream flow [minimum average seven-consecutive-day flow with a frequency of occurrence of ten (10) years].
 - [h] Plans for sewage treatment facility; local plans, state regional planning policy.
 - [i] Flows expected from other approved subdivisions which are dependent upon the sewage treatment facilities in question.

- (b) Water Supply. It must be shown that an adequate potable water supply is available and not threatened by nearby use of other land.
- [1] Compliance with state and local regulations.
 - [2] If supply is from public facilities off-site, including private water companies:
 - [a] The amount of diversion granted by the NJDEP Division of Water Resources [maximum gallons of water pumped during any month].
 - [b] The present diversion [maximum gallons of water pumped during the past twenty-four (24) months].
 - [c] The diversion expected from other approved subdivisions which are dependent upon the present diversion granted by the NJDEP Division of Water Resources.
 - [3] If supply is from on-site sources, realty improvements [less than fifty (50) dwelling units]:
 - [a] The location and depth of all private and public water supplies within five hundred (500) feet of the realty improvement.
 - [b] The location, depth and adequacy of proposed private or public water supplies to serve the proposed realty improvement.
 - [c] A geological description of subsurface conditions, including expected ground water yields (using published geologic reports or report by a geologist).
 - [4] If supply is from on-site sources, realty improvements [more than fifty (50) dwelling units]:
 - [a] Preliminary subdivision approval shall not be granted until the NJDEP Division of Water Resources has determined that the proposed supply, water quality, and sewage disposal facilities are adequate.

- (c) Drainage. It must be shown that storm water runoff from the site is so controlled that on- and off-site erosion is neither caused nor worsened and that potential of downstream flooding is not increased.
- [1] The volume of storm water runoff now existing from site and volume to be generated by new improvements.
 - [2] Data on landscaping, vegetation map, tree and ground cover, existing on site compared with that proposed.
 - [3] Changes to runoff caused by change of landscape, roofs and paved surfaces.
 - [4] Plans for disposition of storm water, whether by retention on site or means of channeling so as to protect downstream property.
 - [5] Stream Encroachments. Per the requirements of N.J.A.C., 7:13-1.1. et. seq., in case of streams having a drainage area exceeding fifty (50) acres, an encroachment permit is required from the NJDEP Division of Water Resources for fill or diversion of a water channel, alteration of a stream, repair or construction of a bridge, culvert, reservoir, dam, wall, pipeline, or cable crossing.
 - [6] Floodplains. A description of potential flood damages, including a summary and delineation of flood stages as defined by the New Jersey Department of Environmental Protection.
 - [7] The submission of a soil erosion and sediment control plan drawn in accordance with the guidelines adopted by the Morris County Soil Conservation District and the Borough of Kinnelon.
- (d) Solid waste Disposal. The applicant shall submit plan for disposal in compliance with the State Sanitary Code. A recycling plan shall be submitted in compliance with the Statewide Mandatory Source Separation Act, as referred to in the Municipal Land Use Law, N.J.S.A. 40:55D-28.b(12).
- (e) Air pollution. The applicant must show that no visible smoke or deleterious chemical changes will be produced in the atmosphere by any heating or incinerating devices or by processing of material.
- (11) The environmental impact statement shall be prepared by a person having expertise in the environmental field, by virtue of training, experience, or education. The person or firm shall demonstrate their qualifications to the satisfaction of the Planning Board.

BOROUGH OF KINNELON
H. TRAFFIC IMPACT STUDY CHECKLIST

Ref: Section 176-37H - Subdivision & Site Plan Ordinance

- (1) A Traffic Impact Study shall be required for all subdivisions over ten (10) lots, residential site plans for over ten (10) units, and commercial site plans with over ten (10) parking units. The Traffic Impact Study shall be in the form required by this Article, unless the report is specifically waived by the Planning Board. A Traffic Impact Study shall not be required for development along Route 23; however, a New Jersey Department of Transportation (NJDOT) permit shall be submitted where such permit is required or modified to include criteria required by NJDOT pursuant to their rules for highway access permits.

- (2) The Traffic Impact Study report shall contain the following information:
 - (a) Projections of traffic to be generated by the proposed development for average, daily, morning peak highway hour(s), afternoon peak highway hour(s) and any other peak traffic condition deemed applicable as a result of the type and/or location of the proposed generator. Traffic generation rates should be based upon local indices, where available, and should be documented in the report. Also, the method and data base upon which traffic-approach-route distributions are based shall be fully documented. Any assumptions regarding the diversion of existing traffic to alternative routes should be clearly specified in the report.

 - (b) The report shall contain a full documentation of all existing applicable conditions on adjacent streets serving immediate site access/egress, including but not limited to roadway pavement width, rights-of-way, curb parking conditions, pavement conditions, sight distances, roadway grades, and horizontal and vertical alignments of the roadway. The location and type of intersection traffic control devices both existing and proposed shall be specified. Existing traffic volumes for average daily and peak-hour conditions shall be presented with the source of these data denoted.

 - (c) Assessment of the traffic impact of the proposed development, including estimate of volume-versus-capacity relationships, shall be provided. In preparing these estimates, assumptions regarding the annual growth rate of existing traffic should be fully documented. Capacity determination shall be based upon normally accepted standards, with the basis of these estimates clearly indicated. In the event the project is staged over a period of time, independent estimates for each stage envisioned shall be provided.

- (d) In the event that roadway deficiencies are identified for existing and/or future conditions, specific recommendations for the resolution of these problems shall be addressed in the report. The report shall contain a listing of any and all actions to be undertaken by the applicant to resolve or minimize traffic problems and, as such, shall be considered a firm offer by the applicant to undertake said actions, subject to approval by the Planning Board and any other county or state agency with jurisdiction.