

**INSTRUCTIONS FOR SUBDIVISIONS, SITE PLANS, CONDITIONAL USE & BIFURCATED USE  
VARIANCE APPLICATIONS**

**Wayne Township Planning and Zoning Department**

**1. Filling out the Forms; Checklist**

- A. Fill out the application form completely. Do not leave any spaces blank. If any portion of the application form is not applicable to the proposed development, write “N/A” in that portion of the form.
- B. Remit the appropriate fees with the application. A public hearing fee is required for any variance, preliminary major subdivision, preliminary major site plan or conditional use. The applications and fees submitted must reflect all approvals requested or required.
- C. Give the checklist to your professional engineer/surveyor/architect to have him/her follow during the preparation of your plans. This checklist is not a guideline. It is a listing of the required items to be shown on the plan you submit with your application. The Township staff uses the same checklist to review your application for completeness. Therefore, if you do not address checklist item(s) – by either providing the information or requesting a checklist waiver – the staff must declare the application incomplete. An incomplete application is returned to you for you to address the cited deficient checklist items.

*Note: It is the responsibility of the licensed professional preparing the site plan or subdivision to ensure that the survey is attached to the site plan or subdivision plan and that said survey is properly referenced on the site plan or subdivision plan, all pursuant to N.J.A.C. 13:40-7.2.*

- D. Your particular case may warrant requests for checklist waivers. Indicate in the proper column on the checklist that you are requesting the checklist waiver. The reviewing staff cannot assume that you need, or are asking for, a checklist waiver if you do not specifically indicate so in the space provided. Further, the staff does not have the authority to waive any checklist items – these requests are heard and decided by the Board.

[Note: The Board hears your requests for checklist waivers once all other items are found to be in order (see item 4 below).]

- E. File an application directly with the Passaic County Planning Board’s office. The County and municipal applications can be filed simultaneously. Provide to the Planning office proof of submission to the Passaic County Planning Board. Please obtain the form by contacting the County directly at 973-569-4040 or [pcpb@passaiccountynj.org](mailto:pcpb@passaiccountynj.org) or <http://www.passaiccountynj.org/resource/9cd6df4a/show>.
- F. Applicants who are corporations, partnerships, LLCs, etc., must be represented by counsel. Applicants who are individuals must be represented either by themselves or by counsel.

**2. Submission Package**

- A. Initially submit to the Planning Department two (2) application packages for completeness review. The initial submission is to consist of collated packages of all required items.

- B. The items submitted under 2.A above, are the materials required for the Planning Department to conduct its completeness review. Once the application is found to be in order, you will be asked to submit the additional 23 collated packages so that the Department ultimately has 25 packages for distribution to the Board and staff reviewers.
- C. State law provides the Township with 45 days from the date of submission of the application and proper fees in which to review an application for completeness.

**3. If your application can be declared complete**

- A. You will be advised to submit the remaining 23 collated packages of plans and documentation. It is only upon the timely submission of these packages that you can move on to the next step.
- B. Upon our receipt of the 23 packages, you will receive a letter advising you of the date on which the application was declared complete. This letter will also advise you of the date for which the application is scheduled on the Board's agenda.
- C. The letter will contain further instructions regarding statutory notice requirements and procedures.
- D. You should be aware that the Board can have heavy agendas and it might not be able to reach your scheduled application. If this happens, the Board will announce the date to which the application is carried.

**4. If your application can be considered complete (with the exception of the requested checklist waivers)**

- A. You will be advised to submit the remaining 23 collated packages of plans and documentation. It is only upon the timely submission of these packages that you can move on to the next step.
- B. Upon our receipt of the 23 packages, you will receive a letter advising you of the date for which the checklist waivers and application are scheduled on the Board's agenda.
- C. The letter will contain further instructions regarding statutory notice requirements, if any, and procedures.
- D. At the hearing, the Board will first hear your request for checklist waivers. If the checklist waivers are granted, the application is declared complete as of that date and the Board continues with your application to hear the actual variance request. If 1 or more of the checklist waivers are denied, your case will be concluded for that evening. You then must provide the deficient items to the Planning Department before the Department can re-schedule your application on the Board's agenda.
- E. You should be aware that the Board tends to have heavy agendas and it might not be able to reach your scheduled application. If this happens, the Board will announce the date to which the application is carried.

**5. If your application is declared incomplete**

You will be notified, in writing, of the checklist items that are missing. Upon receipt of such a letter declaring your application incomplete, you would address the deficiencies and submit the 2 packages of the new and/or revised materials to the Planning Department for review. The same process as described in item 2 then commences. If items that were previously declared incomplete are still missing, you will receive another letter advising you that the application is incomplete.

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Any questions regarding these instructions, forms or procedures should be addressed to:

The Wayne Township Planning and Zoning Department  
475 Valley Road  
Wayne, NJ 07470

[www.waynetownship.com](http://www.waynetownship.com)

(ph) 973-694-1800, x 3282 (fax) 973-872-0586

Monday – Friday, 8:30 a.m. to 4:30 p.m.

Tuesday, 8:30 a.m. to 7:00 p.m.

John P. Szabo, Jr., P.P., AICP  
Township Planner

Linda Lutz, P.P., AICP  
Assistant Township Planner

Brad Gibbons, Zoning Officer  
Debbie Hunziker, Secretary

October 14, 2011

**WAYNE TOWNSHIP DEPARTMENT OF PLANNING  
LAND DEVELOPMENT APPLICATION**

The undersigned, as Applicant/Owner of the subject property identified herein, hereby makes application to the Township of Wayne for (check all that apply):

<input type="checkbox"/> Amendment to prior approval**	<input type="checkbox"/> Major Subdivision – <i>Preliminary</i>	<input type="checkbox"/> Major Site Plan – <i>Preliminary</i>
<input type="checkbox"/> Concept Plan (PB only)	<input type="checkbox"/> Major Subdivision – <i>Final</i>	<input type="checkbox"/> Major Site Plan – <i>Final</i>
<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Conditional Use

\*\* Amendment to prior approval for a project initiated but without a final Certificate of Occupancy having been issued.

**Indicate Relief to be Requested in Conjunction with this Application**

<input type="checkbox"/> Use Variance (N.J.S.A. 40:55D-70d)	<input type="checkbox"/> Bulk Variance(s) (N.J.S.A. 40:55D-70c)
<input type="checkbox"/> RSIS Exception (N.J.A.C. 5:21-3.1 & 3.2)	<input type="checkbox"/> Design Standard Exception(s) <input type="checkbox"/> Environmental Protection Waiver

1. APPLICANT INFORMATION

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone (include e-mail if desired): \_\_\_\_\_ / \_\_\_\_\_  
Daytime phone E-mail

Applicant is a: (check applicable status)

Corporation     Partnership     Individual (s)     Other \_\_\_\_\_  
(please specify)

Corporate/LLC/Partnership, etc: List all persons owning 10% or more of the stock in the corporation in compliance with N.J.S.A. 40:55D-48.2

Name	Address	% Interest
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____

Relationship of applicant to property (check applicable status):

Owner     Contract Purchaser     Lessee     Other \_\_\_\_\_  
(please specify)

Attorney's Name: \_\_\_\_\_  
\_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Preparation of subdivision or site plans by:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

Preparation of architectural plans by:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

2. SUBJECT PROPERTY INFORMATION

Subject Property Owner's name: \_\_\_\_\_

Wayne street address of the Subject Property: \_\_\_\_\_

Tax Map Block(s): \_\_\_\_\_ Lot(s): \_\_\_\_\_

Zone District(s): \_\_\_\_\_ Existing Use of Property: \_\_\_\_\_

Please list prior applications or municipal actions regarding this property:

\_\_\_\_\_

3. NATURE OF APPLICATION (check where appropriate)

\_\_\_ Subdivision (Minor or Major):      Indicate total tract size: \_\_\_\_\_ acres ( \_\_\_\_\_ sf)  
Existing # of lots: \_\_\_\_\_  
Proposed # of lots: \_\_\_\_\_  
Will land be dedicated for new public r-of-w?    \_\_\_ no    \_\_\_ yes

\_\_\_ Residential Development other than by subdivision (clearly detail proposed use of property, e.g., # units; # bedrooms/ unit; # parking spaces):

\_\_\_\_\_

Non-Residential Development:

Clearly detail proposed use of property: \_\_\_\_\_

Clearly detail building square footage:      Existing building square footage: \_\_\_\_\_  
    Building square footage to be demolished: \_\_\_\_\_  
    Proposed building square footage: \_\_\_\_\_  
    *(that is the subject of this application)*  
    Total post construction square footage: \_\_\_\_\_

4. OTHER DOCUMENTATION

Contemplated form of ownership (check all that apply) for the residential development:

     Fee simple                           Condominium           Cooperative                           Rental

Are there any existing Deed Restrictions?           No      Yes (attach copy of restrictions)

Are there any proposed Deed Restrictions?           No      Yes (attach copy of proposed restrictions)

List other exhibits accompanying this application: (attach separate sheet if necessary)

\_\_\_\_\_

\_\_\_\_\_

5. OTHER RELIEF

Complete this section if this application requires variance(s), design standard exceptions and/or EP waiver. The Zoning Officer should be consulted to determine the appropriate sections. (You may attach additional sheets if needed.)

**Bulk Relief Requested (use separate sheet if necessary)**

<u>Ord Section</u>	<u>Item</u>	<u>Required</u>	<u>Proposed</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Use Variance Relief Requested**

Indicate if this is a bifurcated use variance application:      No           Yes (If yes, note that approval of this application, if granted by the Board of Adjustment, shall be conditioned upon submittal of a completed site plan application being submitted to the Board of Adjustment for approval).

Use variance relief is being requested pursuant to N.J.S.A. 40:55D-70d subsection:

- |   |   |
|---|---|
| <u>    </u> (1) use or principal structure is prohibited                    | <u>    </u> (4) increase in permitted FAR   |
| <u>    </u> (2) expansion of nonconforming use                              | <u>    </u> (5) increase in permitted density   |
| <u>    </u> (3) deviation from specifications of conditional use provisions | <u>    </u> (6) height of prin structure exceeds by 10' or 10% the maximum permitted height |

**EP Relief Requested (§ 134-91)**

Detail the Section(s) of the Environmental Protection Ordinance from which a waiver is being sought:

\_\_\_\_\_

Reason(s) for Waiver Request(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Design Standard Exceptions from § 134-70 et seq. (use separate sheet if necessary)**

<u>Ord Section</u>	<u>Requirement</u>	<u>Proposed</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**6. SPECIFIC RELIEF REQUESTED**

If relief is requested in connection with this development proposal for any category as indicated on the front page of this application, attach hereto a separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether such relief has been previously granted.

**7. VERIFICATION AND AUTHORIZATION**

Owner's Statement: I, the undersigned, being the owner of the property described in this application, hereby consent to the making of this application and the approval of the plans submitted. I hereby authorize members of the Land Use Board and its staff to conduct a site visit of the premises that are the subject of this application.

\_\_\_\_\_  
Property Owner's Name (PRINTED) Property Owner's Signature Date

Applicant's Statement: I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are, to the best of my knowledge, true and accurate.

\_\_\_\_\_  
Applicant's Name (PRINTED) Applicant's Signature Date

Sworn and Subscribed before me

\_\_\_\_\_ day of \_\_\_\_\_  
Month Year

\_\_\_\_\_  
(Notary)

## Checklist for Preliminary Major Subdivision

### ADMINISTRATIVE CHECKLIST

	<u>Mark W if Waiver Requested</u>	<u>Provided Yes/No</u> <i>(This column Twp use only)</i>
1. Payment of required fees	_____	_____
2. 25 collated packages of: <i>(Submit 2 collated packages initially for completeness review; you will be notified to submit the other 23 at a later date.)</i>	_____	_____
a. Completed Land Development Application form (one original plus 24 copies)	_____	_____
b. 25 sealed comprehensive subdivision plans stapled, folded and collated	_____	_____
c. Official Search for Municipal Liens	_____	_____
3. Evidence of submission of application to the Passaic County Planning Board (Obtain Passaic County's form by e-mailing that office: <a href="mailto:pcpb@passaiccountynj.org">pcpb@passaiccountynj.org</a> )	_____	_____
4. Letter of Interpretation (LOI) or Presence/Absence letter from the NJ DEP	_____	_____
5. Stormwater management/drainage calculations report	_____	_____
6. Affidavit of disclosure for corporations or partnerships, as required by R.S. 40:55D-48.1	_____	_____
7. Submission of 2 copies of the plans and exhibits in digital media pursuant to the criteria established by § 134-101	_____	_____
 <b><u>PRELIMINARY SUBDIVISION PLAN REQUIREMENTS</u></b>  		
8. The plans shall be signed and sealed by the proper New Jersey licensed professional in accordance with N.J.A.C.	_____	_____

	<u>Mark W if Waiver Requested</u>	<u>Provided Yes/No</u> <i>(This column Twp use only)</i>
9. Plans shall be submitted on sheets that are no larger than 36 inches by 24 inches	_____	_____
10. The title "Preliminary Subdivision" in the title block of the sheet depicting the preliminary subdivision. If the request includes application for "Use Variance," then that title shall also be included in the title block.	_____	_____
11. Subdivision Plan shall be drawn at a scale of not less than 1"=100'	_____	_____
12. A statement on the sealed subdivision plan that the plan complies with the RSIS and/or a list of <i>de minimis</i> exception requests	_____	_____
13. Page numbering shall have the nomenclature "sheet x of y."	_____	_____
14. Date of original plan preparation and any revisions	_____	_____
15. If revised plans are submitted, there shall be a revision date added to the cover sheet. The individual sheets that were revised shall include revision dates, as well. This item shall be marked incomplete if revised plans with no revision dates, as specifically enumerated in this checklist item, are submitted.	_____	_____
16. If the subdivision plan is too large to fit on one page and the preparer of the plans uses match sheets, then there shall be an overall plan showing the entire project on one sheet at a smaller scale, with the same north orientation as the match sheets.	_____	_____
17. The subdivision plan shall be clearly and legibly drawn. If drafting techniques that do not foster clarity are used and the plan is illegible, then the application will be declared incomplete.	_____	_____
18. Provide a separate current, sealed survey (incorporated into the collated set of plans) of the property in question, whether the property is vacant or improved	_____	_____
19. Written scale	_____	_____
20. Graphic scale	_____	_____

	<b><u>Mark W if Waiver Requested</u></b>	<b><u>Provided Yes/No</u></b> <i>(This column Twp use only)</i>
21. A north arrow on each subdivision and survey sheet	_____	_____
22. Each subject block and lot, numbered in conformity with the municipal tax map	_____	_____
23. Acreage of tract to nearest tenth of an acre	_____	_____
24. <i>County of Passaic and Township of Wayne</i> in title block	_____	_____
25. If phases are proposed, indicate the phase lines	_____	_____
26. Name and address of developer/applicant	_____	_____
27. Name(s) and address(es) of the owner(s) of record of subject property(s)	_____	_____
28. Names and addresses of all property owners within 200 feet of the extreme limits of the property in question as disclosed by the most recent Township tax rolls	_____	_____
29. Locations of all properties, with current tax block and lot designations indicated, within 200 feet of the extreme limits of property in question	_____	_____
30. Key map, with north arrow, at a scale of not more than 1 inch=1,200 feet	_____	_____
31. Proposed block and lot numbers	_____	_____
32. Site Data box, indicating the zone in which the property lies, to include the following criteria, as defined by ordinance. Provide existing and proposed conditions for each item and each proposed lot.	_____	_____
33. Landscaping plan	_____	_____
34. Soil Erosion and Sediment Control plan	_____	_____
35. Indicate whether any and all existing buildings/structures that are shown on the property survey are to remain or are to be removed	_____	_____

		<u>Mark W if Waiver Requested</u>	<u>Provided Yes/No</u> <i>(This column Twp use only)</i>
36.	Environmental Protection ordinance:		
	a. location map of environmental factors	_____	_____
	b. calculation of number of building lots	_____	_____
	c. limit of disturbance lines showing areas to be disturbed by grading/construction	_____	_____
	d. MAD/TADA calculations	_____	_____
	e. Tree removal plan showing:		
	1) all trees over 18 inches in caliper	_____	_____
	2) trees to be removed indicated by an x	_____	_____
	3) replacement trees	_____	_____
	4) entire wooded areas, if such exists	_____	_____
37.	All lengths, in feet to the nearest tenth, for all existing and proposed property lines	_____	_____
38.	All bearings of existing and proposed property lines	_____	_____
39.	The location of all existing and proposed of the following for on-site and on-tract:		
	a. streams	_____	_____
	b. drainage ditches	_____	_____
	c. utility lines, whether above- or below-ground, and appurtenances	_____	_____
	d. pipe sizes, grades and direction of flow	_____	_____
	e. buildings and structures	_____	_____

		<u>Mark W if Waiver Requested</u>	<u>Provided Yes/No</u> <i>(This column Twp use only)</i>
40.	The location of all existing and proposed of the following for off-tract for a distance of 500 feet from the extreme limits of the property in question:		
a.	rights-of-way	_____	_____
b.	streets/roads	_____	_____
c.	easements	_____	_____
d.	streams	_____	_____
e.	drainage ditches	_____	_____
f.	above-ground utility lines and appurtenances	_____	_____
g.	below-ground utility lines and appurtenances	_____	_____
h.	buildings and structures		
41.	Stream encroachment lines	_____	_____
42.	Proposed street names	_____	_____
43.	Dimensions of proposed buildings/structures	_____	_____
44.	Proposed Belgium block curb details	_____	_____
45.	Existing and proposed curb radii	_____	_____
46.	Sidewalk locations and details	_____	_____
47.	For all rights-of-way abutting the property in question:		
a.	show existing edge of pavement for entire frontage	_____	_____
b.	indicate the ownership	_____	_____

- 48. Outdoor lighting plan:
  - a. location of street light stanchions \_\_\_\_\_
  - b. direction of illumination \_\_\_\_\_
  - c. heights of the luminaires and stanchions \_\_\_\_\_
  - d. details of the luminaires and stanchions \_\_\_\_\_
  - e. details of the extent of illumination (isolux lines) \_\_\_\_\_
  
- 49. Signage plan, which includes directional, regulatory, traffic, advisory, decorative entryway, etc.:
  - a. locations \_\_\_\_\_
  - b. direction that the signs will face \_\_\_\_\_
  - c. sizes/dimensions \_\_\_\_\_
  - d. heights \_\_\_\_\_
  - e. details \_\_\_\_\_
  
- 50. The offsets to existing and proposed property lines of existing structures that are to remain \_\_\_\_\_
  
- 51. Offsets of all proposed structures to existing and proposed property lines indicated \_\_\_\_\_
  
- 52. Building envelopes on all proposed lots \_\_\_\_\_
  
- 53. Finished grade elevation where changes in contour are proposed \_\_\_\_\_
  
- 54. Plans of proposed utility layouts (sewers, storm drains, water, gas and electricity) showing feasible connections to existing or proposed utility systems \_\_\_\_\_
  
- 55. Sight triangles at road intersections \_\_\_\_\_
  
- 56. If individual wells are proposed, show proposed locations \_\_\_\_\_
  
- 57. Locations of proposed driveways \_\_\_\_\_

	<u>Mark W if Waiver Requested</u>	<u>Provided Yes/No</u> <i>(This column Twp use only)</i>
58. Locations of monuments to be set	_____	_____
59. Proposed descriptions of all proposed sight easements	_____	_____
60. Shade tree easement along street right-of-way	_____	_____
61. Sidewalk easement locations	_____	_____
62. If individual sewage disposal systems are proposed, show		
a. locations of percolation tests	_____	_____
b. results of percolation tests	_____	_____
c. proposed system component locations	_____	_____
d. proposed field locations	_____	_____
63. Descriptions and ownership of proposed easements	_____	_____
64. Plans for fire protection, including hydrant locations	_____	_____
65. Wetlands areas and transition areas in accordance with the LOI	_____	_____
66. The limitation of the flood plain or a note stating that no flood plain exists	_____	_____
67. The topography of the site, based on the United States Coast and Geodetic Survey datum. Where the slope of the site is less than 5%, a two-foot interval shall be shown, where greater, a 10-foot interval shall be shown	_____	_____

# township of wayne

*Office of the Tax Collector*  
475 Valley Road  
Wayne, New Jersey 07470  
[www.WayneTownship.com](http://www.WayneTownship.com)  
Phone: 973-694-1800  
Fax: 973-694-9385  
Jelena Jones, Deputy Tax Collector  
Extension 3330

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## TAX SEARCH RULES AND REGULATIONS

YOU MUST COMPLETE A REQUEST FOR AN OFFICIAL TAX SEARCH FOR MUNICIPAL LIENS PROVIDED BY THE TAX COLLECTOR'S OFFICE.

THE FEES OF \$10.00 MUST BE PAID UPON SUBMITTING THE REQUEST FOR THE SEARCH PER TOWNSHIP OF WAYNE'S ORDINANCE NO. 31-2005 SECTION 134-49.

THE TAX SEARCH WILL BE COMPLETED WITHIN 15 DAYS AFTER RECEIPT OF THE REQUEST PER STATE STATUTE N.J.S.A. 54:5-12 AND N.J.S.A. 54:5-13.

ONCE THE SEARCH IS COMPLETED, YOU WILL BE NOTIFIED VIA TELEPHONE OF SUCH COMPLETION AND WILL BE ABLE TO OBTAIN THE CERTIFICATE IN OUR OFFICE.

As always, if you have any questions or need any additional information, please do not hesitate to contact our office.

THANK YOU.

OFFICE OF THE TAX COLLECTOR  
TOWNSHIP OF WAYNE

# township of wayne

## REQUEST FOR AN OFFICIAL TAX SEARCH FOR MUNICIPAL LIENS

DATE: \_\_\_\_\_

APPLICANT'S NAME: \_\_\_\_\_

APPLICANT'S PHONE NUMBER: \_\_\_\_\_

PROPERTY LOCATION: \_\_\_\_\_

BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ QUAL.: \_\_\_\_\_

PURPOSE FOR THE OFFICIAL TAX SEARCH FOR MUNICIPAL LIENS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
FOR TAX COLLECTOR'S OFFICE USE ONLY

Received by: \_\_\_\_\_

Date received in Tax Office: \_\_\_\_\_

Tax Search Fee of \$10.00 Received in form of:  CASH  CHECK # \_\_\_\_\_

On the following two (2) pages are the Environmental Protection Calculations Worksheets [ref: Land Development Ordinance (LDO) § 134-91, et seq.] For help with these forms, please contact the Engineering Division at 973-694-1800, ext. 3336.

## ENVIRONMENTAL PROTECTION CALCULATIONS

### NUMBER OF BUILDING LOTS

TOWNSHIP OF WAYNE

ENGINEERING DIVISION

<b>NAME OF PROJECT</b>				
APPLICANT:		REVIEW	DATE	REVIEWER
ADDRESS:		NO.1		
		NO.2		
TELEPHONE:		NO.3		

**A. DEVELOPABLE LAND CAPACITY**

NO.	TYPE OF LAND CONSTRAINT	LAND AREA (SF)	DEVELOP. FACTOR	DEVELOPABLE LAND AREA (SF)
1.	LAND WITHIN EXISTING PUBLIC R.O.W. AND/OR OTHER DEDICATED LANDS		<b>0.0</b>	
2.	LAND WITHIN 100 YEAR FLOOD AS DETERMINED BY FEMA		<b>0.0</b>	
3.	WETLANDS AS DETERMINED BY NJDEP (ONLY AREA OUTSIDE 100 YEAR FLOOD ZONE AND OPEN WATERS NEED BE CALCULATED)		<b>0.0</b>	
4.	WETLAND TRANSITION AREAS PER NJDEP (ONLY AREA OUTSIDE 100 YEAR FLOOD ZONE AND OPEN WATER NEED BE CALCULATED)		<b>0.5</b>	
5.	FLOOD HAZARD AREAS, OPEN WATER STREAMS, PONDS, LAKES (ONLY AREA OUTSIDE FLOOD ZONE DEED BE CALCULATED)		<b>0.0</b>	
6.	AREA OF SEASONAL HIGH WATER TABLE OF 0 TO 1 FT (USE ONLY DIFFERENCE BETWEEN THIS AND FLOOD ZONE/OPEN WATER/WETLAND)		<b>0.8</b>	
7.	LAND AREA WITH SLOPES OVER 24%		<b>0.1</b>	
8.	LAND AREA WITH SLOPES OF 20% TO 24%		<b>0.5</b>	
9.	LAND WITH NO ENVIRONMENTAL CONSTRAINTS (i.e. REMAINING LAND, NOT HISTORICAL)		<b>1.0</b>	
10.	AREA WITH DEPTH TO BEDROCK OF THREE (3) FEET OR LESS		<b>0.5</b>	
11.	HISTORIC BUILDING PRESERVATION PER SECRETARY OF THE INTERIOR		<b>3.0</b>	
12.	BASE DEVELOPABLE LAND AREA (SUM OF DEVELOPABLE LAND AREAS)			

**B. NUMBER OF LOTS PERMITTED**

<div style="background-color: #cccccc; width: 100px; height: 20px; margin: 0 auto;"></div> SF X	1	LOT	=	
(BASE DEVELOPABLE AREA)		<div style="background-color: #cccccc; width: 100px; height: 20px; margin: 0 auto;"></div> SF/LOT (BASE DENSITY PER ZONING DISTRICT)		<b>LOTS</b>

Reference Township Code 134-91.2  
 Note: Do for Major and Minor Subdivision

## ENVIRONMENTAL PROTECTION CALCULATIONS SLOPE/SOIL DISTURBANCE FOR INDIVIDUAL LOT CALCULATION

TOWNSHIP OF WAYNE

ENGINEERING DIVISION

NAME OF PROJECT

FOR BLOCK

LOT

**A. MAXIMUM ALLOWABLE DISTURBANCE**

1.	USE:	<input type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> MULTI-FAMILY, TOWNHOUSE, <input type="checkbox"/> CONDO OR NON-RESIDENTIAL		
2.	GROSS AREA OF LOT:	<input type="text"/>	SF	
3.	TABLE TWO: LOT AREA RANGE	<input type="text"/> LOW RANGE <input type="text"/> SF TO <input type="text"/> HIGH RANGE <input type="text"/> SF		
4.	TABLE TWO: BASE AREA			0
5.*	FACTOR X	LOT AREA (SF) MINUS LOW RANGE AREA (SF)		
	<input type="text"/> %	<input type="text"/> - <input type="text"/>	=	<input type="text"/>
6.	MAXIMUM AREA OF DISTURBANCE (MAD): BASE AREA PLUS FACTORED AREA = MAD (SF)			<input type="text"/>

**B. TOTAL ADJUSTED DISTURBED AREA**

NO.	SLOPE RANGE	ADJUSTMENT FACTORS	AREA (SF) DISTURBED	ADJUSTED AREA (SF)
1.	0 TO 7.9% (WITHIN PROPOSED L.O.D.)	1.00		
	0 TO 7.9% - ADJACENT TO WATER (WITHIN PROPOSED L.O.D.)	1.25		
2.	8 TO 14.9% (WITHIN PROPOSED L.O.D.)	1.00		
	8 TO 14.9% - ADJACENT TO WATER (WITHIN PROPOSED L.O.D.)	1.50		
3.	15 TO 19.9% (WITHIN PROPOSED L.O.D.)	1.50		
	15 TO 19.9% - ADJACENT TO WATER (WITHIN PROPOSED L.O.D.)	2.50		
4.	20 TO 23.9% (WITHIN PROPOSED L.O.D.)	2.50		
	20 TO 23.9% - ADJACENT TO WATER (WITHIN PROPOSED L.O.D.)	3.50		
5.	24% AND GREATER (WITHIN PROPOSED L.O.D.)	3.50		
	24% AND UP - ADJACENT TO WATER (WITHIN PROPOSED L.O.D.)	4.50		
6.	EX IMPERVIOUS AREA PLUS AREA DISTURBED IN LAST 5 YEARS OUTSIDE PROP. LIMITS OF DIST.	REGARDLESS OF SLOPE 1.00	<input type="checkbox"/>	<input type="checkbox"/>
7.	SUM OF ADJUSTED AREAS = TADA (SF)			<input type="text"/>

**C. TADA IS LESS THAN MAD** YES  NO

# APPLICATION FEE FORM

(To be Completed and returned with application package)

## PUBLIC HEARING FEE

\_\_\_ A public hearing fee of \$150 is required for the following application types (one public hearing fee even if multiple types apply):

- \_\_\_ Any application involving a variance of any kind
- \_\_\_ Conditional use
- \_\_\_ Preliminary site plan
- \_\_\_ Preliminary subdivision
- \_\_\_ Applications made pursuant to N.J.S.A. 40:55D-35/36
- \_\_\_ Applications made for a residential cluster
- \_\_\_ Applications made for a planned unit development
- \_\_\_ Applications for change of zone
- \_\_\_ Applications for soil removal (see Chapter 134, § 95)

\$ \_\_\_\_\_

## VARIANCE APPLICATIONS

- \_\_\_ A. Hear and decide appeals (N.J.S.A. 40:55D-70a) (\$100) \$ \_\_\_\_\_
- \_\_\_ B. Interpretation of zoning regulation or map (N.J.S.A. 40:55D-70b) (\$100) \$ \_\_\_\_\_
- \_\_\_ C. Bulk variance (N.J.S.A. 40:55D-70c) – single-family residential (\$650) \$ \_\_\_\_\_
- \_\_\_ D. Bulk variance (N.J.S.A. 40:55D-70c) – s-f residential, non-building<sup>1</sup> (\$500) \$ \_\_\_\_\_
- \_\_\_ E. Bulk Variance (N.J.S.A. 40:55D-70c) – non-residential (\$650) \$ \_\_\_\_\_
- \_\_\_ F. Use variance (N.J.S.A. 40:55D-70d) for single-family FAR (\$650) \$ \_\_\_\_\_
- \_\_\_ G. Use variance (N.J.S.A. 40:55D-70d) (\$1,000) \$ \_\_\_\_\_
- \_\_\_ H. Issuance of building permit for lot or lots not related to a street (N.J.S.A. 40:55D-35/36) (\$250) \$ \_\_\_\_\_
- \_\_\_ I. Flood plain variance (\$500) \$ \_\_\_\_\_

Variance Subtotal \$ \_\_\_\_\_

## SUBDIVISION APPLICATIONS

- \_\_\_ A. Minor subdivision (\$100 + \$50 per lot)  
(# of lots \_\_\_\_\_ X \$50) + \$100 = \$ \_\_\_\_\_
- \_\_\_ B. Amended minor subdivision (\$500) \$ \_\_\_\_\_
- \_\_\_ C. Major subdivision
  - \_\_\_ preliminary (\$2,000) \$ \_\_\_\_\_
  - \_\_\_ final (\$2,000) \$ \_\_\_\_\_

<sup>1</sup> such as fences, sheds, impervious coverage, excess paving

___	D.	___ combined prelim & fin submitted simultaneously	(\$2,000)	\$ _____
___	E.	Amended major subdivision	(\$500)	\$ _____
___	F.	Concept	(\$250)	\$ _____
<b>Subdivision Subtotal</b>				\$ _____

**SITE PLAN APPLICATIONS**

___	A.	Minor Site Plan	(\$1,000)	\$ _____
___	B.	Modification of any approved minor site plan	(\$250)	\$ _____
___	C.	Major Site Plan		
___		(except that no fee shall be charged in the case of a site plan for a firehouse or first aid building)		
___		Preliminary	(\$0.05/sq. ft. of GFA new const + \$250)	
		<input type="checkbox"/> _____ X .05 = _____	+ \$250 =	\$ _____
___		Final		
___		(1/2 Preliminary fee)		\$ _____
		_____ Engineering fee	(\$150/10,000 sq. ft or part thereof of new const – round up to nearest 10,000 sf) =	\$ _____
___		No building	(\$1,000)	\$ _____
___	D.	Modification of any approved major site plan	(\$500)	\$ _____
___	E.	Wireless communications facilities	(\$1,500)	\$ _____
___	F.	Concept	(\$250)	\$ _____
___	G.	Multi-family with 3 or more units (preliminary)	(\$100/du)	\$ _____
___	H.	Multi-family with 3 or more units (final)	(\$50/du + \$46/du for Engineering fee)	\$ _____
<b>Site Plan Subtotal</b>				\$ _____

**ENVIRONMENTAL PROTECTION (EP) WAIVER APPLICATIONS**

___	A.	Residential	(\$500)	\$ _____
___	B.	Non-residential	(\$1,000)	\$ _____

**CONDITIONAL USE APPLICATIONS**

___		Compliant Conditional Use	(\$500)	\$ _____
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