

Memorandum

To: Sea Isle City Zoning Board of Adjustment

From: Andrew A. Previti, P.E.

Date: September 23, 2025
December 8, 2025 - Update

Subject: 6000 Landis, LLC
6000 Landis Avenue
Block: 60.03, Lot: 17
City of Sea Isle City, Cape May County, NJ

Project No.: SIZ0272
Major Site Plan & "C" Variance Application

I. Background

The applicant has submitted an amended application which will require multiple approvals including Minor Subdivision, D1 Use Variance Relief, Site Plan Approval and "C" Variance Relief. I have reviewed the Minor Subdivision and the D1 Use Variance application separately and this review will deal with the site plan only. The subdivision is proposing to divide the overall parcel into two (2) separate parcels with Proposed Lot 17.01 being a lot which would have one hundred (100) foot of frontage on Landis Avenue and sixty (60) foot of frontage on 60th Street. Proposed Lot 17.01 is the subject of this site plan review. **If the D1 Use Variance is not approved and/or if the Minor Subdivision is not approved then this Site Plan Review would be voided since it would no longer be applicable to the proposed lot.**

Proposed Lot 17.01 would have one hundred (100) foot of frontage on Landis Avenue and sixty (60) foot of frontage on 60th Street. The parcel would have a lot area of six thousand (6,000) square feet and would be a conforming lot in the C-2 District. The existing overall parcel supports a real estate building with offices on the first floor and an apartment on the second floor. The issue of the apartment use and the relationship to the Affordable Housing Requirements of the City's Code have been addressed in the Minor Subdivision and D1 Use Variance Review.

The applicant is proposing to demolish the existing structure on the overall parcel and redevelop the property into two (2) separate parcels with the Proposed Lot 17.01 being developed as a Mixed Use Development with one (1) commercial unit on the ground floor and three (3) residential units above. The ground floor commercial unit would have an area of one thousand four hundred sixty two (1,462) square feet based on the architectural plan and the residential units would each be greater than fifteen hundred (1,500) square feet with Unit 1 being proposed as one thousand seven hundred eighty six (1,786) square feet, Unit 2's one thousand seven hundred eighty four (1,784) square feet and Unit 3, one thousand seven hundred and ninety seven (1,797) square feet.

Therefore, each unit would be required to have three onsite parking spaces as required by Code Section 26-53.12.b.

Status: Revised engineering plans and architectural plans have been submitted for this project and this update reflects the dates of the revised plans. However, the revisions are minor in nature with the engineering plans changing the title block to reflect proposed lot number 17.01 and some minor revisions to the plans. The architectural plans have been revised to provide more description in the proposed improvements. Neither of the revised plans require an update to the previous comments which are still applicable.

The application for Site Plan and "C" Variance Relive have been accompanied by the following documents which have been submitted for review:

<u>Drwg.</u>	<u>Title</u>	<u>Prepared By</u>	<u>Date</u>	<u>Revision</u>
1 of 7	Cover Sheet	Vincent C. Orlando	8/26/2025	11/17/2025
2 of 7	Existing Conditions & Demolition Plan	Vincent C. Orlando	8/26/2025	11/17/2025
3 of 7	Site Plan	Vincent C. Orlando	8/26/2025	11/17/2025
4 of 7	Grading, Drainage & Utility Plan	Vincent C. Orlando	8/26/2025	11/17/2025
5 of 7	Landscaping Plan	Vincent C. Orlando	8/26/2025	11/17/2025
6 of 7	Engineering Details	Vincent C. Orlando	8/26/2025	11/17/2025
7 of 7	Soil Erosion & Sediment Control Plan	Vincent C. Orlando	8/26/2025	11/17/2025
G0.00	Cover Sheet	William C. McLees, AIA	8/28/2025	11/21/2025
A1.10	Ground Floor Plan	William C. McLees, AIA	8/28/2025	11/21/2025
A1.11	First Floor Plan	William C. McLees, AIA	8/28/2025	11/21/2025
A1.12	Second Floor Plan	William C. McLees, AIA	8/28/2025	11/21/2025
A1.13	Roof Plan	William C. McLees, AIA	8/28/2025	11/21/2025
A1.20	Reflected Ceiling Plan Ground Floor	William C. McLees, AIA	8/28/2025	11/21/2025
A2.01	Elevations	William C. McLees, AIA	8/28/2025	11/21/2025
A2.02	Elevations	William C. McLees, AIA	8/28/2025	11/21/2025
2714-C	Plan of Survey Lot 17, Block 60.03	Mark J. Gibson	11/08/2011	6/11/2024

- Letter to Genell Ferrilli, Secretary Zoning Board of Adjustment from Avery S. Teitler dated September 5, 2025.

The application requires variance relief from the requirements of the C-2 Neighborhood Business Zoning District. These variances are outlined in the variance chart below:

VARIANCE CHART

<u>Parameter</u>	<u>Required or Permitted</u>	<u>Proposed</u>	<u>Variance</u>	<u>Code Section</u>
1. Bldg. Coverage	70%	72.5%	2.5%	26-53.10
2. Max. Impervious Coverage	90%	90.3%	0.3%	26-36.a.2
3. Driveway & Drive Aisle Width	24 ft.	22 ft.	2 ft.	26-23.4.a.1
4. Vertical Separation Belt Course	Recommended	Not Proposed	No Belt Course	26-42.3.b.3
5. Cornice use for Flat Roof	Required	Not Proposed	Required	26-42.3.c.2
6. Flat Roof Max	50%	68.5%	18.5%	26-42.3.c.5
7. Screened HVAC Systems Roof Mounted	Required	Not Proposed	Required	26-42.3.c.6
8. Transom Use Above Windows	Recommended	Not Proposed	No Transoms	26-42.3.d.2
9. Window Muntins or Divided Lights	Recommended	Not Proposed	No Muntins or Divided Lights	26-42.3.d.5
10. Max. Colors	3	4	1	26-42.3.f.2
11. 4ft Green Space In Rear Yard	Required	Not being Provided	4 ft. Green Space in Rear Yard	26-38.2.c.6

Additional variances may be necessary as noted in this report. This will be determined after the applicant's professionals provide testimony concerning the proposed project.

II. Determination for Completeness

The application as submitted is technically complete. There will be a need to revise the application to address comments contained in this report.

III. Site Plan Review

The following comments are keyed to the attached Site Plan Review Check List:

1. **Give title and location of development and the name and address of record owner and/or development applicant, and site planner preparing the site development plan.**

The application form and Drawing 1 of 7 of the engineering site plans indicate different ownership. This should be reconciled and the correct owner of the entity should be noted.

3. **Site plans should be presented at a scale no smaller than 1"=50', nor larger than 1"= 20': size of sheets shown should not exceed 36 inches by 24 inches.**

The application will technically require a waiver. The site plan has been prepared at a scale of 1"=10' which is larger than the permitted 1"=20". The smaller scale required would make it difficult to review the application and the scale presented is acceptable. Therefore, I would recommend that a waiver could be granted for site plan scale.

4. **Scale and graphic Scale.**

See Comment 3.

10. **Indicate the location of all existing and proposed structures, i.e. walls, fences, culverts, bridges, roadways, etc., with grade elevations for each structure.**

See Comment 21.

15. **Indicate locations of all utility structures and lines, existing and proposed storm water drainage on-site and off-site and from buildings and structures, as well as telephone, power and light, water hydrant locations, sewer, gas etc., whether privately or publicly owned with manholes, inlets, pipe sizes, grades, inverts and directions of flow.**

The utility plans as presented do not accurately reflect existing conditions relative to the sanitary sewer system and the water distribution system in the area and which service the site. Therefore, the Design Engineer should meet with myself and the Director of the Department of Public Works, Don Teefy, to review existing conditions and develop a utility plan based on those conditions. It may be possible to eliminate certain proposed utility connections based on the availability of existing water and sanitary sewer lines which were extended into the site previously. **Therefore, I would recommend that this be a condition of any approvals which the Board may grant relative to the site plan.**

I do have the following comments concerning utility systems which should be incorporated into the plan as follows:

a. **Sanitary Sewer System**

1. Sheet 4 of 6 indicates a proposed six (6) inch sanitary sewer lateral. This proposed service is located at an abandoned portion of the old sanitary main along 60th Street. This proposed line may not be necessary and will be discussed with the Design Engineer when we meet.
2. The sanitary sewer cleanout cover number 4173 should be dimensioned on the detail on Sheet 6.

b. **Water Distribution System**

1. The Water Service Detail on Sheet 6 of 7 indicates a one (1) inch water service, however the plans call for a two (2) inch water service. The detail also does not conform to the City Standards and I will provide the Design Engineer with the City Standard 2" Water Service Detail.
2. The engineer should confirm that a two (2) inch fire line is being proposed.
3. A detail for a Tapping Sleeve and Valve specifying Mueller Materials should be added to the plans.

c. **Stormwater Management System**

The application is subject to the requirements of Code Section 26-38 Stormwater Management Systems as amended. I have reviewed the submitted stormwater management system report and calculations and the proposed plan and have the following comments:

1. **Calculations**

- a. The calculations do not totally comply with the requirements of Code Section 26-38. However, the assumptions made are reasonable and acceptable and therefore the calculations as prepared are acceptable.

2. **Stormwater Plans**

- a. The soil boring submitted for this project indicates a seasonal high ground water at twenty-nine (29) inches below grade and a depth to ground water of forty-three (43) inches. The on-site recharge system will start twelve (12) inches below finished grade and then will extend an additional thirty (30) inches for a total depth below grade of forty-two (42) inches. Since the Seasonal High Ground Water is only at twenty-nine (29) inches below grade the system as designed will only perform as intended during certain times of the year. This is not acceptable and would not conform to the requirements of Code Section 26-38. Therefore, the proposed system should be redesigned so that the bottom of the stone trench is located above the Seasonal High Ground Water Table (SHGW).

- b. A four (4) foot green space is required in the rear yard and is not being provided. This is noted in the Variance Chart and variance relief would be required if this green space is not being provided.
- c. The architectural plans generally show a roof drainage plan on Drawing A1.13. However, a detail roof drainage plan which illustrates how roof runoff will flow to the proposed recharge system should be provided. This could be part of the Construction Plans when those are prepared and should be submitted to the Municipal Engineer for approval. Points of connection to the recharge system should be shown on the architectural plans.

18. **Indicate all means of vehicular ingress and egress to and from the site on to public streets, showing the size and location of driveways, curb cuts and curbing, and site lines.**

- a. A variance will be necessary for the driveway width and the drive aisle width as noted on the Variance Chart. A twenty-four (24) foot wide width is required and twenty-two (22) feet is proposed.
- b. The concrete curb detail on Sheet 6 of the engineering plans should reflect a compressive strength of 4,000 psi at 28 days.
- c. The engineer should provide testimony concerning whether the proposed driveway onto Landis Avenue has been approved by Cape May County.
- d. The proposed driveway location will require the relocation of an existing decorative streetlight and light post which was constructed in 2020. **The applicant should seek approval from the City for the relocation of this light.**
- e. Provide two (2) hidden driveway signs at the driveway location and the location of these signs should be shown on the engineering plans. A sign detail is included in the architectural plans and this will be addressed in Comment 24.

19. **Show location and design of off-street parking areas, showing their size, and the location of internal circulation, traffic patterns, parking space, aisles, driveways, curbing, barriers and wearing surface finishes and construction.**

- a. The variances necessary for the drive aisle width are as noted above and as included in the variance chart.
- b. The engineer should provide testimony on ADA Compliance relative to the proposed parking plan.
- c. The architectural plans on Drawing A2.02 contain a Resident Parking Only sign. However, this sign has no dimensions. The resident parking only sign should also be indicated on the engineering plans.

21. **Indicate provisions for refuse and garbage disposal. Insure that such area are not exposed to view, are unpolluting, covered from weather and are secure from vandalism. Incineration of burning of units will be of such design and construction as to be approvable by the State Department of Health and Environmental Protection. Compactor units will ensure completely sealed operation. Open dump areas for garbage or refuse should be prohibited but where they are deemed necessary they must be enclosed and constructed with views to sight, fire protection, sanitation and security.**
- a. No provisions for solid waste and recycling are shown on either the engineering or architectural plans. The architect's office has advised that they are redesigning the project to include provisions for solid waste and recycling storage. Testimony should be provided concerning how solid waste and recycling will be stored as well as how these materials will be collected.
 - b. **Any approval that the Board may grant should be conditioned on the applicant satisfying the requirements of the Department of Public Works relative to recycling and solid waste storage and pick up. This should be a condition of approval.**
22. **Show provisions for screening or storage of equipment, attached or separate from buildings.**
- a. The architect should provide testimony relative to how the rooftop HVAC units will be screened. Details for the screening should be provided on the architectural plan and also should be indicated on the engineering plans.
23. **Indicate all existing or proposed exterior lighting (free- lumens, heights, area and direction of illumination, foot-candles produced, as well as time controls proposed for outdoor lighting and display.**
- a. The architect should explain the proposed lighting plan and should indicate if any lighting is proposed beyond the property lines.
 - b. If time controls are proposed for the lighting this should be indicated on the plans.
 - c. If Sea Isle City approves the relocation of the existing decorative streetlight as proposed by the applicant, then a detail for this light should be added to the plan including foundation and wiring information. I will provide the Design Engineer with details of the decorative light and the foundation which was constructed for this light.
24. **Note all existing and proposed signs and their sizes; nature of construction and locations, height and orientation, including all identification signs, traffic and directional signs and arrows, freestanding and façade signs and time control for sign lighting.**
- a. A detail for hidden driveway sign and a residential parking sign is on the architectural plans, however these signs are not dimensioned. Dimensions should be added and the exact location of these signs should be noted on the engineering plans.

The architect should provide testimony as to whether the Caution Hidden Drive sign will encroach into the Landis Avenue right-of-way and if it does encroach will it conform to City Code requirements.

- b. Signs are described and located generally on the architectural plans. Details for the building mounting signs should be provided and the architect should provide testimony concerning the size of the proposed building mounted signs. Variance relief may be necessary based on this testimony.

25. **Indicate locations, dimensions and construction of off-site sidewalks, on-site exits, walks and sidewalks. Provision should be made for pedestrian safety, access ways and, where necessary, a bicycle system and racking.**

- a. Note 9 on the engineering plan Sheet 1 indicates the following:

“All concrete curb, sidewalk and pavement disturbed in kind within roads rights-of-way are to be repaired in kind”.

This is acceptable and this should be a condition of approval.

26. **Show proposed screening of green areas and landscaping and fencing, including a planting plan and schedule, and trees, off-site and along road, etc. Provision should be made for maintenance.**

- a. The proposed project requires four (4) street trees, three (3) on-site trees and thirty (30) shrubs. Four (4) street trees are being provided and the type of tree conforms to the City's Plant List. The Planting Schedule and the Landscape Plan indicate fifteen (15) proposed shrubs which meet Plant Material List requirements. These are inkberry holly and azalea. The remaining vegetation which apparently is being proposed as a shrub are actually grasses. These total one hundred thirty eight (138) grasses of three (3) different species. The Board should consider whether the submission of these grasses meets Landscape requirements.
- b. The plan is proposing sixteen (16) Sky Pencil Japanese Holly which appear to be proposed as an on-site tree. This species of plant has been accepted by the Planning Board as an on-site tree and the applicant is proposing sixteen (16) where only three (3) are required. This type of tree at container #5 will be approximately three (3) feet at planting and should grow to a height of five (5) feet in approximately ten (10) years. The engineer should provide testimony concerning the proposed planting height of the Sky Pencil Japanese Holly. I would recommend to the Board that the use of the Sky Pencil Japanese Holly would be acceptable.
- c. The proposed Franklin Tree, Inkberry and Azalea are approved materials on the City's Plant Material List. However, the remaining vegetation is not included on this list therefore, the engineer should provide testimony concerning whether the other proposed plant materials will tolerate the coastal environment.

- d. An irrigation system is being proposed and this is acceptable. The note below the Planting Schedule on Sheet 5 of the engineering plans indicates an irrigation system will be designed by the Landscape Contractor and submitted to the Construction Office. The design by the Landscape Contractor is acceptable, however the note should be revised to indicate that the design will be submitted to the Municipal Engineer to review and approve. The note should be revised at this stage however the irrigation plan can be provided as this project progresses.
27. **Show improvements to adjoining streets and roads, and traffic control devices necessary in streets or highways. Acceleration and deceleration lanes, paving, land dedication or acquisition for road should be considered.**
- a. See Comment 25 concerning replacement of disturbed concrete and pavement areas.
 - b. 60th Street was constructed with full depth construction and an underdrain system along the curbline. The location of the underdrains adjacent to this site should be indicated on the plans since they may be disturbed by utility construction. I will provide the Design Engineer with plans and details which were utilized for the underdrain construction which was completed under City Project SIC066 in 2013.
29. **A detailed written description, sketch, rendering or picture of any new buildings or structures should be presented.**
1. This information is noted on the plans although the plans indicate that the proposed colors will be selected by the architect. The architect should present the proposed building at the hearing.
30. **Preliminary architectural floor plans and elevations should be submitted, with the name, address, professional number and seal of the architect.**
1. The architectural plans having a date of August 28, 2025 consisting of eight (8) sheets have been reviewed for conformance to the adopted Architectural Design Standards of Chapter 26-42 and I have the following comments:
 - a. The purpose of the Architectural Design Standards is to "Reflect the City's desire for a Coastal Sea Shore Village" and "create buildings that are attractive, improve the City's Commercial Zone's image and enliven the streetscape.
 - b. The plans as presented do not meet certain of the Architectural Design Standards under Code Section 26-42. The architect on A1.11 includes an Architectural Design Standard Chart and also indicates where variance relief is necessary. Variance relief is noted on the Variance Chart.
- The architect should provide testimony concerning the need of the variance relief since this is a standard for the Zoning Code.

2. **Comments on Plans**

- a. The architect should explain how residential unit area was calculated.
- b. The architectural plans and the engineering plans should be consistent and those plans should be revised as necessary.
- c. Sheet G0.00 contains a Drawing List. This list includes Sheet Numbers C1.00 through C7.00 and these sheets are not included in the architectural plans submitted. It appears that the noted plans are actually the EDA plans and this should be noted in the Drawing List. The applicant and his professionals should provide testimony as to whether the architectural and engineering plans will be combined as one set of plans to be submitted to the Construction Office for review and Approval.

I will be using the EDA plans in performing site inspections for this project as is our practice.

32. **In fire prevention, consideration must be shown for service lines, hydrants, Siamese connections, automatic sprinkler system, fire zones, "no parking fire zones" and pavement and wall signs.**

- a. A fire suppression system is proposed. The architect should provide testimony requiring the type of system and where controls for this system will be located. The comments of the Director of the Department of Public Works should be incorporated into any fire suppression system plans.
- b. Any comments from the City's Fire Department should be incorporated into the project design.

33. **The applicant shall submit a letter from the Zoning Officer with the application confirming whether the relief sought constitutes a substantial improvement and confirming the FEMA flood zone and design flood elevation for the property. The flood zone and design flood elevation shall be placed on all plans.**

- a. The architect should provide testimony concerning how the building will be constructed to meet elevation and flood proofing standards of Chapter 14.

36. **A detailed written list of any additional permits required from the municipality, county, state or federal agencies.**

- a. The applicant should address the status of the additional permits which are listed under Note 11 on Sheet 1 of the engineering plans.

38. **Show all requirements under the Americans with Disabilities Acts of 1990 for parking and pedestrian and vehicular movement.**

- a. The design professionals should provide testimony relative to accessibility and conformance to the requirements of ADA for both pedestrian and vehicular conditions.
Conformance to ADA requirements should be made a condition of approval.

IV. **Additional Comments**

1. Comments from the City's Police, Fire, and Public Works departments should be considered by the Board.
2. A note should be added to the plans that any required electrical transformer will be located on-site and not in the public right-of-way. **This should be a condition of approval.**
3. **The Design Engineer should meet with myself and the Director of the Department of Public Works to finalize the utility plans as indicated previously.**
4. If this project is approved, a plan of construction should be prepared as part of the Construction Plans. This plan should address construction phases, site security during construction, pedestrian safety, staging areas, material delivery and any other construction related activity. **This should be a condition of approval and should be prepared as part of the construction permit application to the Construction Official. The plan of construction should be reviewed and approved by the Municipal Engineer.**
5. If this project is approved a condition of approval should require the applicants to attend a pre-construction meeting along with the City's Police Department and Municipal Engineer before any site activity including foundation for the new structure is undertaken. The applicant's builder should be present at any pre-construction meeting.
6. The project, if approved, will be required to comply with Code Section 26-43.4, Non-Residential Affordable Housing Development Fees. This should be discussed with the applicants at the hearing and a condition of approval should require the applicants to conform to the requirements of this Code Section.
7. The engineering and architectural plans should be revised as necessary to be consistent with each other.

V. **Recommendations**

1. I would advise the Board that the application could be deemed complete for a Site Plan Review in my opinion. There are several issues which will require discussion with the applicants and there will also be a need to amend the site plan as noted in this report.
2. The outstanding items mentioned in this report should be addressed by the applicants and their professionals.

3. The applicants and their professionals should provide testimony as to why the Board should grant variance relief which is required for this application.
4. The Board has the discretion to grant the variances requested or could decide to grant some of the variance while denying others. The Board Solicitor will advise you relative to this issue.
5. If the Board is to grant the variances requested and if the Board takes action on Preliminary and Final Site Plan approval, then these actions should be conditioned on the applicants submitting the revised plans to satisfy the comments noted in this report and action on any other variances requested.
6. Any approval should be conditioned on the applicants obtaining all other governmental approvals and must submit copies of these approvals to the Board Secretary and Board Engineer. These approvals should also include approvals from the Department of Public Works relative to connection to the City's utilities as well as the acceptability of any proposed solid waste and recycling plan.
7. This review is based on the proposed lot which was subject to the subdivision and this lot would be a sixty (60) foot by one hundred (100) foot lot. If the subdivision is denied, then this site plan review would be voided since the sixty (60) foot by one hundred (100) foot proposed lot would not have been created.



Andrew A. Previti, P.E.
Municipal & Board Engineer

AAP/dpm

cc. Planning Board Members (via Board Secretary)
Genell Ferrilli, Planning Board Secretary (via email)
Chris Gillin-Schwartz, Esq. (via email)
Don Teefy, Jr., Director of Public Works (via email)
Chief Anthony Garreffo, SICPD (via email)
Neil Byrne, Construction Official, (via email)
Mariah Rodia, Construction Office, (via email)
Jamie Sofronev, 6000 Landis Ave. LLC, 37 Egret Trail, Cape May Court House, NJ 08210 (via email)
Avery S. Teitler, Esquire (via email)
Vincent C. Orlando, PE (via email)
William C. McLees, AIA (via email)

CITY OF SEA ISLE CITY SITE PLAN CHECK LIST REQUIREMENTS

C = Conforms

X = Does Not Conform

NA = Not Applicable

Name: 6000 Landis Ave., LLC

Block: 60.03 Lot(s): 17 (Proposed Lot 17.01)

Project No. SIZ0272

Reviewed By: Andrew A. Previti, P.E.

Date: September 23, 2025

December 8, 2025 - Update

(No Application Will Be Deemed Complete Until All of the Following Has Been Provided Except for Which Waiver Has Been Sought and Granted)

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| 1. | Complete Application Form With All Information Provided | Determined by the Board Secretary |
| 2. | Site Plan with the following requirements | |
| 1. | Give title and location of development and the name and address of record owner and/or development applicant, and site planner preparing the site development plan. | See Comments |
| 2. | Indicate proposed use or uses of the land and buildings. | C |
| 3. | Site plans should be presented at a scale no smaller than 1"=50', nor larger than 1"=20'; size of sheets should not exceed 36 inches by 24 inches | X |
| 4. | Scale and graphic scale | X |
| 5. | North arrow in same direction on all sheets. | C |
| 6. | Submit survey of the property prepared by a licensed surveyor of New Jersey, showing boundaries of properties, line of all existing streets and roads, easements rights-of-way and areas dedicated to public use within 200 feet of the development. Also indicated on this sheet will be the north arrow, scale feet and graphic scale, name and address and professional license number and seal of the surveyor who prepared the survey. | C |

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| 7. | Give names of all owners of record of all adjacent properties with lot and block number, parcel number, tax map number, within 200 feet of the property. | C |
| 8. | Show existing and proposed buildings with dimensions, showing, with first floor elevation, present and finished grade elevations at all corners and entrances. Present buildings and structures to be removed are to be indicated. | C |
| 9. | Submit topographic map to delineate existing contours at well as proposed grading and contours, wooded areas, trees (where six inches or greater in diameter), flood plains, ponds streams and drainage ditches, etc. | C |
| 10. | Indicate the location of all existing and proposed structures, i.e. walls, fences, culverts, bridges, roadways, etc., with grade elevations for each structure. | See Comment 21 |
| 11. | Indicate existing zones of the development site and of zones within 200 feet of the property. | C |
| 12. | Show all existing schools and special district boundaries with 200 feet of the property. This should be shown on a separate map or as a key map on the site plan map itself. | N/A |
| 13. | Indicate the distance of the property line (measured along the centerline of existing streets abutting the property) to the nearest intersection which should be shown. | N/A – Corner Property |
| 14. | Show the boundaries of the property, building and setback lines, lines of existing streets, lots, reservations, easements and areas dedicated to public use. | C |
| 15. | Indicate locations of all utility structures and lines, existing and proposed storm water drainage on-site and off-site and from buildings and structures, as well as telephone, power and light, water hydrant locations, sewer, gas, etc., whether privately or publicly owned, with manholes, inlets, pipe sizes grades inverts and directions of flow. | See Comments |

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| 16. | Show location, size and nature of the entire lot or lots in question of contiguous lots owned by the applicant or owner of record, or in which the applicant has a direct interest even though a portion of the entire property is involved in site plan development. Provide on a key map, if necessary. | C |
| 17. | Show all proposed easements and public and community areas. | N/A |
| 18. | Indicate all means of vehicular ingress and egress to and from the site on to public streets, showing the size and location of driveways, curb cuts and curbing, and site lines. | See Comments |
| 19. | Show location and design of off-street parking areas, showing their size, and the location of internal circulation, traffic patterns, parking space, aisles, driveways, curbing, barriers and wearing surface finishes and construction. | See Comments |
| 20. | Show location, arrangement and dimensions of truck loading and unloading platforms and docks. | N/A |
| 21. | Indicate provisions for refuse and garbage disposal. Insure that such area are not exposed to view, are unpolluting, covered from weather and are secure from vandalism. Incineration or burning of units will be of such design and construction as to be approvable by the State Department of Health and Environmental Protection. Compactor units will ensure completely sealed operation. Open dump areas for garbage or refuse should be prohibited but where they are deemed necessary they must be enclosed and constructed with views to sight, fire protection, sanitation and security. | X |
| 22. | Show provisions for screening or storage of equipment, attached or separate from buildings. | See Comments |
| 23. | Indicate all existing or proposed exterior lighting (free-lumens, heights, area and direction of illumination, foot-candles produced, as well as time controls proposed for outdoor lighting and display. | See Comments |

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| 24. | Note all existing and proposed signs and their sizes; nature of construction and locations, height and orientation, including all identification signs, traffic and directional signs and arrows, freestanding and façade signs and time control for sign lighting. | See Comments |
| 25. | Indicate locations, dimensions and construction of off-site sidewalks, on-site exits, walks and sidewalks. Provision should be made for pedestrian safety, access ways and, where necessary, a bicycle system and racking. | See Comments |
| 26. | Show proposed screening of green areas and landscaping and fencing, including a planting plan and schedule, and trees, off-site and along road, etc. Provision should be made for maintenance. | See Comments |
| 27. | Show improvements to adjoining streets and roads, and traffic control devices necessary in streets or highways. Acceleration and deceleration lanes, paving, land dedication or acquisition for road should be considered. | See Comments |
| 28. | Copies of any covenants and deed restrictions intended to cover any of the development site should be submitted. | None Submitted to Engineer |
| 29. | A detailed written description, sketch, rendering or picture of any new buildings or structures should be presented. | See Comments |
| 30. | Preliminary architectural floor plans and elevations should be submitted, with the name, address, professional number and seal of the architect. | See Comments |
| 31. | Supply appropriate places for signature and date of approval of the chairman and secretary of the board and its engineer. | C |
| 32 | In fire prevention, consideration must be shown for service lines, hydrants, Siamese connections, automatic sprinkler system, fire zones, "no parking fire zones" and pavement and wall signs. | See Comments |

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| 33. The applicant shall submit a letter from the Zoning Officer with the application confirming whether the relief sought constitutes a substantial improvement and confirming the FEMA flood zone and design flood elevation for the property. The flood zone and design flood elevation shall be placed on all plans. | C – See Comments |
| 34. Final lot grading plan. | C |
| 35. Show house numbers for each building lot on the final site plan plot only. | N/A |
| 36. A detailed written list of any additional permits required from the municipality, county, state or federal agencies. | See Comments |
| 37. Show proposed art (murals, sculptures, etc.) that would be visible from a public street. | N/A |
| 38. Show all requirements under the Americans with Disabilities Acts of 1990 for parking and pedestrian and vehicular movement. | See Comments |

Please note that Item Nos. 37 and 38 were added by Ordinance No. 1510.