

City of Sea Isle City

MAJOR SUBDIVISION PRELIMINARY PLAT CHECK LIST REQUIREMENTS

C = Conforms

X = Does Not Conform

NA = Not Applicable

Name: Frank Edwardi Major Subdivision

Block: 88.03 Lot(s): 16.02, 17.01, 17.02,
18.01, 18.02, 19-21 &
27-29

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

Date Reviewed: March 3, 2025

Project No. SIP0094

No application will be deemed complete until all of the following has been provided except for which waiver has been sought and granted.

1.	Completed Application Forms with All Information Provided.	Determined by Board Secretary
2.	Plat with the following requirements:	
	a. Key map showing the entire parcel and its relation to the surrounding area, taken from the tax map of the city.	C
	b. Tract name, tax map block and lot numbers, date, reference meridian and graphic scale.	C
	c. Name and address of owner(s) of record and certification of owner(s) review and approval of that plat. If tract is owned by a corporation, a list of shareholders must be provided.	See Comments
	d. Name and address of plat preparer and certification as to the accuracy of the plat details.	C

e. Name and address of subdivider, if different than subparagraph © above. If tract is to be subdivided by a corporation, a list of shareholders must be provided.	See Comment C
f. Acreage of tract to be subdivided to nearest one tenth of an acre.	C
g. Sufficient elevations or contours to determine the general slope and natural drainage pattern of the tract, the high and low points of the tract, and tentative cross-sections and centerline profiles for all proposed streets. The location of existing utility structures, such as water and sewer lines, gas transmission lines and high tension power lines within the subdivision and within 200 feet of its boundaries.	Waiver Requested See Comments
h. Plans of proposed utility layouts (sewers, storm drains, water, gas, electricity, cable television), showing feasible connections to existing or any proposed utility systems. When an individual water supply and/or sewage disposal system is proposed, if the subdivision is located in a low lying area, or one showing other indication of poor drainage, the Planning Board may require a specified number of percolation tests to be made in accordance with procedures set forth in "Standards for the construction of Sewage Facilities for Realty Improvements", published by the New Jersey Department of Health, or any other appropriate manual. The results of said percolation tests, together with a report from the State Department of Health concerning them, shall be submitted with the preliminary. Any subdivision or part thereof which does not meet with the established requirements of this chapter, or other applicable regulations of the city of Sea Isle city or any board of health having jurisdiction shall not be approved. Any remedy proposed to overcome such a situation shall first be approved by the appropriate local, county, or State health agency.	Waiver Requested See Comments
i. Tract boundary lines, right-of-way line of streets, street names, easements, and other rights-of-way lands to be reserved or dedicated for public use and/or open space, all lots lines and other radii, arch lengths, and chord lengths and bearings of all curves.	C
j. All proposed new lot lines, lot lines to be removed, proposed new lot and block numbers.	C – See Comments

	k. The purpose of all easements or lands to be dedicated for public use and/or open space.	N/A
	l. Location and description of all monuments.	C
	m. Names of all adjoining property owners.	X
	n. Manner in which district is zoned.	C
	o. Approximate tie distances to nearest street.	C
	p. All existing buildings, wooded areas, and streams. The distance from all new property lines of all existing buildings.	See Comments
	q. Signature of tax collector attesting to the fact that all taxes on the tract to be subdivided are paid in full.	X – See Comments
	r. A copy of any protective covenants or deed restrictions applying to the land being subdivided.	None Submitted to Engineer – See Comments
	s. Flood zone and based flood elevation.	C
	t. Final lot grading plan.	See Comments
	u. Designated lines for signatures of planning Board chairman and secretary, and planning board engineer, and date of approval.	See Comments

	v. A soil map of the project site shall show soils of the site as determined by a soil Scientist of the Sils Survey of Cape May county. This map shall also have a proposed street and utility layout.	N/A
	w. Copies of design calculations shall be submitted with the plans. Complete specifications covering materials and methods of construction for all improvements shall also be submitted.	N/A
	x. List any additional required permits from any municipal, county or federal agencies. Such permits may include coastal area facilities, sewer extension, waterfront construction, and soil erosion and sediment control.	C