TOWNSHIP OF BRIDGEWATER

SOMERSET COUNTY, NEW JERSEY

FORM # 3H

Application #:	
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Board File Name: _____

Date Filed:_____

(Do not write above this line)

APPLICATION: SITE PLAN

(Solar/Photovoltaic Facilities)

Please check type of application:

Conceptual Site Plan	Conditional Use Approval	Minor Site Plan
Preliminary Major Site Plan	Final Major Site Plan	C-Variances
		D-Variances
Amend prior approval for Prelimina	ry Site Plan. Date of prior approval (at	tach copy)
Amend prior approval for Final Site	Plan. Date of prior approval (attach co	рру)
Does this application constitute a new applic	cation?	
If not, please attach 24 copies of Site Plan pl	reviously submitted with resolution.	
1. Applicant's name	Phone	Fax
Address (mailing)	F	Email:
2. Owner's name	Phone	Fax
Address (mailing)		
3. Attorney's name	Phone	Fax
Address (mailing)	Eı	mail:
4. Engineer's name	Phone	Fax
Address (mailing)	Eı	mail:
5. Name of Development		
Block(s) Lot(s)	Tax Sheet	
6. Street on which property lies including	ng location of nearest intersection	
7. Present use		
8. Proposed Use		
9. Zoning District		

10. Area in acres of any additional adjoining land owned by owner or applicant

Slopes 20-29 percent	Slopes 11-19 percent	
Slopes 0-10 percent		
12. Total land available for development (126-266)_		
13. Amount of lot area in floodway	; flood fringe	;wetlands
14. Waivers requested from the following sections o	f the Township Land Use Coo	le,
Chapter 126		

15. List all plans, exhibits, documents, reports, significant letters, and written decisions from other governmental agencies which constitute this application. Please indicate the title of plan or document scale, number of sheets, date of preparation and name and license number of preparer if appropriate.

NOTE: ALL EXHIBITS PRESENTED AND MARKED AT THE HEARING MUST BE CLIPPED (NOT MOUNTED WITH ADHESIVE) TO THE FOAM BOARD.

All exhibits will be kept in the application file and the foam boards will be returned at the meeting.

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Signature of person preparing application

Date

THE TOWNSHIP OF BRIDGEWATER

GROUND MOUNTED SOLAR/PHOTOVOLTAIC FACILITIES

CHECKLIST

Application #:		Applicant:
Block(S)		Lot(S)
Applicant	Bridgewater	
		1. Twenty four (24) copies of the application form, checklist, fee
		schedule with calculations, survey and Plat.
		All documents submitted must be collated into 24-sets
		(or you may select the following option)
		2. OPTION : You may choose to submit (3) full sets of documents
		for completeness review only. When the documents submitted comply
		with the submission requirements, we will notify you to submit the
		other (21) sets in order to be deemed complete. This option is made
		available to applicants in an effort to save resources expended on
		numerous plans that may need to be revised and resubmitted.
		3. All fees must be paid.
		Application fee: Escrow Fee:
		(Fee Schedule with calculations must be submitted, including a signed W-9)
		4. If the application involves a request for a subdivision or site plan
		including land development of more than 50 dwelling units or 50,000
		square feet of non-residential building space or all major subdivisions
		or site plans within 500 feet of a municipal border or critical natural
		resources like primary or secondary streams identified in the County
		Open Space Plan, that may affect neighboring jurisdictions, you must
		submit a copy of the full application packet including plans to
		Somerville Borough and Raritan Borough and provide proof of
		submission/mailing.
		5. Size of Map should be in accordance with the Map Filing Laws
		6. Survey of property, signed and sealed by a Licensed Surveyor
		7. Submit deeds for property, including easement deeds
		8. Signed Consent by owner form even if the applicant is the owner
		9. Provide proof of submission of full application including plans to the
		local Fire Department. You may contact the Fire Official to confirm
		the correct Fire Department for your Block and Lot at (908) 725-6300
		ext. 263. List name and address you submitted to:

Fire Department
Address

SITE PLAN SHALL CONTAIN THE FOLLOWING DATA:

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- 10. Height of solar panels
- 11. Landscaping Plan per the renewable energy ordinance requirements, including treatment material beneath the panels.
- 12. Written description of the facility, describing the facility's provisions, connections, design information, transformer location and calculated decibel level at the property lines
- 13. Property lines and physical dimensions of the property by a licensed land surveyor.
- 14. Locations, dimensions and use of all existing structures on the property
- 15. Delineated buffer setbacks
- 16. Location of the solar or photovoltaic facility and dimensions to all property lines, including batteries, inverters, generators and similar associated structures.
- 17. Location of proposed and existing overhead utility lines.
- 18. Location of any proposed or existing substation, inverter or transformer.
- 19. Identify the tax map sheet, date of revision, block and lot numbers and zone district of above owners
- 20. Description and design of how the energy generated by the facility will be transmitted to the larger electrical distribution facility.
- 21. The location and elevations and design details of all transmission lines, support structures and attachments to a substation(s).
- 22. Decommissioning Plan

Signature of person preparing application Date	Signature of person preparing application	Date		
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The applicant may request that one or more of the submission requirements be waived; however, the request must be in writing and state the reason for the waiver request. If the submission waiver is honored during completeness review, the Board still has the right to request the same information during the hearing process in addition to any other information they deem necessary for proper review of the application.

NOTICE REQUIREMENTS:

The following proof of satisfying the notice requirements must be filed with the Land Use Administrator in the Planning Department a minimum of 48-hours prior to the hearing date:

- 1. Affidavit of Service.
- 2. Copy of the notice served.
- 3. Certified list of property owners within 200 feet and others served with manner of service
- 4. Certified Mail receipts stamped by the USPS
- 5. Affidavit of publication from the newspaper in which the notice was published

BRIDGEWATER TOWNSHIP

SITE PLAN CHECKLIST

Application #	#:	Applicant Date
Applicant	Bwt.	
		I. Twenty four (24) sets of the application, checklist, fee schedule computations and all supporting documentation and Site Plan. All documents submitted must be collated into (24) sets.
		II. OPTION: You may choose to submit (3) full sets of documents for completeness review only. When the documents submitted comply with the submission requirements, we will notify you to submit the other (21) sets in order to be deemed complete. This option is made available to applicants in an effort to save resources expended on numerous plans that may need to be revised and resubmitted.
		III. All fees must be paid.
		Application fee: \$ Escrow Fee: \$
		(Fee Schedule with calculations must be submitted, including a signed W-9)
		IV. If the application involves a request for a subdivision or site plan including land development of more than 50 dwelling units or 50,000 square feet of non-residential building space or all major subdivisions or site plans within 500 feet of a municipal border or critical natural resources like primary or secondary streams identified in the County Open Space Plan, that may affect neighboring jurisdictions, you must submit a copy of the full application packet including plans to Somerville Borough and Raritan Borough and provide proof of submission/mailing.
		 V. Provide proof of submission of full application including plans to the local Fire Department. You may contact the Fire Official to confirm correct Fire Department for your Block and Lot at (908) 725-6300 ext. 263. List name and address you submitted to: Fire Department:
		VI. Size of Map should be in accordance with the Map Filing Laws
		VII. Scale not to exceed 1"=100'
		VIII. <u>Consent by Owner form</u> : signed and notarized by owner even if the applicant is the owner
		SITE PLAN SHALL CONTAIN THE FOLLOWING DATA:
		1. A Key map of the site with reference to surrounding areas, zoning district(s) and existing street locations within 200' of property. Scale not less than 1"=800' (126-153A)
		2. The North arrow, scale, block, lot, name and address of the owners of all contiguous land and of property directly across the street , and downstream 200 feet of the property,

as shown by the most recent tax records of all municipalities in which such properties shall lie. (126-153B)

- 3. Lot line dimensions, bearings and distances (126-153C)
- 4. Location of all buildings and structures, streets, easements, driveways, entrances and exits on the site and within 200 ft thereof. (126-153D) Structures to be removed should be indicated by dashed lines
- 5. Right-of-way width of existing road from the centerline. Pavement width measurements.
- 6. Location and dimensions of proposed buildings, structures, roads, driveways, parking areas with dimensions of each (126-153E)
- 7. Zoning Chart listing required, existing and proposed setbacks, height, lot area, improved lot coverage, and all information included in the schedule of land and area requirements. Graphic depiction is required.
- 8. Proposed building height setbacks, front, side and rear yard distances and required setbacks (126-153F). Buildings must identify square footage on each building for each floor
- 9. All existing physical features on the site and within 200 feet thereof, including streams, water courses, existing woodlands, and significant soil and hydrological conditions such as swamp, rock and water flows (126-153G). All existing trees as follows: Deciduous 12" dbh or greater; Non-Deciduous 8" dbh or greater; Dogwoods 4" dbh or greater
- 10. Topography showing existing and proposed contours at two foot intervals extending 200 feet off site. A reference bench mark shall be clearly designated (126-153H)
- 11. Parking and loading areas shall be indicated with dimensions for bays, aisles, stalls, curb radii, traffic islands and channelization. Indicate direction of traffic flow and sight easements, number of employees, total and maximum in one shift, proposed and required parking spaces. No driveway within ten (10) feet of property lines (126-153I)
- 12. Architectural building elevations including facade signs and entrances, materials, dimensions and height.
- 13. Improvements such as roads, curbs, bumpers and sidewalks shall be indicated with cross sections, design details and dimensions (126-153J).
- 14. Landscaping and buffering plan exhibit identifying existing and proposed trees, shrubs, bushes, ground cover and natural features such as boulders and root outcroppings. Indicate botanical and common names of plants and trees, dimensions at time of planting and maintenance plans (126-153L). The landscaping plan shall be in accordance with the Landscape Ordinance.
- 15. Street trees planted at 50' intervals along public rights of way and in accordance with the Landscape Ordinance.
- 16. Specify on landscape plan the quantity of landscaping by type proposed to be planted on site
- 17. Has at least 5% of the parking area been landscaped? (126-191 B.16)

- 18. Indicate on the landscape plan, existing and proposed fences, their heights and type (126-194).
- 19. Conservation Plan Exhibit is to be submitted showing the proposed methods of protecting trees and growth before and after construction. Techniques include fences, berms, tree wells, etc (126-191 and 197).
- 20. Proposed exterior lighting plan exhibit showing location of all lights, type of light, manufacturer specification sheet, intensity in foot candles on a point-to-point plan, methods proposed to reduce off-site glare on adjacent property and roads, type and height of light standard and pole (126-153M and 190).
- 21. Survey of property signed and sealed by a Licensed Surveyor
- 22. Proposed sign plan exhibit for all freestanding and façade signs showing the specific design, letter style, color, construction and materials, location, size, height above grade or below roof line, type of standard, illumination (123-153N and 195).
- 23. Required legend on Site Plan for endorsement by Board Engineer, Board Chairman and Board Secretary (126-1530)

SITE PLAN MUST BE ACCOMPANIED BY THE FOLLOWING:

- 24. Twenty four (24) copies of the Environmental Impact Statement report. Waiver cannot be granted if slopes on the site exceed 15% or if property is within a flood plain (Part II article 25 126-128 through 272)
- 25. Hillside Development exhibits (Part II article 29, 126-264 through 267)
 - a) Density computations (126-266)
 - b) Maximum Impervious surfaces (126-267)
- 26. Stormwater runoff control plan with introductory narrative
- a) Impervious coverage
- b) Elevations adjacent to existing and proposed building
- c) Elevations for entire site
- d) Elevations on adjacent property where drainage may impact
- e) Location and elevation of sidewalks, adjacent road centers, dividing islands, curbs, gutters, driveways
- f) Run-off computations for existing and proposed conditions
- g) Size, slope, direction of flow, top, invert elevations of all existing and proposed storm drains, drainage ditches, water courses (cross sections, for swales, channels)
- h) Roof leader size and discharge locations
- i) Location, capacity, outlet details, typical section through basin calculations for storage capacity, inflow hydrograph for stormwater detention/retention facilities

- j) Drainage area map, calculations showing drainage from contributing area prior to and after development
- 27. Soil erosion and sediment control plan exhibit (Article 36) Identify location of all soils on property.
- 28. Written description of a request for variance, conditional use or special permit.
- 29. Written document or request to waive submission of any required Site Plan elements or exhibits. (The applicant must document why a waiver of required exhibits is in the public interest, consistent with the Master Plan, the overall intent of the Land Use Ordinance, and good Development and Environmental practice) (126-156).

FOR PRELIMINARY SITE PLAN

- 30. Proof in the form of a letter of transmittal that a copy of the Application was sent to the County Planning Board.
- 31. The signature block must be located directly above the title block in the lower right hand corner of the plans. Plans are considered folded correctly when the title block and signature block are visible without opening the plans. Full name and title of the chairman, secretary and engineer must be lettered on the plan immediately below the signature line.

FOR FINAL SITE PLAN

In addition to all items listed above, please include the following;

- 32. Engineer's estimate of the cost of proposed improvements (sanitary sewer, drainage, pavement, landscaping) and an inspection fee of 6% of those costs
- 33. The signature block must be located directly above the title block in the lower right hand corner of the plans. Plans are considered folded correctly when the title block and signature block are visible without opening the plans. Full name and title of the chairman, secretary and engineer must be lettered on the plan immediately below the signature line.
- 34. The signature block must be located directly above the title block in the lower right hand corner of the plans. Plans are considered folded correctly when the title block and signature block are visible without opening the plans. Full name and title of the chairman, secretary and engineer must be lettered on the plan immediately below the signature line.

X_

Signature of person preparing checklist

Date

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