

BOROUGH OF CRESSKILL

REAL ESTATE DEVELOPMENT APPLICATION

SITE PLAN APPLICATION NO. _____

Existing Lot No..(s) _____ Existing Block No. _____ Date _____

New Lot No. _____ New Block No. _____ Contemplated Use _____

House Number and Street _____
from Borough Clerk [** Note: See Borough Engineer for new numbers]

Owner's Name(s) _____

Address(es) _____

Telephone No.(s) _____

The owner(s) of this property is familiar with the applicable Borough Ordinances and agrees to fulfill those requirements checked below.

Signed: _____
Owner(s)

1. Plot plan (15 copies) and \$200.00 Hearing Fee (non-refundable), \$1,500.00 Legal Escrow and \$1,500.00 Engineering Escrow received by Borough Clerk on: _____

[**Note: The plot plan shall be prepared by a licensed Professional Engineer. It shall be drawn to a scale between 1"=20' and 1"=40' on an 8 1/2" x 11" sheet. It shall include dimensions and bearing of all lot lines, existing lot and block numbers, new lot and block numbers, streets adjacent to property, existing pavement, curb, sidewalk, drainage facilities and all existing structures on the site, including distances from all lot lines. Revised plans (15 copies).

2. Approval of Planning Board _____ Date: _____

Conditions: _____

3. Approval of Board of Health _____ Date: _____

Conditions: _____

4. Approval of County Planning Board _____ Date: _____

Conditions: _____

5. Approval of Building Inspector _____ Date: _____

Conditions: _____

Date Permit Issued: _____

This form must be completed before a building permit is issued.

**BOROUGH OF CRESSKILL
PLANNING BOARD
SITE PLAN CHECK OFF LIST**

Pre-design Meeting: The applicant, developer, engineer, architect and attorney are encouraged to see the Planning Board before designing and preparing any site plans. This meeting will greatly benefit the Borough and the applicant in saving time and to understand the applications better.

A site plan will not be deemed to be complete unless the site plan is accepted as complete by the approving authority.

The following is a checklist of things to be included on the site plan. Please also refer to Chapter 126 of the Boro Ordinance for more detailed information on site design review.

ITEM	SITE PLAN REVIEW COMMENTS	
	SUB-COMMITTEE	APPLICANT
1. Name of development		
2. Lot and Block number and zone.		
3. Address and name of owner or developer.		
4. Seal of registered architect, engineer, or land surveyor.		
5. Date of preparation of drawings and all subsequent revisions.		
6. Scale not less than 50' to the inch (or as may be deemed necessary).		
7. Key map showing location of tract with reference to surrounding area and street intersection within 200'.		
8. North arrow.		
9. Lot dimensions with angle, distance, and bearings		
10. Lot area in acres and square feet.		
11. Zoning table showing all required and actual bulk requirements of site.		
12. Existing buildings or structures showing dimensions, offsets from all sides measured to most extreme projections.		
13. Existing buildings to be removed.		
14. Proposed building, its dimensions and setbacks on all sides, measured to most extreme projections.		
15. Building height.		
16. Any easements, existing or proposed, its location, with bearings, and dimensions.		
17. Description of proposed easement and a deed for it.		
18. Dedication of right of way for widening existing road to Borough and County Master Plan.		
19. Topography showing all topographic features, including existing contour or elevations not to exceed 2' contour interval on U.S.G.S. datum.		
20. Proposed elevation sketch of building and type of surface material and dimensions.		

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21.	Preliminary floor layout with dimensions and square feet area.		
22.	Existing and proposed edge of the pavement or curb including widening of road.		
23.	Existing and proposed streets.		
24.	Location, type and size of all fences on site.		
25.	Show all retaining walls.		
26.	Distance along abutting streets to the nearest intersection.		
27.	Existing and proposed sidewalks.		
28.	Existing and proposed sewer main with manholes showing invert and top of manholes.		
29.	Proposed sewer connection, size of cast iron pipe.		
30.	Existing and proposed storm sewer system with size of pipe, direction of flow, top of catch basin, invert of pipes.		
31.	The driveways and their width.		
32.	Radius of driveways at intersection.		

SIGNATURE OF APPLICANT OR PREPARER

IMPORTANT INFORMATION

County Roads in Cresskill (Notify Bergen County Planning Board)

1. County Road
2. Knickerbocker Road
3. Piermont Road
4. Union Avenue
5. Madison Avenue

Bergen County Planning Board
One Bergen County Plaza
4th Floor
Hackensack, NJ 07601

The following utilities must also be notified if applying for a Use Variance:

- | | |
|---|--|
| 1. Suez Water NJ
461 From Road, Suite 400
Paramus, NJ 07652 | 4. Optimum System Corp.
1111 Stewart Avenue
Bethpage, NY 11714 |
| 2. Rockland Electric Company
75 West Route 59
Spring Valley, NY 10977 | 5. PSE&G Co.
214 Hudson Street
Hackensack, NJ 07601 |
| 3. Verizon
PO Box 4830
Trenton, NJ 08650 – 4830 | |

If you are within 200 feet of a municipal boundary, a list of owners' names in the other town living within the 200 foot distance must be obtained from the clerk of that municipality:

Borough of Alpine
100 Church Street
Alpine, NJ 07620

Borough of Bergenfield
198 North Washington Avenue
Bergenfield, NJ 07621

Borough of Demarest
118 Serpentine Road
Demarest, NJ 07627

Borough of Dumont
50 Washington Avenue
Dumont, NJ 07628

Borough of Tenafly
100 Riveredge Road
Tenafly, NJ 07670

