

SECTION 10 MINOR SUBDIVISION - PLAT DETAILS

Proposed subdivisions which are found by the reviewing board or its authorized committee or designee to comply with the definition of a minor subdivision, contained in this ordinance, shall be considered and reviewed according to specific procedures contained in this ordinance. In the case of minor subdivisions, the reviewing board may determine either by general rule or, on a case by case basis, that a public hearing may be waived. The first approval given a minor subdivision shall be deemed to be final approval of the subdivision, provided that an administrative officer or the Board may condition such approval on terms insuring the provision of improvements, pursuant to Article V, Section 18, if applicable.

The application form for minor subdivision review shall be completed and shall be accompanied by a plat signed and sealed by a licensed land surveyor, which plat shall be a certified survey of the tract, at a suitable scale to enable the entire tract to be shown on one sheet and which shall show or include information indicated on the checklist adopted by the City by ordinance, or in the absence of a checklist the following information:

- A. A key map showing the entire subdivision in relation to the surrounding area and roadway system. The key map shall be taken from the "Gloucester City Zoning Boundaries Map", with the property plotted therein;
- B. All existing structures and wooded areas within the parcel to be subdivided and within 200 feet of said parcel;
- C. The name and address of the owner and the name of all property owners within 200 feet, as disclosed by the most recent municipal tax records;
- D. The tax map sheet, block and lot numbers;
- E. All existing and proposed streets and easements (including public utility easements) within or adjoining the proposed subdivision, with right-of-way widths clearly indicated;
- F. The point of beginning and metes and bounds of the property in question. All measurements shall be in feet and decimals of a foot;
- G. Property corner markers, both found and set, or the relation of existing markers to the property corner;

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- H. The dimensions of all proposed lot lines of all new lots being created and parcels being retained; the minimum front, side and rear building setback lines for each lot; and any existing lot lines to be eliminated by the proposed subdivision shall be clearly indicated;
- I. Location, size and direction of flow of all streams, brooks, lakes, watercourses, drainage structures and drainage ditches in the area to be subdivided and 300 feet of the proposed subdivision;
- J. North arrow scale at which the plat is drawn and the date of preparation;
- K. Acreage of the entire tract and of new parcels being proposed;
- L. Number of new lots being created;
- M. Name and address of the owner, subdivider and person preparing the plat;
- N. The classification of the zoning district or districts in which the proposed subdivision is located, and a schedule showing compliance of the proposed lots with the area and bulk standards of the district or districts;
- O. The location of any proposed open space or recreation area;
- P. Soil types shall be plotted on the plat as determined from S.C.S. Soil Survey Maps or a field survey by a qualified soil scientist;
- Q. A plat or plan showing the location of all boundaries of the subject property, the location of all proposed development, and existing or proposed facilities to provide water for the use and consumption of occupants of all buildings and sanitary facilities which will serve the proposed development;
- R. The following certifications shall appear of the subdivision plot:

DATE: _____

NAME OF PROPERTY OWNER

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I hereby certify that this map and survey has been made under my supervision and complies with the provisions of the "Map Filing Law."

DATE: _____

LICENSED LAND SURVEYOR
N.J. #

I hereby certify that the public streets or other ways shown hereon have been approved as to location and width and names by the proper authority.

DATE: _____

CITY CLERK

I hereby carefully examined this map and find it conform with the provisions of the Map Filing Law and the Municipal Ordinances and requirements applicable thereto.

DATE: _____

CITY ENGINEER

This map is hereby approved by the Planning Board (or Zoning Board of Adjustment) of the City of Gloucester City.

DATE: _____

PLANNING BOARD CHAIRPERSON

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I certify that this map was duly approved by resolution of the Planning Board (or Zoning Board of Adjustment) at an official meeting held on _____ and shall be titled.

I hereby certify that the Planning Board (or Zoning Board of Adjustment) is the constituted proper authority.

DATE: _____

SECRETARY OF PLANNING BOARD (or
ZONING BOARD OF ADJUSTMENT)

This map has been reviewed as prescribed by R.S. 40:27-6.2 and has been approved as required by R.S. 40:27-6.3 on _____ for the Camden County Planning Board.

DATE: _____

PLANNING DIRECTOR

DATE: _____

ATTEST: _____

This map is certified to the Register of Deeds as conforming to the provisions of the "Map Filing Law" for the Camden County Planning Board.

DATE: _____

PLANNING BOARD