



Department of Planning and Zoning

ZONING BOARD APPLICATION PACKET

The enclosed packet contains forms and instructions required in order to be make an application to the Winslow Township Zoning Board of Adjustment. Please read through the instructions carefully, including the types of variance application and the standards for variances, as they are a guide to the application and hearing process. The items listed below are included with this application package:

Information & Instructions

Zoning Board Application Packet (THIS FORM)

pages 1-6

Application Submission

Land Use Development Application,	pages 1-5
Affidavit of Ownership,	page 6
Corporate Disclosure form,	page 7
Land Development Checklist,	pages 8-12
Tax & Collections payment verification form, approved by Tax Collector,	page 13
<u>Block/Lot Assignment form, approved by Tax Assessor,</u>	page 14
ADA Compliance form, approved by Construction Official,	page 15
<u>Attachment D Major Stormwater Summary Form,</u>	pages 16-18
<u>Exhibit F Stormwater Management Checklist, if applicable,</u>	pages 19-39
<u>Exhibit G Department of Municipal Utilities Preliminary review, if applicable</u>	pages 40-41
Escrow Agreement	pages 42-45
W-9 Form	page 46
<u>Developers Agreement acknowledgement form</u>	page 47
<u>Tax Abatement acknowledgement form</u>	page 48
Fee Schedule	pages 49-50
Property List Request Form, submit to Tax Assessor	page 51
<u>List of requested design waivers and/or bulk variances from Township Ordinance</u>	
<u>List of requested variances, waivers, and de minimus exceptions from the NJRSIS (residential projects only)</u>	
<u>Current Title report</u>	

UNDERLINED FORMS ONLY REQUIRED IF SUBMITTING SITE PLAN OR SUBDIVISION APPLICATIONS TO ZONING BOARD

Application/Plan Submission to outside offices

Tax & Collections payment verification form, submitted to Tax Collector

Block & Lot Assignment form, submitted to Tax Assessor

ADA Compliance form, submitted to Construction Official

1 copy of overall Site Plan and/or Subdivision plan; sent certified mail to:

- Winslow Township Police Department- 125 S. Route 73, Braddock, NJ 08037
- Winslow Township Fire Department- 9 Cedarbrook Road, Sicklerville, NJ 08081
- Winslow Township Board of Education, residential projects only- Via email to wallta@winslow-schools.com
And via regular mail to: 200 Cooper Folly Road, Atco, NJ 08004
- Winslow Township Public Works Department- 125 S. Route 73, Braddock, NJ 08037
- Winslow Township Municipal Utilities Authority- 125 S. Route 73, Braddock, NJ 08037
- Winslow Township Tax Assessor- 125 S. Route 73, Braddock, NJ 08037

*Proof of delivery required in the form of certified mail slip or personal delivery

Notification

Sample Notice for Newspapers

page 52

Sample Notice of Hearing to property owners on certified list

page 53

Affidavit of Service of Notice

page 54

INFORMATION ABOUT VARIANCES

TYPES OF VARIANCES

(a) Appeal of an Administrative Decision

An Appeal of an Administrative Decision is a request for the review of a decision made by the Zoning Officer to determine if the decision was in error under the provisions of the Zoning Ordinance or relevant statutes. Only the Zoning Board of Adjustment may hear such a request.

(b) Interpretation or Special Question

An Interpretation is a request for the interpretation of the Zoning Ordinance or Map, or for a decision on "special questions" which may arise in connection with the administration of the Zoning Ordinance. Only the Zoning Board may hear such a request.

Bulk (c) Variance

A bulk (c) variance (sometimes referred to as a "hardship" variance) is the relief of requirements from the Zoning Ordinance, which generally relates to physical features, such as lot and yard requirements. Either the Planning Board or Zoning Board has authority to hear bulk (c) variance requests.

Use (d) Variance

A use (d) variance is a request to permit the following:

1. use or principal structure in a zone that restricts such a use or principal structure,
2. expansion of a non-conforming use,
3. deviation from a specification or standard pursuant to a conditional use,
4. an increase in the permitted density (permitted number of dwelling units/gross area),
5. an increase of more than ten (10') feet or 10% of the permitted height of a principal structure.

A use (d) variance may be heard only by the Zoning Board of Adjustment, approved only on the affirmative vote of five (5) members. All other requests may be decided by a simple majority of the Board members present and voting.

STANDARDS FOR VARIANCES

The requirements of the Zoning Ordinance and other relevant laws and ordinances are presumed to further the purposes of zoning embodied in the Municipal Land Use Law (M.L.U.L.). Therefore, every variance must, at least presumptively and to some limited extent, create some detriment to the public interest. The burden of proof is on the applicant to show that the application meets certain tests.

Bulk (c) Variance

1. The strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property
 - a. By reason of exceptional narrowness, shallowness or shape of a specific piece of property, or
 - b. By reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or
 - c. By reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon; or
2. In an application or appeal relating to a specific piece of property the purposes of the M.L.U.L. would be advanced by a deviation from the Zoning Ordinance requirements; that the variance can be granted without substantial detriment to the public good; that the benefits of this deviation would substantially outweigh any detriment; and that the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

Use (d) Variance

For use (d) variances, the Board must review the positive and negative aspects of the application. The applicant must demonstrate that:

1. Relief can be granted without substantial detriment to the public good and
2. Will not substantially impair the intent and purpose of the zone plan and zoning ordinance

Or that:

3. The proposed use is an inherently beneficial one;
4. It is not inherently beneficial, but the proposed site is particularly suited to the use; or
5. The property would be zoned into inutility without the variance.

ZONING BOARD APPLICATION PROCEDURES

STEP I: APPLICATION SUBMISSION

- A. Completed Land Use Development Application.
- B. Signed Escrow Agreement and W-9 tax form, if applicable.
- C. All required Fee & Escrow payments as set forth in the Fee Schedule. Application fees are non-refundable. All checks should be made payable to the "Township of Winslow". Separate checks should be submitted for fees and escrow.
- D. Completed Application Checklist and Required Submission Materials as denoted in the Checklist. All Items denoted with an 'X' are required for that type of application. If an item on the Checklist is not applicable or inappropriate, a submission waiver may be requested with justification for such a waiver and require appropriate waiver fees.
- E. Property Owners List Request & associated fee to the Tax Assessor's Office.
- F. Outside offices submission, signed off by the applicable office and provided to the Board office. ***Must provide proof of delivery to each office listed on Page 1 of the application packet by way of certified mail, hand delivered slip with office signature, etc.**

STEP II: COMPLETENESS REVIEW (within 45 Days of submission)

The application will be transmitted to all professionals for review.

- A. Staff and professionals will review the documentation submitted and check to ensure that all items required for submission in the Land Use Development Checklist have been submitted.
- B. All required documentation should be provided, or waivers may be requested from various checklist submission requirements. If necessary items that have not been submitted, a completeness review will be sent to the applicant (within 45 days of submission) indicating which items are outstanding. The required outstanding items must be addressed prior to the hearing.
- C. Once all necessary items are submitted, the application will be deemed complete and formally scheduled for a hearing date.

STEP III: PUBLIC NOTIFICATION (a minimum of 10 days prior to hearing)

Notice must be provided (pursuant to N.J.S.A. 40:55D-12) in the official newspaper (The Courier Post or The Hammonton Gazette) and to property owners within 200 feet of the subject parcel (utilize list provided by the Assessor's Office). Please review the following instructions regarding proper notice procedures:

- A. Do not provide notice until you have been formally confirmed by the Board Secretary for a Zoning Board hearing.
- B. Notice must be provided a minimum of ten (10) days prior to the hearing (not including the date of the meeting) or the application will be rescheduled to a later date, which will require new notice.
- C. Complete the Sample Notice of Hearing to property owners on the Certified List
 - 1. The description of the relief sought must be provided on the form.
 - 2. Copies of the form must be distributed to all persons/entities listed on the Property Owners List either by Certified Mail or Hand Delivery in accordance with N.J.S.A. 40:55D-12.
 - 3. A copy of the Notice of Hearing must also be provided to all utility companies listed on the supplemental sheet attached to the Property Owners List, including the Commissioner of Transportation when a property is adjacent to a State Highway. Notice shall be given by personal service or certified mail to the New Jersey Department of Community Affairs of a hearing on an application for development of property that exceeds one hundred and fifty (150) acres or five hundred (500) dwelling units. Such notice shall include a copy of any maps or documents required to be on file with the Municipal Clerk, pursuant to §6b of c.291 Laws of NJ 1975.
- D. Complete the AFFIDAVIT OF SERVICE OF NOTICE. Sign, notarize, and attach original certified mail receipts.
- E. Complete SAMPLE NOTICE FOR NEWSPAPERS of Zoning Board hearing and submit it to the newspaper.

Courier Post News Room
 P.O. Box 5300
 Cherry Hill, NJ 08034
 888-516-9220
cplegals@gannett.com

OR

The Hammonton Gazette
 P.O. Box 1228
 Hammonton NJ 08037
 609-704-1939
jwullermin@lnnusa.com

- Hammonton Gazette runs once a week; verify publication date before sending

1. Legal notices must be submitted to either of the above at least two (2) working days prior to the date to be published. *Notice must be published at least 10 days prior to the hearing.*
2. The description of the relief desired should reflect that of the NOTICE OF HEARING.
3. The newspaper will send you an affidavit of proof of publication, which must be submitted to the Department of Planning and Zoning(see Step IV).

STEP IV: SUBMIT PROOF OF NOTICE

The following items must be submitted to the Board Secretary no later than five (5) days prior to the hearing date.

- A. One copy of the NOTICE OF HEARING and
- B. The AFFIDAVIT OF SERVICE OF NOTICE and
- C. Original certified mail receipts, and
- D. The affidavit of proof of publication from the Courier-Post and/or Hammonton Gazette.

STEP V: PREPARE THE PRESENTATION

The presentation to the Zoning Board should be brief and concise, but present all relevant facts and address the requested variances. You may present photographs, sketches, witnesses, and/or any other pertinent information. The burden of proof is on the applicant since she or he is asking for an exception of the ordinance. **The Zoning Board is required to consider certain tests in evaluating your application, as specified in the Municipal Land Use Law (M.L.U.L.) and outlined in the Information about variances in this package.** The presentation should specifically address these points that are referenced in the Information about Variances section of these instructions for further information.

The Board Engineer/Planner will prepare a review of each application. The Zoning Board members and the applicant will receive copies of the review before the hearing. The applicant should be prepared to address any questions or comments presented in the review(s).

STEP VI: ATTEND THE HEARING (within 120 days of being deemed complete)

- A. The Zoning Board of Adjustment must hear the application within 120 days of the application being deemed complete. Board agendas are posted on the Township website at www.winslowtownship.com before the hearing.
- B. The Zoning Board meets in the Courtroom of the Municipal Building at 125 S. Route 73, Braddock, NJ 08037. The hearing begins at 6:30 p.m. and is preceded by a caucus at 6:00 p.m. A corporation, partnership, limited liability company or partnership must be represented by a New Jersey Attorney. The procedure for the hearing is as follows:
 1. Pledge of Allegiance & Roll call
 2. The Chair determines which applicants are present and announces the order of hearing.
 3. Generally, residential bulk (c) variances are first on the agenda. The applicant then presents their testimony regarding the proposal and variance request.
 4. When the application is called, the applicant or representative proceeds to the podium.
 5. The Chair swears in anyone giving testimony.
 6. The Board members ask questions after the case is presented.
 7. The public is then allowed to ask questions or make a sworn statement.
 8. The Applicant has the opportunity to summarize their application and testimony.
 9. The Chair closes the hearing and asks for discussions by the Board. No further comments can be made by the applicant or designated representative or the public.

10. A Board member makes a motion on the application and, if seconded, a vote is taken.

C. Policies Governing the Re-Scheduling of Hearing Dates. If a full seven (7) member Board is not present for a use (d) variance, the applicant may request a postponement of the hearing, as five (5) affirmative votes are required for a use (d) variance.

D. Board agendas are posted on the Township website at <https://www.winslowtownship.com/> before the hearing

STEP VII: AFTER THE HEARING

A. Memorialization of Resolution within 45 days of decision:

1. After the hearing the Zoning Board Solicitor (attorney) will prepare a legal document called a Resolution which will include all of the facts that were presented to the Board and the Board's reasoning for the approval/denial of the variance request.
2. The Board must vote on the Resolution at a hearing within forty-five (45) days of the decision. They are basically voting to agree that the facts presented in the Resolution are the facts upon which their decision was based and that all conditions of approval (if applicable) are addressed appropriately in the Resolution. *The applicant is not required to attend the hearing at which the resolution is memorialized.*
3. A copy of the Resolution will be emailed to the applicant, applicant's attorney and professionals (as listed on the application).

B. Notice of Decision. A Notice of Decision will be submitted by Board Secretary to the Courier Post for publication by the Zoning Board Secretary within ten (10) days of the memorialization of the Resolution.

C. Time Period for Appeal. Any party interested in appealing a decision of the Zoning Board, must do so within forty-five (45) days of the publication of the Notice of Decision.

D. **For Residential C (Bulk) Variances, after the Resolution is memorialized, you may proceed with Zoning & Construction permits.**

E. Items to Submit After the Hearing; for plans contingent on either Site Plan and/or Subdivision approvals:

1. Conditions of Approval. Any and all conditions of approval must be satisfied (legal documents, additional information, etc.), which should be submitted to the Board Secretary. Staff, Zoning Board Engineer, and Solicitor will review. Revise as necessary.
2. Conformance Plans. Three (3) copies of revised plans, which address needed completeness items and comments from staff and Board professionals, should be submitted to the Zoning Board Secretary. The Zoning Board Engineer will review and advise if the plans meet the conditions of the approval. They will require revision as necessary.
3. Cost Estimate. An itemized cost estimate of all the improvements required. The cost estimate should separate site work construction items on private property from those within the public right-of-ways. This is the basis for determining the amount of the performance guarantee and inspection escrow.
4. Developer's Agreement. The applicant's attorney should contact the Board Solicitor to draw up a Developer's Agreement for review. The completed and agreed upon Developers Agreement must be submitted to the Mayor and Township Committee for review and approval at a Township Committee meeting. The signed Developer's Agreement must be recorded in the Camden County Clerk's Office and proof of same needs to be submitted to the Township Clerk, prior to the Township signing off on the Plans.
5. Escrow. Any outstanding bond payments, inspection escrow, and/or review escrow must be submitted prior to the issue of any permits. Should a positive balance remain in the escrow account after the project is complete and all bills are submitted, a written request for the refund of the remaining escrow must be submitted to the Department of Planning and Zoning.
6. The applicant shall notify the Pineland Commission of approval if the development is within the Pinelands area in accordance with 40-41.
7. Prior to signing off on the plans, from the Township, the following needs to be posted:
 - Performance Bond
 - Inspection Escrow with W-9 of developer
 - Proof of all outside agency approvals
 - The recorded Developer's Agreement and filed plat and/or plans, if applicable.

8. After the plan is filed at the Camden County Registrar of Deed's Office, you MUST submit evidence that the document(s) have been filed and bear the County's filing stamp. Please return one set of the stamped Plan to the Board office.
9. Zoning Permit. A Zoning Permit application may be submitted once the above items have been completed. A processing fee of \$30.00 for residential projects or a \$50.00 for commercial projects is required.
10. A pre-construction meeting should be scheduled with the Department of Planning and Zoning (609.567.0700) with a preliminary construction schedule to be prepared for the meeting, prior to submitting for Zoning permits. Construction Permits may be applied for at the Construction Department, after Zoning permit approval and a pre-construction meeting is held.
11. A DCA Development fee may apply for new construction of single-family homes and larger development, per Township Ordinance. Similarly, a Non-Residential Development Fee is required for applicable commercial developments, per Township Ordinance.

GENERAL APPLICATION INFORMATION:

Site Plan applications- Minor or Major (including Waiver of Site Plan and Change of Use)

Minor Site Plan- A Site Plan of one (1) or more lots which:

- a.) Does not propose the new construction or addition of any building or structure greater than 5,000 gross sq. ft.
- b.) Does not disturb more than 10,000 gross sq. ft. of land area
- c.) Requires 15 or fewer off-street parking spaces
- d.) Is not a planned development, as defined by N.J.S.A. 40:55D-1 et seq.
- e.) Does not involve the extension of any new street or off-tract improvement; and
- f.) Contains information sufficient to make an informed judgement as to whether the requirements established by this chapter for the approval of a Minor Site Plan have been met.

Major Site Plan- Any Site Plan not meeting the definition of a Minor Site Plan.

1. The applicant shall submit the following plans/reports at the time of filing:
 - a.) Five (5) **Full Sets of Plans** to the Planning & Zoning Office
 - b.) Sixteen (16) copies (11" x 17") of the overall development plan (just one sheet).
 - c.) Four (4) copies of any and all reports
 - d.) A digital download version of the submittal via drop box, one drive, or on a flash drive.

Variance applications:

1. The applicant shall submit twelve (12) copies of a survey or plot plan showing location of variance requested at 11 x 17 size, dated within 5 years of the proposed application and showing current conditions of the property.
2. A digital download version of the submittal via drop box, one drive, or on a flash drive.
3. **Variance approvals expire in one year, if not acted on.**

Subdivision applications:

Minor Subdivision- In the Non-Pinelands Areas of the Township of Winslow, a minor subdivision is any subdivision containing not more than three (3) lots fronting on an existing minor street, not involving any new street or road or the extension of municipal facilities and not adversely affecting the development of the remainder of the parcel or adjoining property and not in conflict with any provision or portion of the Master Plan, Official Map, Zoning Ordinance or this chapter; in the Pinelands Areas of the Township of Winslow, a minor subdivision is any subdivision containing not more than four (4) lots fronting on an existing minor street, not involving any new street or road or the extension of municipal facilities and not adversely affecting the development of the remainder of the parcel or adjoining property and not in conflict with any provision or portion of the Master Plan, Official Map, Zoning Ordinance, or this chapter.

Major Subdivision- All subdivisions that are not classified as minor subdivisions.

1. The applicant shall submit the following plans/reports at the time of filing:
 - a.) Five (5) **Full Sets of Plans** to the Planning & Zoning Office
 - b.) Sixteen (16) copies (11" x 17") of the overall development plan (just one sheet).
 - c.) Four (4) copies of any and all reports
 - d.) A digital download version of the submittal via drop box, one drive, or on a flash drive.

PRIOR APPROVAL REQUIRED, related to properties within Pinelands

Properties within the Pinelands areas require a Pinelands Certificate of Filing, prior to applying for Winslow Township approvals for Site Plan (including waiver of site plan & change of use) and Subdivision applications.

The applicant shall file with the Secretary of the Planning and Zoning Board, at least (30) days prior to the monthly scheduled meeting of the Board.

WINSLOW TOWNSHIP PLANNING BOARD MEETS THE THIRD THURSDAY OF EVERY MONTH

WINSLOW TOWNSHIP ZONING BOARD OF ADJUSTMENT MEETS THE SECOND WEDNESDAY OF EVERY MONTH

EXCEPTIONS APPLY, PLEASE CONFIRM YOUR DATE WITH THE BOARD SECRETARY

**Department of Planning and Zoning**

125 South Route 73, Braddock, NJ 08037

Phone: 609-567-0700, ext. 6

Email: zoning@winslowtownship.comWebsite: www.winslowtownship.com**LAND USE DEVELOPMENT APPLICATION****FOR OFFICE USE ONLY**

Submission Date: _____ ESCROW # _____

 PLANNING BOARD ZONING BOARD OF ADJUSTMENT**FOR OFFICE USE ONLY**

TAXES/UTILITIES PAID YES/NO _____

APP FEES \$ _____

ESCROW \$ _____

1. APPLICANT

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: (____) _____ Fax: (____) _____

Email: _____

Interest in Property: _____

2. OWNER

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: (____) _____ Fax: (____) _____

Email: _____

3. TYPE OF APPLICATION (check all that apply)

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Minor Site Plan
- Preliminary Major Site Plan
- Final Major Site Plan
- Amended Plan (subdivision or Site Plan)
- Site Plan Waiver
- Change of Use

- A Variance- Appeal of Administrative Officer's Decision
- B Variance- Interpretation of Zoning Ordinance
- C Variance- Bulk or Hardship Variance
- D Variance- Use Variance
- Conditional Use
- Extension of prior approval
- PUD
- Amended PUD
- Other: _____

5. ATTORNEY (A corporation, partnership, limited liability company or partnership must be represented by a New Jersey Attorney)

Name: _____

City: _____

Address: _____

State: _____ Zip: _____

Phone: (____) _____ Fax: (____) _____

Email: _____

6. APPLICANT'S PROFESSIONALS (Engineer, Surveyor, Planner, etc.)

Name: _____

Profession: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: (____) _____ Fax: (____) _____

Email: _____

Name: _____

Profession: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: (____) _____ Fax: (____) _____

Email: _____

7. JURISDICTION

- IS LOCATED ON A COUNTY ROAD
- IS LOCATED WITHIN PINELANDS (certificate of filing required)

- IS LOCATED ON A STATE HIGHWAY
- IS WITHIN 200FT OF MUNCIPAL BOUNDARY

8. LAND USE

Existing Land Use: _____

Proposed Land Use (be specific):

9. PROPERTY

Block(s): _____ Lot(s): _____

Proposed type of ownership:

Number of Existing Lots: _____

Fee Simple Condominium

Number of Proposed Lots: _____

Rental Cooperative

Are there Existing Deed Restrictions or Easements?

No Yes (please attach copies)

Are there Proposed Deed Restrictions or Easements?

No Yes (please attach copies)

10. UTILITIES (check all that apply)

- Public water
- Public sewer
- Private well
- Private septic system

11. APPLICATION SUBMISSION MATERIALS

List all plans, reports, photos, etc. (use additional sheets if necessary):

12. PREVIOUS OR PENDING APPLICATIONS

List all previous or pending applications for this parcel (use additional sheets if necessary): _____

13. ZONING SCHEDULE (complete all that apply)

Required	Proposed
Property	
Frontage: _____	Frontage: _____
Lot size: _____	Lot size: _____
Principle structure	
Front yard: _____	Front yard: _____
Side yard, each: _____	Side yard, each: _____
Rear yard: _____	Rear yard: _____
Other (describe): _____	Other (describe): _____
Accessory structure	
Side Yard: _____	Side Yard: _____
Rear Yard: _____	Rear Yard: _____
Other (describe): _____	Other (describe): _____
Signage	
Sign area: _____	Sign area: _____
Height: _____	Height: _____
Distance from ROW: _____	Distance from ROW: _____

14. PARKING & LOADING REQUIREMENTS

Number of Parking Spaces REQUIRED: _____

Number of Loading Spaces REQUIRED: _____

Number of Parking Spaces PROVIDED: _____

Number of Loading Spaces PROVIDED: _____

15. RELIEF REQUESTED (check all that apply)

- Zoning Variances are requested.
- Exceptions from Municipal Requirements are requested (N.J.S.A. 40:55D-51).
- Exceptions from New Jersey Residential Site Improvement Standards (R.S.I.S.) are requested (N.J.A.C. 5:21-3.1).
- Waivers from New Jersey Residential Site Improvement Standards (R.S.I.S.) are requested (N.J.A.C. 5:21-3.2). Requires application to and approval of the New Jersey Site Improvement Advisory Board.

For any type of the above relief requested, a separate exhibit should be attached stating the factual basis, legal theory, and/or previously granted relief.

16. SIGNATURE OF APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant, or that I am an Officer of the Corporate applicant and authorized to sign the application for the Corporation, or a General Partner of the partnership application.

PRINT NAME

SIGNATURE (applicant)

DATE

17. CONSENT OF OWNER

I certify that I am the Owner of the property which is the subject of this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency (if owned by a Corporation, a resolution must be attached authorizing the application and officer signature).

SWORN & SUBSCRIBED to before me this		
day of	, 200	(year)
(notary)		

SIGNATURE (owner)

DATE

PRINT NAME

18. DISCLOSURE STATEMENT (circle all that apply)

Pursuant to N.J.S.A. 40:55D-48.1 & 48.2, please answer the following questions:

Is this application to subdivide a parcel of land into six (6) or more lots?	Yes	No
Is this application for a variance to construct a multiple dwelling of twenty-five (25) or more units	Yes	No
Is this application for approval of a site (or sites) for non-residential purposes?	Yes	No
Is the applicant a corporation?	Yes	No
Is the applicant a limited liability corporation?	Yes	No
Is the applicant a partnership?	Yes	No

If you responded YES to any of the above, please answer the following (use additional sheets if necessary):

List the names and addresses of all stockholders or individual partners owing at least 10% in stock of any class or at least 10% of the interest in partnership (whichever is applicable).

Does a corporation or partnership own 10% or more of the stock in this corporation or partnership? If yes, list the names and addresses of stockholders of that corporation holding 10% or more of the stock or 10% or greater interest in that partnership (whichever is applicable). This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholders and individual partners with 10% or more ownership have been listed.

SIGNATURE (applicant)

DATE

19. SURVEY WAIVER CERTIFICATION

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, 20____ shows and discloses the premises in its entirety, described as Block(s) _____ Lot(s) _____; and I further certify that no buildings, fences, or other facilities have been constructed, installed, or otherwise located on the premises after the date of the survey with the exception of the structures shown.

SWORN & SUBSCRIBED to before me this		
day of	, 20	(year)
(notary)		

SIGNATURE (owner)

DATE

PRINT NAME

FOR OFFICE USE ONLY

The application was reviewed in accordance with the rules of the applicable Board and Ordinances of the Township of Winslow and determined that all the checklist items are in order and this application has been deemed complete. The time within which the applicable Board must act on this application pursuant to N.J.S.A. 40:55d-1 *et seq.*, has commenced from this date.

SIGNATURE (administrative officer)

DATE

Winslow Township Planning and Zoning Board Corporate Disclosure

Name of
Company/Organization: _____

Is the Company a Corporation? _____ Yes _____ No

If yes, what State is the Corporation Incorporated in? _____

Is the Company a Partnership? _____ Yes _____ No

Is the Company an Individual Owner? _____ Yes _____ No

_____ Please list any/all
individuals who are owners or if a non-profit all board members.

Name	Address	Title

I certify that the above information is true and correct to the best of my knowledge:

Signature

Date

Signature

Date

#	Submission Item No. and Description	Minor Site Plan	Sub-division	Preliminary Site Plan	Sub-division	Final Site Plan	Sub-division	Variance	Waiver Requested	Submitted
ADMINISTRATIVE INFORMATION										
1	Original, Completed Application, one sided copy	X	X	X	X	X	X	X	X	<input type="checkbox"/>
2	Fees & Escrow with original, completed Escrow Agmt & W-9.	X	X	X	X	X	X	X	X	<input type="checkbox"/>
3	Affidavit of Ownership	X	X	X	X	X	X	X	X	<input type="checkbox"/>
4	Corporate Disclosure form	X	X	X	X	X	X	X	X	<input type="checkbox"/>
5	Block/Ilot Assignment form	X	X	X	X	X	X	X	X	<input type="checkbox"/>
6	Tax & Collections payment form, signed off by Tax Collector	X	X	X	X	X	X	X	X	<input type="checkbox"/>
7	Developers Agreement notice	X	X	X	X	X	X	X	X	<input type="checkbox"/>
8	Submittal of certified list, dated within 6 months of hearing	X	X	X	X	X	X	X	X	<input type="checkbox"/>
9	Submittal of current Title Report, less than one year old at time of application	X	X	X	X	X	X	X	X	<input type="checkbox"/>
10	Proof of delivery to Fire Official	X	X	X	X	X	X	X	X	<input type="checkbox"/>
11	Proof of delivery to Police Department	X	X	X	X	X	X	X	X	<input type="checkbox"/>
12	Proof of delivery to Construction Official	X	X	X	X	X	X	X	X	<input type="checkbox"/>
13	Proof of delivery to Board of Education	X	X	X	X	X	X	X	X	<input type="checkbox"/>
14	Proof of delivery to Public Works Director	X	X	X	X	X	X	X	X	<input type="checkbox"/>
15	Proof of delivery to Municipal Utilities Authority, if applicable	X	X	X	X	X	X	X	X	<input type="checkbox"/>
16	List of requested checklist waivers (include justification for the request)	X	X	X	X	X	X	X	X	<input type="checkbox"/>
17	List of requested bulk zoning variances from Township Ordinance (include justification for the request)	X	X							<input type="checkbox"/>
18	List of requested design waivers from Township Ordinance (include justification for the request)		X	X	X	X	X	X	X	<input type="checkbox"/>
19	List of requested variances, waivers, de minimum exceptions from NJRSIS (residential projects only)	X	X	X	X	X	X	X	X	<input type="checkbox"/>
20	List of all agencies having jurisdiction over the project and a status of the approvals/permits	X	X	X	X	X	X	X	X	<input type="checkbox"/>
PINELANDS REQUIREMENTS										
21	Submittal of Certificate of Filing	X	X	X	X	X	X	X	X	<input type="checkbox"/>
22	Submittal of a Cultural Resource Survey (per 296-75.E)	X	X	X	X	X	X	X	X	<input type="checkbox"/>
23	Submittal of Air Quality Analysis (per 296-70.B)	X	X	X	X	X	X	X	X	<input type="checkbox"/>
24	Proof of purchase of Pinelands Development Credits	X	X							<input type="checkbox"/>

#	Submission Description	Site plan	Minor Sub-division	Preliminary Sub-division	Site plan	Final Sub-division	Variance	Waiver Requested	Submitted
PLAN INFORMATION									
25	Plan sheet size conforming to those permitted by NJ Map Filing Law	X	X	X	X	X	X		
26	Cover Sheet with certification blocks for Board Chairman, Board Secretary, Board Engineer & Municipal Clerk	X	X	X	X	X	X		
27	Certification blocks as required by the NJ Map Filing Law	X	X	X	X	X	X		
28	Title block denoting type of application, municipality and county, tax map sheet, block & lot numbers, and street address(es)	X	X	X	X	X	X		
29	Name of professional preparing the plan (including signature, license number and seal, business address, phone number)	X	X	X	X	X	X		
30	Denote the Certificate of Authorization (COA) number for the firm preparing the plan	X	X	X	X	X	X		
31	Written and Graphic scales, original date of plans, revision date block, and north arrow with reference meridian	X	X	X	X	X	X		
32	Key Map (at 1"=2000' scale) showing the location of the entire site and all streets and land uses within 500 feet of the site	X	X	X	X	X	X		
33	Location of site on a Camden County Soil Survey (at a scale no less than 1"=1000')	X	X	X	X	X	X		
34	Zoning map depicting the property limits and zoning district for the site in question and adjoining property within 200 feet of the site based on the Township's current zoning map	X	X	X	X	X	X		
35	Name and address of the applicant and property owner	X	X	X	X	X	X		
36	Names of owners of all contiguous lands and adjacent properties within 200 feet of the site	X	X	X	X	X	X		
37	Written description for each proposed non-residential building (including number of employees/members; number of shifts to be worked; maximum employees per shift; expected truck and trailer traffic; hours of operations; sources for emission of noise, glare, air pollution, or water pollution)	X	X	X	X	X	X		
38	Submission of a current outbound survey plan, signed, sealed and certified by an NJ Licensed Land Surveyor.	X	X	X	X	X	X		
39	Plan delineation of any existing or proposed deed restrictions, protective covenants, recorded easements, and rights-of-way	X	X	X	X	X	X		

#	Submission Description	Minor Site plan	Sub-division	Preliminary Site plan	Sub-division	Site Plan	Final Sub-division	Variance	Waiver Requested	Submitted
40	Depict and tabulate all bulk zoning requirements and buffer limits	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
41	Dimensions for all existing and proposed lot lines, existing lot lines, existing lot lines to be eliminated, rights-of-way lines, and outbounds. Areas for all existing lots shall be provided in square feet and also in acres when areas exceed 0.5 acre	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
42	Outside dimensions of all existing and/or proposed principal building(s) and all accessory buildings. Dimensions to the nearest existing or proposed property lines shall be provided for all existing structures that are to remain.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
43	Size, height, and arrangement of all existing and proposed structures	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
44	Submittal of architectural plans and elevations (including typical floor plans) for each side of the proposed structure(s)	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
45	Denote on the plan the purpose of any easement of land reserved or dedicated for public use	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
46	Superimpose the location and extents of soil types (per the Camden County Soil Survey) on both the soil erosion and drainage area plans. The soil names shall be keyed to the plans and the hydrologic soil group letter shall be provided for each soil type	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
47	Provide location, size, and nature of any contiguous lot owned by either the Applicant, or in which the Applicant has a direct or indirect interest (even if only a portion of the entire property is involved in the current application)	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
48	Delineate all phased portions of the project (or provide a note on the plan indicating no phasing is proposed)	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
49	Submission of current existing conditions plan (including topographic features.)	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
50	Proposed and existing contours at one-foot intervals (for slopes averaging 10% or greater) or at two-foot intervals (for lands with greater slopes)	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
51	Indicate any existing improvements to be demolished	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
52	Locate all significant existing physical features (i.e. streams, water courses with direction flow, 100 year floodplain lines, rock outcrops, swampy soil, wetlands, culverts, bridges, impervious surfaces, fences, walls, etc) that are onsite or within 300 feet	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>

#	Submission Description	Minor Site plan	Sub- division	Preliminary Site Plan	Site Sub- division	Site Plan	Final Sub- division	Variance	Waiver Requested	Submitted
53	The location and extent of drainage and conservation easements and stream encroachment lines	X	X	X	X	X	X	X		<input type="checkbox"/>
54	Surveyed location of existing trees with caliper of 10" or greater in areas of disturbance. The submission of a tree removal application, in accordance with Section 270, should be made, if necessary.	X	X	X	X	X	X	X		<input type="checkbox"/>
55	Graphically depict all areas of open space and indicate the corresponding acreages and open space percentages within a table (for residential projects only)	X	X	X	X	X	X	X		<input type="checkbox"/>
56	Locate and provide names, widths, cross sections, and profiles for all existing and proposed streets abutting the property in question	X	X	X	X	X	X	X		<input type="checkbox"/>
57	Provide water elevations for all existing and proposed surface water features on the site	X	X	X	X	X	X	X		<input type="checkbox"/>
58	Location and details for all proposed site improvements	X	X	X	X	X	X	X		<input type="checkbox"/>
59	Plan of existing and proposed storm sewer, sanitary sewer, and water mains	X	X	X	X	X	X	X		<input type="checkbox"/>
60	Location of all existing and proposed septic systems and portable wells within 100 feet of the site (applicable to application with proposed septic/wells)	X	X	X	X	X	X	X		<input type="checkbox"/>
61	Fire protection information (i.e. fire hydrants, fire zones, dry/wet fire lines, special traffic constraints, construction details, etc.)	X	X	X	X	X	X	X		<input type="checkbox"/>
62	Locate all driveways, streets, and right-of-way widths within 200ft of the site	X	X	X	X	X	X	X		<input type="checkbox"/>
63	Locations and dimensions for all off-street parking stalls (10x20), loading areas, aisles, traffic patterns, and driveways for ingress/egress.	X	X	X	X	X	X	X		<input type="checkbox"/>
64	Proposed vehicular and pedestrian circulation plans (including access streets, easement, fire lanes, and a typical section of all proposed cartways)	X	X	X	X	X	X	X		<input type="checkbox"/>
65	Method of solid waste/recycling disposal and storage	X	X	X	X	X	X	X		<input type="checkbox"/>
66	Plans and details for all exterior lighting (including type of standard, luminaire, wattages, type of light, accessory features, and isolux patterns with maintained horizontal foot-candles)	X	X	X	X	X	X	X		<input type="checkbox"/>

#	Submission Description	Minor Site Plan	Preliminary Site Plan	Sub-division Site Plan	Sub-division Site Plan	Variance	Waiver Requested	Submitted
67	Locations, dimensions, and details of all proposed signs (including site identification signs, temporary construction signs, traffic control signs, directional signs, etc.)	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
68	Site triangle easements based on the applicable AASHTO, County & Township standards	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
69	Provide general vegetation analysis indicating general caliper and species of canopy and understory trees for the overall site	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
70	Landscape and buffer plans (including limits of existing vegetation, clearing limits, proposed plantings and planting details)	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
71	Landscape schedule indicating both botanical and common plant names, height or spread of plants at time of planting, root type, caliper (where applicable), and seasonal planting restrictions	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
72	Soil boring lots and locations for each proposed stormwater management feature	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
73	Soil erosion and sediment control plan and details	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
74	Submission of plan prepared in accordance with Map Filling Law	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
75	Provide vertical elevation benchmark and note its reference datum	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
76	Planned community requirements, as required per Article IX	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
TECHNICAL REPORTS AND CALCULATIONS								
77	Submittal of a stormwater management checklist and supporting documentation per Section 297-8 OR 298-8 for all proposed stormwater management facilities	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
78	Submittal of a NJDEP Low Impact Development Checklist (in accordance with the NJ Stormwater BMP Manual)	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
79	Submittal of 3 copies of a Phase 1 Environmental Site Assessment report	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
80	Submittal of 3 copies of a Traffic Impact Study	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
81	Submittal of 3 copies of a Fiscal Impact Study for 25 units or greater (the study should be based on population projection for the school age children, costs of providing local government services, and revenues to be generated from the development)	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
82	Submittal of lot closure calculations	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>

TAX AND COLLECTIONS PAYMENT REPORT
WINSLOW TOWNSHIP PLANNING AND ZONING BOARD

Section I (To be completed by applicant)

I _____

of _____

am making application to the Planning and Zoning Board for the development of

Block(s) _____ Lot(s) _____

in the _____ Zone, located at _____

The owner of record is _____

This tract was formerly subdivided on _____

Original Block(s) _____ Lot(s) _____

I acquired interest in the property on _____

I requested the Tax Collector to determine whether there are any delinquent taxes and/or assessments due.

Applicant's Signature _____

Date _____

Section II (To be completed by Tax Collector)

All taxes due have been paid.

All assessments due have been paid.

The following are delinquent and past due.

Tax Collector's Signature:

Date _____

BLOCK AND LOT ASSIGNMENT FORM

TO BE COMPLETED AND SUBMITTED TO THE ASSESSOR's OFFICE AT THE TIME OF
FILING FOR BOARD APPROVAL FOR ALL SUBDIVISIONS, SITE PLANS, AND USE
VARIANCE APPLICATIONS.

I/We, _____ have submitted the attached plans to the Planning and
Zoning Board Office of the Township of Winslow for approvals for Block _____
Lot _____

Attached are three (3) single page overall subdivision/site plans. Please assign the new block and lot
numbers, street names, and Development name and return one (1) copy to the mailing address listed below.

Date _____

Signature of Applicant _____

E-Mail Address: _____

Mailing Address: _____

Proposed Development Names

Proposed Block & Lots

Proposed Street Names

I, _____ of the Winslow Township Assessor's Office, have
reviewed the attached plans and assigned the correct addresses, street names, block/lots, and Development
Name on the attached Assessor's review letter. Be advised that one (1) copy is being returned to the
applicant, one (1) copy will be forwarded to the Planning & Zoning Office and one (1) will remain on file
in this office until final approvals are granted.

Date _____

Signature _____

CONSTRUCTION OFFICIAL FORM HANDICAP ACCESSIBILITY COMPLIANCE

The applicant needs to send 1 copy of the Site Plan to the Winslow Township Construction Office via certified mail along with this form:

Winslow Township Construction Office
125 South Route 73
Braddock, NJ 08037

TO: WINSLOW TOWNSHIP CONSTRUCTION OFFICIAL

I/We, _____ have submitted the attached plans to the Planning and Zoning Board Office of the Township of Winslow for approvals for the applicant detailed below. Please review the Site Plan for **HANDICAP ACCESSIBILITY COMPLIANCE**.

Applicant _____

Address _____

Email Address _____ Phone # _____

Engineer _____

Address _____

Email Address _____ Phone # _____

Proposed Project Name _____

Block _____ Lot _____

Date of plans submitted _____

Date _____

Signature of Applicant _____

I, _____ of the Winslow Township Construction Office, have reviewed the attached SITE PLAN for **HANDICAP ACCESSIBILITY COMPLIANCE**.

Be advised that I have found that the site plan **DOES** comply _____

DOES NOT comply and the following change is needed _____

This information will be forwarded to the Planning and Zoning office.

Date

Construction Official Signature

Attachment D – Major Development Stormwater Summary

General Information

1. Project Name:	County:	Block(s):	Lot(s):
2. Municipality:			
3. Site Location (State Plane Coordinates – NAD83):	E:	N:	
4. Date of Final Approval for Construction by Municipality:			
Date of Certificate of Occupancy:			
5. Project Type (check all that apply):	Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other (please specify) _____		
6. Soil Conservation District Project Number:			
7. Did project require an NJDEP Land Use Permit?	Yes <input type="radio"/>	No <input type="radio"/>	Land Use Permit #:
8. Did project require the use of any mitigation measures?	Yes <input type="radio"/>	No <input type="radio"/>	If yes, which standard was mitigated? _____

Site Design Specifications

1. Area of Disturbance (acres):	Area of Proposed Impervious (acres):		
2. List all Hydrologic Soil Groups:			
3. Please Identify the Amount of Each Best Management Practices (BMPs) Utilized in Design Below:			
Bioretention Systems _____	Constructed Wetlands _____	Dry Wells _____	Extended Detention Basins _____
Infiltration Basins _____	Combination Infiltration/Detention Basins _____	Manufactured Treatment Devices _____	
Pervious Paving Systems _____	Sand Filters _____	Vegetative Filter Strips _____	Wet Ponds _____
Grass Swales _____	Subsurface Gravel Wetlands _____	Other _____	

Storm Event Information

Storm Event - Rainfall (inches and duration):	2 yr.: _____	10 yr.: _____
	100 yr.: _____	WQDS: _____

Runoff Computation Method:

NRCS: Dimensionless Unit Hydrograph NRCS: Delmarva Unit Hydrograph Rational Modified Rational
Other: _____

Basin Specifications (answer all that apply)

If more than one basin, attach multiple sheets

1. Type of Basin:	Surface/Subsurface (select one): Surface <input type="radio"/> Subsurface <input type="radio"/>		
2. Owner (select one):	<input type="radio"/> Public	<input type="radio"/> Private: If so, Name: _____	Phone number: _____
3. Basin Construction Completion Date:			
4. Drain Down Time (hr.):			
5. Design Soil Permeability (in./hr.):			
6. Seasonal High Water Table Depth from Bottom of Basin (ft.):	Date Obtained: _____		
7. Groundwater Recharge Methodology (select one):	2 Year Difference <input type="radio"/>	NJGRS <input type="radio"/>	Other <input type="radio"/>
8. Groundwater Mounding Analysis (select one):	Yes <input type="radio"/>	No <input type="radio"/>	If, Yes Methodology Used: _____
9. Maintenance Plan Submitted:	Yes <input type="radio"/>	No <input type="radio"/>	Is the Basin Deed Restricted: Yes <input type="radio"/> No <input type="radio"/>

Comments:

Name of Person Filling Out This Form: _____

Signature: _____

Title: _____

Date: _____

2/2/2018

Basin Specifications (answer all that apply)

If more than one basin, attach multiple sheets

1. Type of Basin:	Surface/Subsurface (select one): Surface <input type="radio"/> Subsurface <input type="radio"/>		
2. Owner (select one):	<input type="radio"/> Public	Private: If so, Name:	Phone number:
3. Basin Construction Completion Date:			
4. Drain Down Time (hr.):			
5. Design Soil Permeability (in./hr.):			
6. Seasonal High Water Table Depth from Bottom of Basin (ft.):	Date Obtained:		
7. Groundwater Recharge Methodology (select one):	2 Year Difference <input type="radio"/>	NJGRS <input type="radio"/>	Other <input type="radio"/>
8. Groundwater Mounding Analysis (select one):	Yes <input type="radio"/>	No <input type="radio"/>	If, Yes Methodology Used:
9. Maintenance Plan Submitted:	Yes <input type="radio"/>	No <input type="radio"/>	Is the Basin Deed Restricted: Yes <input type="radio"/> No <input type="radio"/>

Basin Specifications (answer all that apply)

If more than one basin, attach multiple sheets

1. Type of Basin:	Surface/Subsurface (select one): Surface <input type="radio"/> Subsurface <input type="radio"/>		
2. Owner (select one):	<input type="radio"/> Public	Private: If so, Name:	Phone number:
3. Basin Construction Completion Date:			
4. Drain Down Time (hr.):			
5. Design Soil Permeability (in./hr.):			
6. Seasonal High Water Table Depth from Bottom of Basin (ft.):	Date Obtained:		
7. Groundwater Recharge Methodology (select one):	2 Year Difference <input type="radio"/>	NJGRS <input type="radio"/>	Other <input type="radio"/>
8. Groundwater Mounding Analysis (select one):	Yes <input type="radio"/>	No <input type="radio"/>	If, Yes Methodology Used:
9. Maintenance Plan Submitted:	Yes <input type="radio"/>	No <input type="radio"/>	Is the Basin Deed Restricted: Yes <input type="radio"/> No <input type="radio"/>

Basin Specifications (answer all that apply)

If more than one basin, attach multiple sheets

1. Type of Basin:	Surface/Subsurface (select one): Surface <input type="radio"/> Subsurface <input type="radio"/>		
2. Owner (select one):	<input type="radio"/> Public	Private: If so, Name:	Phone number:
3. Basin Construction Completion Date:			
4. Drain Down Time (hr.):			
5. Design Soil Permeability (in./hr.):			
6. Seasonal High Water Table Depth from Bottom of Basin (ft.):	Date Obtained:		
7. Groundwater Recharge Methodology (select one):	2 Year Difference <input type="radio"/>	NJGRS <input type="radio"/>	Other <input type="radio"/>
8. Groundwater Mounding Analysis (select one):	Yes <input type="radio"/>	No <input type="radio"/>	If, Yes Methodology Used:
9. Maintenance Plan Submitted:	Yes <input type="radio"/>	No <input type="radio"/>	Is the Basin Deed Restricted: Yes <input type="radio"/> No <input type="radio"/>

Name of Person Filling Out This Form: _____

Signature: _____

Title: _____

Date: _____

Attachment D – Major Development Stormwater Summary

General Information

1. Project Name:	County:	Block(s):	Lot(s):
2. Municipality:			
3. Site Location (State Plane Coordinates – NAD83):	E:	N:	
4. Date of Final Approval for Construction by Municipality:			
Date of Certificate of Occupancy:			
5. Project Type (check all that apply):			
Residential <input type="checkbox"/>	Commercial <input type="checkbox"/>	Industrial <input type="checkbox"/>	Other (please specify) _____
6. Soil Conservation District Project Number:			
7. Did project require an NJDEP Land Use Permit?	Yes <input type="radio"/>	No <input type="radio"/>	Land Use Permit #:
8. Did project require the use of any mitigation measures?	Yes <input type="radio"/>	No <input type="radio"/>	If yes, which standard was mitigated? _____

Site Design Specifications

1. Area of Disturbance (acres):	Area of Proposed Impervious (acres):		
2. List all Hydrologic Soil Groups:			
3. Please Identify the Amount of Each Best Management Practices (BMPs) Utilized in Design Below:			
Bioretention Systems _____	Constructed Wetlands _____	Dry Wells _____	Extended Detention Basins _____
Infiltration Basins _____	Combination Infiltration/Detention Basins _____	Manufactured Treatment Devices _____	
Pervious Paving Systems _____	Sand Filters _____	Vegetative Filter Strips _____	Wet Ponds _____
Grass Swales _____	Subsurface Gravel Wetlands _____	Other _____	

Storm Event Information

Storm Event - Rainfall (inches and duration):	2 yr.: _____	10 yr.: _____
	100 yr.: _____	WQDS: _____

Runoff Computation Method:

NRCS: Dimensionless Unit Hydrograph NRCS: Delmarva Unit Hydrograph Rational Modified Rational
Other: _____

Basin Specifications (answer all that apply)

If more than one basin, attach multiple sheets

1. Type of Basin:	Surface/Subsurface (select one): Surface <input type="radio"/> Subsurface <input type="radio"/>		
2. Owner (select one):	<input type="radio"/> Public	<input type="radio"/> Private: If so, Name: _____	Phone number: _____
3. Basin Construction Completion Date:			
4. Drain Down Time (hr.):			
5. Design Soil Permeability (in./hr.):			
6. Seasonal High Water Table Depth from Bottom of Basin (ft.):	Date Obtained: _____		
7. Groundwater Recharge Methodology (select one):	2 Year Difference <input type="radio"/>	NJGRS <input type="radio"/>	Other <input type="radio"/>
8. Groundwater Mounding Analysis (select one):	Yes <input type="radio"/>	No <input type="radio"/>	If, Yes Methodology Used: _____
9. Maintenance Plan Submitted:	Yes <input type="radio"/>	No <input type="radio"/>	Is the Basin Deed Restricted: Yes <input type="radio"/> No <input type="radio"/>

Comments:

Name of Person Filling Out This Form: _____

Signature: _____

Title: _____

Date: _____

LAND USE PROCEDURES

40 Attachment 6

Exhibit "F"
Stormwater Checklist
(Section 40-33.2F)
(Part 1)

**Stormwater Management Information Required to Be Submitted to Commission and
Municipality for Review**

The following checklist identifies the stormwater management standards that an applicant must address to complete an application with the Pinelands Commission and the concerned municipality (each "Item #" is cross-referenced in the attached Reference Guide).

Note that the stormwater management standards need not be addressed if either:

- The proposed development is minor residential development, resulting in less than five lots or dwelling units, *and* the development does not involve the construction of any new roads; *OR*
- The development proposed is minor nonresidential development, *and* the development does not involve the grading, clearing or disturbance of an area in excess of 5,000 square feet within any five-year period.

<u>Item #</u>	Addressed	Description
1.	<input type="checkbox"/>	Calculations demonstrating that the proposed development meets one of the following three stormwater runoff rate standards:
	<input type="checkbox"/>	Post-development hydrographs for the 2-, 10- and 100-year storms of 24-hour duration will not exceed the predevelopment runoff hydrographs at any point in time [N.J.A.C. 7:50- 6.84(a)6ii(1)].
	<input type="checkbox"/>	No increase in pre-development rates from the 2-, 10- and 100-year storms will occur. In addition, any increase in stormwater volume for these storms will not increase flood damage at or downstream of the parcel [N.J.A.C. 7:50- 6.84(a)6ii(2)].
	<input type="checkbox"/>	The peak post-development runoff from 2-, 10- and 100-year storms will be 50%, 75% and 80% respectively of the pre- development peak rates for the same storms [N.J.A.C. 7:50-6.84(a)6ii(3)].

LAND USE PROCEDURES

<u>Item #</u>	Addressed	Description
2.	<input type="checkbox"/>	Calculations demonstrating that the total runoff volume generated from the net increase in impervious surfaces by a 10-year storm of 24-hour duration will be retained and infiltrated on site.
3.	<input type="checkbox"/>	Information (soil logs) demonstrating that the lowest point of infiltration of each structural stormwater management measure (e.g. swales, basins, drywells) will meet the two-foot separation to the seasonal high water table (SHWT) standard.
4.	<input type="checkbox"/>	Information demonstrating that the proposed stormwater design will meet the wetland, required buffer to wetlands and surface water protection standards.
5.	<input type="checkbox"/>	Information demonstrating that the soil suitability (permeability rate) standard will be met for all stormwater infiltration facilities (e.g. swales, basins, drywells).
6.	<input type="checkbox"/>	If the development includes High Pollutant Loading Areas (HPLAs) such as gas stations or vehicle maintenance facilities, information which demonstrates that the HPLA standards will be met is submitted.
7.	<input type="checkbox"/>	The groundwater mounding standards will be met.
8.	<input type="checkbox"/>	Information demonstrating that all of the following low impact stormwater design standards will be met (as applicable-see Reference Guide):
	<input type="checkbox"/>	Pretreatment of stormwater, prior to entering infiltration measures has been incorporated into the design,
	<input type="checkbox"/>	The design utilizes multiple, smaller stormwater management measures dispersed spatially throughout the site.
	<input type="checkbox"/>	The design incorporates nonstructural stormwater management strategies identified in the NJDEP stormwater regulations to the maximum extent practical. A written description of each of these strategies must be provided. Alternatively, the results of the NJDEP's NSPS Spreadsheet or Low Impact Design (LID) Checklist may be submitted.

**WINSLOW CODE
STORMWATER CHECKLIST**

(Part 2)

**Additional Stormwater Management Information Required to be Submitted to Municipality for
Review**

The following checklist identifies certain stormwater management standards that an applicant must address with the municipality (each "Item #" is cross-referenced in the attached Reference Guide). Note that there may be additional information that is required by a municipal ordinance that is not identified in this Pinelands Commission Checklist and Reference Guide.

<u>Item #</u>	Addressed	Description
9.	<input type="checkbox"/>	No direct discharge of stormwater to farm fields will occur to the maximum extent practical.
10.	<input type="checkbox"/>	The Total Suspended Solids (TSS) load in the stormwater will be reduced by 80%.
11.	<input type="checkbox"/>	Stormwater management measures have been designed to reduce the nutrient load in the stormwater runoff from the post-developed site to the maximum extent practical.
12.	<input type="checkbox"/>	The development will meet the groundwater recharge standards.
13.	<input type="checkbox"/>	The stormwater management plan addresses stormwater facilities construction and as-built requirement standards.
14.	<input type="checkbox"/>	The proposed stormwater management measures meet structural design standards.
15.	<input type="checkbox"/>	The development meets stormwater facility safety standards.
16.	<input type="checkbox"/>	A stormwater facilities maintenance plan is provided.

LAND USE PROCEDURES

Stormwater Checklist and Reference Guide

REFERENCE GUIDE

Each Item # identified in Part 1 and Part 2 (the Checklists) conesponds to the Item# in this Reference Guide.

Item #1. The CMP (NJ.AC. 7:50-6.84(a)6ii) provides that stormwater management runoff rate standards may be met through one of the following three options:

I. Demonstrate that the post-developed stormwater runoff hydrographs from the project site for the 2-, 10-, and 100-year storms do not exceed, at any point in time, the site's pre-developed runoff hydrographs for the same storms [(NJ.AC. 7:50-6.84(a)6ii(1))]; or

II. Demonstrate that under post-developed site conditions [(NJAC 7:50- 6.84(a)6ii(2))]:

a. There is no increase in predeveloped stormwater runoff rates from the project site for the two (2), ten (10), and one hundred (100)-year storms; and

b. Any increased stormwater runoff volume or change in stormwater runoff timing for the two (2), ten (10), and one hundred (100)-year storms will not increase flood damage at or downstream of the project site; or

III. Demonstrate that the peak post-developed stormwater runoff rates from the project site for the two (2), ten (10) and one hundred (100) year storms are fifty, seventy-five and eighty percent (50%, 75% and 80%), respectively, of the site's peak pre-developed stormwater runoff rates for the same storms [(NJ.AC. 7:50-6.84(a)6ii(3))]. Peak outflow rates from onsite stormwater measures for these storms shall be adjusted where necessary to account for the discharge of increased stormwater runoff rates and/or volumes from project site areas not controlled by the onsite measures. These percentages do not have to be applied to those portions of the parcel where development is not currently proposed, provided that such areas:

- a. Are protected from future development by imposition of a conservation easement, deed restriction, or other acceptable legal measures; or
- b. Are subject to review under these standards if they are proposed for any degree of development in the future.

► **WHAT TO SUBMIT TO THE COMMISSION AND MUNICIPALITY:**

_A stormwater management plan prepared as follows:

a. Runoff rates and volumes calculated in accordance with TR-55 and which utilizes an appropriate hydrograph. An alternative method may be utilized, provided that information is submitted which demonstrates that the methods of the alternative method are at least as protective as the NRCS methodology.

b. Stormwater runoff calculated by separately calculating then combining runoff from pervious and directly connected impervious areas within each drainage area.

c. Calculations of runoff front unconnected impervious surfaces, based on the Two-

WINSLOW CODE

Step Method described in the NJDEP's BMP Manual.

d. Rainfall data in the stormwater calculations shall use appropriate 24-hour rainfall depths as developed for the project site by the National Oceanic and Atmospheric Administration, available online at: <http://hdsc.nws.noaa.gov/hdsc/pfds/index.html>.

e. Pre-development runoff CN values have been assumed to be woods in good condition, or follow standard criteria noted in the NJDEP Stormwater Regulations (N.J.A.C. 7:8 5.6(a)2) as follows:

- When selecting or calculating Runoff Curve Numbers (CNs) for pre-developed project site conditions, the project site's land cover shall be assumed to be woods in good condition. Another land cover may be used to calculate runoff coefficients if such land cover has existed at the site or portion thereof without interruption for at least five

(5) years immediately prior to the time of application and the design engineer can document the character and extent of such land cover through the use of photographs, affidavits, and/or, other acceptable land use records. If more than one land cover has existed on the site during the five (5) years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the computations. All pre-developed land covers shall be assumed to be in good hydrologic condition and, if cultivated, shall be assumed to have conservation treatment.

- Where tailwater will affect the hydraulic performance of a stormwater management measure, the design engineer shall include such effects in the measure's design.

f. In calculating pre-developed site stormwater runoff, the design engineer shall include the effects of all land features and structures such as ponds, wetlands, depressions, hedgerows; and culverts that affect pre-developed site stormwater runoff rates and/or volumes.

g. Calculations submitted for the purposes of demonstrating consistency with the stormwaters volume and rate standards of the CMP shall not include any credit for infiltration in any stormwater BMP during the 2-, 10- or 100-year storm events.

h. Pre- and post-development drainage areas maps have been provided which identify the concentration pathways. The maps and calculations include all applicable off-site and on-site areas.

i. Tc and CN calculations have been provided.

j. Information is provided for each stormwater management measure which demonstrates how each was designed in accordance with the guidance provided by the NJDEP's BMP Manual.

Identify which of the three above noted stormwater rate provisions is being addressed to meet the stormwater runoff standards [N.J.A.C. 7:50-6.84(a)6ii(1, 2 or 3)].

A written narrative to accompany the above calculations describing the method that was utilized to complete the calculations and that includes the size of each drainage area, the pre- development runoff rates of each drainage area, the post-development runoff rates and volumes generated, the routed rates and volume of runoff for each storm event.

If proposing to demonstrate compliance utilizing N.J.A.C. 7:50-6.84(a)6ii(l), applicants must provide copies of all pre- and post-development hydrographs.

LAND USE PROCEDURES

If proposing to demonstrate compliance utilizing N.J.A.C. 7:50-6.84(a)6ii(2), applicants must provide a build-out analysis for each of the affected drainage areas. When performing this analysis for pre-developed site conditions, all off-site development levels must reflect existing conditions. When performing this analysis for post-developed site conditions, all off-site development levels must reflect full development of the affected drainage area in accordance with current zoning and land-use ordinances.

If proposing to address the stormwater runoff rate standards utilizing MAC 7:50- 6.84(a)6ii(3), applicants must provide the post development runoff rate reductions for the 2-, 10- and 100-year storms (minimum reductions of 50%, 75% and 80%, respectively). If portions of the parcel are not included in the rate calculations because they will remain vacant, the applicant must either:

- a. Indicate whether a recorded deed restriction will be imposed on that portion of the site not to be developed, or
- b. Provide a note on the plans indicating that any development proposed in these areas in the future must meet the stormwater standards in place at that time.

Item #2. The total runoff volume generated from the net increase in impervious surfaces by a ten (10) year, twenty-four (24) hour storm shall be retained and infiltrated onsite [N.J.A.C. 7:50-6.84(a)6iii(1)].

► **WHAT TO SUBMIT TO THE COMMISSION AND MUNICIPALITY:**

A written description of the amount of pre- and post-development impervious area as defined by Table 2-2a in TR-55 within each drainage area along with a calculation of the required volume, of stormwater that must be retained to meet this standard.

Volume tables for each stormwater management measure that includes the volume retained to the elevation of the lowest outlet.

Information which demonstrates compliance with volume infiltration and retention standard. The submitted report must demonstrate that the proposed retention/infiltration facilities can retain and infiltrate the volume generated from the net increase in impervious surfaces by a ten (10) year, twenty-four (24) hour storm.

Item #3. Stormwater infiltration facilities must be designed, constructed and maintained to provide a minimum separation of at least two (2) feet between the elevation of the lowest point of the bottom of the infiltration BMP and the seasonal high water table [N.J.A.C. 7:50- 6.84(a)6iii(1)].

►

► **WHAT TO SUBMIT TO THE COMMISSION AND MUNICIPALITY:**

A plan depicting the location of all soil tests.

Soil log descriptions for the requisite number of test pits in the vicinity of the stormwater facilities in accordance with the following:

- a. A minimum of two (2) soil test pits must be excavated within the footprint of any proposed infiltration facility to determine the suitability and distribution of soil types present at the site.

WINSLOW CODE

- b. Placement of the test pits must be within twenty (20) feet of the facility perimeter, located along the longest axis bisecting the facility.
- c. For facilities larger than ten thousand (10,000) square feet in area, a minimum of one (1) additional soil test pit must be conducted within each additional area of ten thousand (10,000) square feet.
- d. The additional test pit(s) must be placed approximately equidistant to other test pits, so as to provide adequate characterization of the subsurface material.
- e. In all cases, where soil and/or groundwater properties vary significantly, additional test pits must be excavated in order to accurately characterize the subsurface conditions below the proposed infiltration facility.
- f. Soil test pits must extend to a minimum depth of eight (8) feet below the lowest elevation of the basin bottom or to a depth that is at least two (2) times the maximum potential water depth in the proposed infiltration facility, whichever is greater.
- g. A soil test pit log must be prepared for each soil test pit and provide the following:
 - provide the elevation of the existing ground surface;
 - the depth and thickness (in inches) of each soil horizon or substratum;
 - the dominant matrix or background and mottle colors using the Munsell system of notation for hue, value and chroma;
 - the appropriate textural class as shown on the USDA textural triangle;
 - the volume percentage of coarse fragments (larger than two (2) millimeters in diameter);
 - the abundance, size, and contrast of mottles;
 - the soil structure, soil consistence, and soil moisture condition, using standard USDA classification terminology for each of these soil properties;
 - identify the presence of any soil horizon, substratum or other feature that exhibits an in-place permeability rate less than one (1) inch per hour;
 - the depth to seasonally high water level, either perched or regional; and
 - the static water level based upon the presence of soil mottles or other redoximorphic features, and elevation of observed seepage or saturation.

Item #4. There will be no direct discharge of stormwater runoff from any point or nonpoint source to any wetland, wetland transition area (wetland buffer) or surface water body. In addition, stormwater runoff shall not be directed in such a way as to increase the volume and rate of discharge into any surface water body from that which existed prior to development of the parcel.

LAND USE PROCEDURES

WHAT TO SUBMIT:

A development plan depicting wetlands boundaries, wetlands transition areas (buffers) and surface water bodies, and the location of all discharges or stormwater runoff from structural facilities and non-structural stormwater management measures.

If there is an existing discharge to wetlands, provide calculations which demonstrate that the stormwater volume and rate of runoff will not increase after development.

Item #5. Stormwater infiltration facilities shall be sited in suitable soils verified by testing of undisturbed soil samples collected in the field, performed under direct supervision of a Professional Engineer, to meet the following [N.J.A.C. 7:50-6.84(a)6iv(2)]:

I. To have permeability rates of between 1 and 20 inches per hour;

II. A safety factor of two shall be applied to the design of the infiltration basin when performing any mounding (Item #7, below) and drain time analysis;

III. The minimum acceptable "tested permeability rate" of any soil horizon or substratum shall be one (1) inch per hour. Soil materials that exhibit tested permeability rates slower than one (1) inch per hour shall be considered unsuitable for stormwater infiltration. The maximum reportable "tested permeability rate" of any soil horizon or substratum shall be no greater than twenty (20) inches per hour regardless of the rate attained in the test procedure;

IV. If the maximum permeability rate of 20 inches per hour cannot be met but will be exceeded, stormwater must first be routed through a bioretention system prior to infiltration or soil replacement may be proposed; and

V. If the soils are slower than one (1) inch per hour and the soils cannot be replaced with suitable soils, the infiltration facility may be required to be relocated.

► WHAT TO SUBMIT TO THE COMMISSION AND MUNICIPALITY:

Results of permeability testing of undisturbed soil samples from the field taken below the bottom elevation of each stormwater management measure. Permeability tests must follow the methodologies outlined in the municipal land use ordinances.

A minimum of one (1) permeability test shall be performed at each soil test pit location. The soil permeability rate shall be determined using test methodology as prescribed in N.J.A.C. 7:9A-6.2 (Tube Permeameter Test), 6.5 (Pit Bailing Test) or 6.6 (Piezometer Test). When the tube permeameter test is used, a minimum of two replicate samples shall be taken and tested. Alternative permeability test procedures may be accepted by the approving authority provided the test procedure attains saturation of surrounding soils; accounts for hydraulic head effects on infiltration rates, provides a permeability rate with units expressed in inches per hour and is accompanied by a published source reference.

A plan containing cross section detail(s) of all stormwater BMPs alongside soil profile descriptions (to scale).

Item #6. The High Pollutant Loading Area (HPLA) standards apply where the proposed development includes areas that are defined as HPLAs in NJDEP stormwater regulations

WINSLOW CODE

(NJAC 7:8-5.4(a)2iii(l)). HPLAs include areas in industrial and commercial development where solvents, and/or petroleum products are loaded, unloaded, stored or applied; areas where pesticides are loaded, unloaded, or stored; areas where hazardous materials are expected to be present in greater than "reportable quantities" as defined by the USEPA at CFR 302.4; areas where recharge would be inconsistent with NJDEP approved remedial action work plan or landfill closure plan; areas of high risk for spills of toxic materials such as gas stations and vehicle maintenance facilities and areas of industrial stormwater exposed to "source material."

Where stormwater runoff is exposed to high pollutant source material, the stormwater management plan shall demonstrate the following design criteria are met [N.J.A.C. 7:50- 6.84(a)6iii(2)]:

I. The extent of the areas described as HPLAs have been minimized on the development site to the maximum extent practicable;

II. The stormwater runoff from the areas described as HPLAs are segregated to the maximum extent practicable from the stormwater runoff generated from the remainder of the site such that commingling of the stormwater runoff from the areas described as HPLAs and the remainder of the site will be minimized;

III. The amount of precipitation falling directly on the areas described as HPLAs are minimized to the maximum extent practicable by means of a canopy, roof or other similar structure that reduces the generation of stormwater runoff;

IV. The stormwater runoff from, or commingled with, the areas described as HPLAs for the Water Quality Design Storm; shall be subject to pretreatment by one or more of the following stormwater BMPs, designed in accordance with the New Jersey BMP Manual to provide 90 % TSS removal:

- a. Bioretention system;
- b. Sand filter;
- c. Wet ponds which shall be hydraulically disconnected by a minimum of 2 feet of vertical separation from the seasonal high water table and shall be designed to achieve a minimum 80% TSS removal rate;
- d. Constructed stormwater wetlands; and/or
- e. Media filtration system manufactured treatment device with a minimum 80% TSS removal as verified by the New Jersey Corporation for Advanced Technology and as certified by NJDEP.

V. If the potential for contamination of stormwater runoff by petroleum products exists onsite, prior to being conveyed to the pretreatment BMP required in IV. above, the stormwater runoff from the areas described in I. and II. above shall be conveyed through an oil/grease separator or other equivalent manufactured filtering device to remove the petroleum hydrocarbons. The applicant must provide the Commission with sufficient data to demonstrate acceptable performance of the device.

LAND USE PROCEDURES

► WHAT TO SUBMIT TO THE COMMISSION AND MUNICIPALITY:

- _A plan clearly identifying the areas on-site that are HPLAs.
- _A description in writing or on the plans that identifies the actions taken to minimize these areas.

Documentation that demonstrates how the stormwater from the HPLA on the site will meet the 90% TSS removal standard (refer to Item #10, below and Appendix 1).

Item #7. Groundwater mounds resulting from the infiltration of stormwater shall not cause stormwater or groundwater to breakout to the land surface or cause adverse impacts to adjacent water bodies, wetlands or subsurface structures including, but not limited to, basements and septic systems [NJAC 7:50-6.84(a)6iv(3)].

► AT A MINIMUM, SUBMIT THE FOLLOWING TO THE MUNICIPALITY:

_A groundwater mounding analysis which considers the maximum design storm and, if the stormwater recharge facility is located near wetlands, the effects of any Radius of Influence (ROI) of the recharge facility on the wetlands. The analysis must provide specific conclusions as to whether each proposed recharge facility will cause stormwater or groundwater to breakout to the land surface or cause adverse impacts to adjacent water bodies, wetlands or subsurface structures including, but not limited to, basements and septic systems. The Professional Engineer's Groundwater Mounding Analysis Certification found in Appendix 2 may be utilized. Please note that if an applicant elects to submit the Certification, the municipality may require a more detailed analysis.

Item #8. To the maximum extent practical, stormwater management measures shall be designed to limit site disturbance, maximize stormwater management efficiencies, maintain or improve aesthetic conditions and incorporate pretreatment as a means of extending the functional life and increasing pollutant removal capacity of structural management facilities. The use of stormwater management measures that are using natural, non-wetland wooded depressions, or multiple infiltration facilities that are smaller in size, and distributed spatially throughout a parcel, rather than the use of a single larger structural stormwater management measure, shall be required to the maximum extent practical [N.J.A.C. 7:50-6.84(a)6iv(4)].

For all major development greater than one acre of disturbance or new impervious surface exceeding 1/4 acre, the following nine (9) nonstructural NJDEP BMPs for stormwater management must be addressed to the maximum extent practical [N.J.A.C. 7:8-5.3]:

- I. Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss;
- II. Minimize impervious surfaces and break up or disconnect the flow of runoff over impervious surfaces;
- III. Maximize the protection of natural drainage features and vegetation;
- IV. Minimize the decrease in the predevelopment time of concentration;

WINSLOW CODE

- V. Minimize land disturbance including clearing and grading;
- VI. Minimize soil compaction and all other soil disturbance;
- VII. Provide low-maintenance landscaping that provides for the retention and planting of native plants and minimizes the use of lawns, fertilizers and pesticides, in accordance with N.J.A.C. 7:50-6.24;
- VIII. Provide vegetated open-channel conveyance systems discharging into and through stable vegetated areas; and
- IX. Provide other source controls to prevent or minimize the use or exposure of pollutants at the site in order to prevent or minimize the release of those pollutants into stormwater runoff. These source controls shall include, but are not limited to:
 - a. Site design features that help to prevent accumulation of trash and debris in drainage systems;
 - b. Site design features that help to prevent discharge of trash and debris from drainage systems;
 - c. Site design features that help to prevent and/or contain spills or other harmful accumulations of pollutants at industrial or commercial developments; and
 - d. Applying fertilizer in accordance with the requirements established under the Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et seq., and implementing rules, when establishing vegetation after land disturbance.

The NJDEP stormwater management rules require that any land area used as a nonstructural stormwater management measure shall be dedicated to a government agency, subjected

to a conservation restriction filed with the appropriate County Clerk's office, or subject to an equivalent restriction that ensures that measure is maintained in perpetuity.

► **WHAT TO SUBMIT TO THE COMMISSION AND MUNICIPALITY:**

A description of the specific measures taken in the design of the site that limits site disturbance, maximizes stormwater management efficiencies, maintains or improves aesthetic conditions, incorporates pretreatment as a means of extending the functional life and increasing pollutant removal capacity of structural management facilities, uses natural non-wetland, wooded depressions or multiple infiltration facilities, and shows them distributed spatially throughout a parcel.

A written description of how the proposed development will incorporate the nine (9) nonstructural strategies (see above, I through IX) to the maximum extent practical. Alternatively, the following may be submitted:

The results of calculations utilizing the NJDEP's Non-Structural Point System (NSPS) spreadsheet that can be downloaded at www.state.nj.us/dep/stormwater may be submitted. *(Note that this does not apply to linear development.)*

LAND USE PROCEDURES

For linear development or development that does not "pass" the NSPS spreadsheet, a copy of the NJDEP's Low Impact Design (LID) Checklist may be submitted in an attempt to demonstrate whether the low impact design standards will be met to the maximum extent practical.

If the NJDEP point system does not show that the nine (9) nonstructural strategies are being used sufficiently or if one or more of the nine (9) nonstructural strategies will not be implemented to the maximum extent practical, a detailed rationale must be provided in writing which establishes a basis for the contention that maximal use of the strategy is not practicable on the site.

A plan which specifically identifies all proposed LID strategies including all areas of vegetated conveyance.

A description of how all non-structural strategies will be preserved and maintained in perpetuity pursuant to N.J.A.C. 7:8-5.3(c).

Note: One of the techniques that has been advocated to meet the low impact stormwater design standards is to reduce the number of units. The Pinelands Commission does not advocate this approach.

Item #9. There will be no direct discharge of stormwater to farmland to the maximum extent practical [N.J.A.C. 7:50-6.84(a)6ii(5)].

► **AT A MINIMUM, SUBMIT THE FOLLOWING TO THE MUNICIPALITY:**

A development plan which identifies any agricultural uses present on adjacent parcels, and includes the location of all discharges of stormwater runoff from structural facilities and non-structural measures. The plan must demonstrate that no direct discharge of stormwater is occurring onto farmland to the maximum extent practical.

Item #10. Stormwater management measures shall be designed to reduce the total suspended solids (TSS) load in the stormwater runoff from the post-developed site by eighty percent (80%) expressed as an annual average [N.J.A.C. 7:8-5.5].

► **AT A MINIMUM, SUBMIT THE FOLLOWING TO THE MUNICIPALITY:**

If NJDEP BMPs are utilized in the following calculations ("a" or "b") for the accepted TSS removal, refer to Appendix 1 of this reference guide.

If the BMP measures utilized are not those noted in Appendix 1, refer to (c) below.

Total Suspended Solids (TSS) Reduction Calculations: Total Suspended Solids (TSS) Reduction Calculations for the parcel are to be completed as follows:

- a. If more than one stormwater BMP in series is necessary to achieve the required eighty percent (80%) TSS reduction for a site, the applicant shall utilize the following formula to calculate TSS reduction:

$$R = A + B - (A \times B) / 100, \text{ where:}$$

R = total TSS percent load removal from application of both BMPs; A = the TSS percent removal rate applicable to the first BMP; and B = the TSS percent removal rate applicable to the second BMP.

WINSLOW CODE

b. If there is more than one onsite drainage area, the eighty percent (80%) TSS removal rate shall apply to each drainage area, unless the runoff from the subareas converge on site, in which case the removal rate can be demonstrated through a calculation using a weighted average.

c. Alternative stormwater management measures, removal rates and methods of calculating the removal rates may be used if the design engineer provides documentation acceptable to the municipality which demonstrates the suitability of these alternate measures, methods and rates. Any alternative stormwater management measure, removal rate or method of calculating the removal rate shall be subject to approval in writing by municipality and a copy shall be provided to the following:

- The Division of Watershed Management, New Jersey Department of Environmental Protection, PO Box 418 Trenton, NJ, 08625-0418; and
- The New Jersey Pinelands Commission, PO Box 7, New Lisbon, NJ, 08064.

Item #11. Stormwater management measures shall also be designed to reduce the nutrient load in the stormwater runoff from the post-developed site by the maximum extent practicable [NJAC 7:8-5.5(e)].

► AT A MINIMUM, SUBMIT THE FOLLOWING TO THE MUNICIPALITY:

A written description of how this standard will be met (refer to Table 4.2 in the NJDEP BMP Manual for guidance).

Item #12. Retain and recharge 100% of sites average annual groundwater recharge volume [N.J.A.C. 7:8-5.4(a)2].

► AT A MINIMUM, SUBMIT THE FOLLOWING TO THE MUNICIPALITY:

One of the following must be provided:

- a. Calculations using the NJDEP Groundwater Recharge Spreadsheet (NJGRS), available in the NJ BMP Manual, Chapter-6 at <http://www.njstormwater.org/bmp/manual2.htm>;
- b. Calculations using the New Jersey Geological Survey Report GSR-32: A method for evaluating Groundwater Recharge Areas in New Jersey. *Available at <http://www.njgeology.org/geodata/dgs99-2.htm>;
- c. Calculate and recharge the difference in runoff volume between 2-year storms, pre- and post-development; and
- d. An alternate method, if approved by the municipal engineer.

Item #13. Stormwater management facility construction and as-built requirement standards [N.J.A.C. 7:50-6.8.4(a)6iv(5) and N.J.A.C. 7:50-6.84(a)6v].

AT A MINIMUM SUBMIT THE FOLLOWING TO THE MUNICIPALITY:

—A plan with notes that pertain to the following:

- An as-built basin plan will be submitted to the municipal engineer,

LAND USE PROCEDURES

- Specifically demonstrate how the proposed construction will conform with the construction measures outlined in the local land use ordinances and the CMP;
- Detail how the as-built basin permeability testing requirements will be met; and
- If the applicant proposes to utilize light grading equipment when grading lawn areas in order to help meet the low impact design standards of the local land use ordinances and the CMP, the plans must include a note stating so.

After construction, an as-built plan for all stormwater management

The results of replicate post-development field permeability tests taken within each constructed infiltration measure.

Item #14. Structural design standards. Stormwater management measures shall be designed as follows [N.J.A.C. 7:8-5.7):

I. The New Jersey Department of Environmental Protection's Best Management Practices (BMP) Manual shall be utilized for technical guidance;

II. Stormwater management basins shall be designed with gently sloping sides. The maximum allowable basin side slope shall be three (3) horizontal to one (1) vertical (3:1);

III. The establishment of attractive landscaping in and around the basin that mimics the existing vegetation and incorporates native Pinelands plants, including, but not limited to, the species listed in NJ.A.C. 7:59-6.25 and 6.26;

IV. Stormwater infiltration BMPs, such as bioretention systems with infiltration, dry wells, infiltration basins, pervious paving systems with storage beds, and sand filters with infiltration shall be designed, constructed and maintained to completely drain the total runoff volume generated by the basin's maximum design storm within seventy-two (72) hours after a storm event. Runoff storage for greater times can render the BMP ineffective and may, result in anaerobic conditions, odor and both water quality and mosquito breeding problems; and

V. To help ensure maintenance of the design permeability rate over time, a six (6) inch layer of K5 soil shall be placed on the bottom of a stormwater infiltration BMP. This soil layer shall meet the textural and permeability specifications of a K5 soil as provided at N.J.A.C. 7:9A, Appendix A, Figure 6, and be certified to meet these specifications by a Professional Engineer licensed in the State of New Jersey. The depth to the seasonal high water table shall be measured from the bottom of the K5 sand layer.

► AT A MINIMUM, SUBMIT THE FOLLOWING TO THE MUNICIPALITY:

The plan must be designed in accordance with the above requirements.

Item #15. The following safety standards for structural stormwater management facilities and measures must be addressed [N.J.A.C. 7:8-6.2]

I. If a structural stormwater management measure has an outlet structure, escape provisions shall be incorporated in or on the structure. Escape provisions include the permanent

WINSLOW CODE

installation of ladders, steps, rungs, or other features that provide readily accessible means of ingress and egress from the outlet structure;

II. A trash rack is a device intended to intercept runoff-borne trash and debris that might otherwise block the hydraulic openings in an outlet structure of a structural stormwater management measure. Trash racks shall be installed upstream of such outlet structure openings as necessary to ensure proper functioning of the structural stormwater management measure in accordance with the following:

- a. The trash rack should be constructed primarily of bars aligned in the direction of flow with one (1) inch spacing between the bars to the elevation of the water quality design storm. For elevations higher than the water quality design storm, the bars shall be spaced no greater than one-third (1/3) the width of the hydraulic opening it is protecting or six inches, whichever is less. Transverse bars aligned perpendicular to flow should be sized and spaced as necessary for rack stability and strength;
- b. The trash rack shall not adversely affect the hydraulic performance of either the outlet structure opening it is protecting or the overall outlet structure;
- c. The trash rack shall have sufficient net open area under clean conditions to limit the peak design storm velocity through it to a maximum of 2.5 feet per second; and
- d. The trash rack shall be constructed and installed, to be rigid, durable, and corrosion resistant, and shall be designed to withstand a perpendicular live loading of 300 pounds per square foot.

III. An overflow grate is a device intended to protect the opening in the top of a stormwater management measure outlet structure. If an outlet structure has an overflow grate, such grate shall meet the following requirements:

- a. The overflow grate spacing shall be no more than two (2) inches across the smallest dimension; and
- b. The overflow grate shall be constructed and installed to be rigid, durable, and corrosion resistant, and shall be designed to withstand a perpendicular live loading of three hundred (300) pounds per square foot.

IV. The maximum side slope for an earthen dam, embankment, or berm shall not be steeper than three (3) horizontal to one (1) vertical (3:1); and

V. Safety ledges shall be constructed on the slopes of all new structural stormwater management measures having a permanent pool of water deeper than two and one-half (2.5) feet. Such safety ledges shall be comprised of two steps. Each step shall be four (4) to six (6) feet in width. One step shall be located approximately two and one-half (2 1/2), feet below the permanent water surface, and the second step shall be located one (1) to one and one-half (1 1/2) feet above the permanent water surface.

LAND USE PROCEDURES

► AT A MINIMUM, SUBMITTHEFOLLOWINGTOTHEMUNICIPALITY:

_The plan must be designed in accordance with NJ.A.C. 7:8-6.2.

Item #16. The General Inspection, Maintenance and Repair Plan shall contain the following [NJ.AC. 7:50-6.84(a)6vii]:

- I. Accurate and comprehensive drawings of the site's stonewater management measures;
- II. Specific locations of each stonewater management measure identified by means of longitude and latitude as well as block and lot number;
- III. Specific preventative and corrective maintenance tasks and schedules for such tasks for each stormwater BMP;
- IV. Cost estimates, including estimated cost of sediment, debris or trash removal;
- V. The name, address and telephone number of the person or persons responsible for regular inspections and preventative and corrective maintenance including repair and replacement;
- VI. Reporting records for maintenance;
- VII. A description of the financing that will ensure the inspection, maintenance and repair of all stormwater management BMPs;
- VIII. The plan must address existing tree and vegetation protection during construction;
- IX. A statement that an inspection, maintenance and repair report will be updated and submitted annually to the municipality;
- X. A description of all preservation measures and maintenance procedures for all non-structural stormwater management measures; and
- XI. A description of all stormwater management measure easements designed to facilitate inspections and maintenance as necessary.

Nonstructural stormwater management strategies protection -The local land use ordinances and the CMP provide that development be designed to meet the nonstructural stonewater management strategy standards of NJ.A.C. 7:8-5.3. These standards require that any land area used as a nonstructural stormwater management measure shall be dedicated to a government agency, subjected to a conservation restriction filed with the appropriate County Clerk's office, or equivalent restriction that ensures that measure is maintained in perpetuity. Any maintenance plan must specify which of these methods will be employed, and how the protection will be implemented [NJ.AC. 7:8-5.3(c)].

Maintenance requirements - The NJDEP regulations provide that the responsibility for maintenance of stonewater management measures shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project [NJ.A.C. 7:8-5.8].

WINSLOW CODE

► AT A MINIMUM, SUBMIT THE FOLLOWING TO THE MUNICIPALITY:

- A maintenance plan that contains all of the above required information.
- Copies of all proposed deed restrictions for any land area used as a nonstructural stormwater management measure.
- Copies of all proposed easements.

LAND USE PROCEDURES

APPENDIX 1

Pollutant Removal Rates for BMPs ¹			
Best Management Practice	TSS Percent Removal Rate	Total Phosphorus Percent Removal Rate	Total Nitrogen Percent Removal Rate
Bioretention Systems	90	60	30
Constructed Stormwater Wetland	90	50	30
Extended Detention Basin	40-60 (final rate based upon detention time; see New Jersey BMP Manual, Chap. 9)	20	20
Infiltration basin	80	60	50
Manufactured Treatment Device	Pollutant removal rates as certified by NJDEP; see Section III.	Pollutant removal rates as certified by NJDEP; see Section III.	Pollutant removal rates as certified by NJDEP; see Section III.
Pervious Paving Systems	80 (porous paving)	60	50
	80 (permeable pavers with storage bed)	0-volume reduction only (permeable pavers without storage bed)	0-volume reduction only (permeable pavers without storage bed)
	0-volume reduction only (permeable pavers without storage bed)		
Sand Filter	80	50	35
Vegetative Filter Strip (For filter strips with multiple vegetative covers, the final TSS removal rate should be based upon a weighted average of the adopted rates shown in Table 2, based upon the relative flow lengths through each cover type.)	60 (turf grass)	30	30
	70 (native grasses, meadow and planted woods)		
	80 (indigenous woods)		
Wet Pond/Retention Basin	50-90 (final rate based upon pool volume and detention time; see NJ BMP Manual)	50	30

¹source: 7:8-5.5(c) and New Jersey BMP Manual Chapter 4.

WINSLOW CODE

APPENDIX2

PROFESSIONAL ENGINEER'S
GROUNDWATER MOUNDING ANALYSES CERTIFICATION*

Submitted to

STATE OF NEW JERSEY
PINELANDS COMMISSION
POBOX7
NEW LISBON, NJ 08064

Part A. General Information

Pinelands Application Number: _____

Project Location: _____

Municipality: _____

Block(s): _____ Lot(s): _____

1. Facility Location: *Either* latitude and longitude for the approximate center each stormwater infiltration facility, or electronic map, or site plan.

Facility a. _____

Facility b., _____

Facility c., _____

Facility d., _____

Facility e., _____

Part B. Professional Engineer's Certification

I hereby certify that, pursuant to the requirements of the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-6.84(a)6.iv.(3)), I have performed a groundwater mounding analysis for each of the stormwater infiltration facilities identified in Part A, above, for the purpose of assessing the hydraulic impacts on the water table from infiltrating stormwater runoff from the maximum design storm. I further certify that the infiltration of stormwater runoff from the maximum design storm at each of these infiltration facilities will not cause stormwater or groundwater to breakout to the land surface or cause any changes to the hydrology of adjacent water bodies, wetlands or cause adverse impacts to subsurface structures, including, but not limited to basements and septic systems. In performing this analysis, I utilized the following methods:

(Specify mounding analysis method(s))

(Signature and Seal)

(License Number)

(Name-Type or Print)

(Date)

**This is a sample certification. The language in this sample certification may be modified/revised provided the intent of the certification is not changed.*

LAND USE PROCEDURES

40 Attachment 7

Exhibit "G"

DEPARTMENT OF MUNICIPAL UTILITIES PRELIMINARY REVIEW (Section 40-33.2G)

A REVIEW BY THE DEPARTMENT OF MUNICIPAL UTILITIES IS REQUIRED FOR APPLICATIONS THAT PROPOSE CONNECTION TO PUBLIC WATER AND SEWER. PLEASE FILL OUT THE BELOW ENTIRELY AND SUBMIT TO THE PLANNING AND ZONING OFFICE AT THE TIME THE APPLICATION IS FILED.

TWO COPIES OF THE FOLLOWING ARE REQUIRED ALONG WITH THIS FORM:

1. General location plan showing streets, blocks, lots, and tax map numbers
2. Proposed system outlines and route of utilities
3. Estimated volume of flow calculations

DESCRIPTION OF PROPOSED SYSTEMS

Water (approximate distance to nearest source) _____
Sewer (approximate distance to nearest source) _____

PLEASE CIRCLE TYPE OF APPLICATION:

COMMERCIAL

INDUSTRIAL

MAJOR SUBDIVISION

THIS FORM: APPLICATION FOR REPORT ON FEASIBILITY OF PUBLIC SEWER AND/OR WATER, RECOMMENDATIONS AND CONDITIONS

PURPOSE: To determine the economic and technical feasibility of extending public sewer and/or water service to the municipal system. The approval of this application is the first step in obtaining WTDMU Endorsement. The applicant should be aware that application approval does not guarantee the availability of water and/or sewer.

APPLICANTS: Should utilize the most current DMU Design Standards, attached to this application.

ESCROW: Review will not be initiated until document is signed and returned by applicants to the Winslow Township Planning and Zoning office, and required escrow has been deposited.

Per Chapter 40-44 (D): \$5,000 is to be established in escrow for the Department of Municipal Utilities to review. This can be paid as a check made out to Winslow Township and should be submitted separately from the application fees.

APPLICANT

Name _____

Address _____

Telephone _____ Email _____

OWNER

Name _____

Address _____

Telephone _____ Email _____

PROJECT TO BE SERVICED

LAND USE PROCEDURES

Name _____

Location _____

Area of Entire Tract _____

No. of Lots _____ Tax Map: _____ Plate _____ Block _____ Lot(s) _____

Type: (Check) Single Family Townhouses Apartments Condominiums

No. of Units _____ (regarding above if applicable)

Industrial _____ Square Footage _____

Commercial _____ Square Footage _____

Professional _____ Square Footage _____

Other _____ Describe _____

UTILITY PLANS

Construction Start Date: _____ Duration of Project _____

PROFESSIONAL ENGINEER DESIGNING WATER/SEWER SYSTEM:

Name _____

Address _____

Telephone _____ Fax _____

Email _____ Signature _____

THE BOARD SECRETARY WILL PROCESS AND ESTABLISH THE ESCROW ACCOUNT AND PREPARE A PACKAGE FOR THE TOWNSHIP UTILITY ENGINEER

PLEASE SEND ONE OVERALL COPY OF THE COMPLETE SUBMITTAL TO:

Winslow Township Department of Municipal Utilities 125

South Route 73

Braddock, NJ 08037

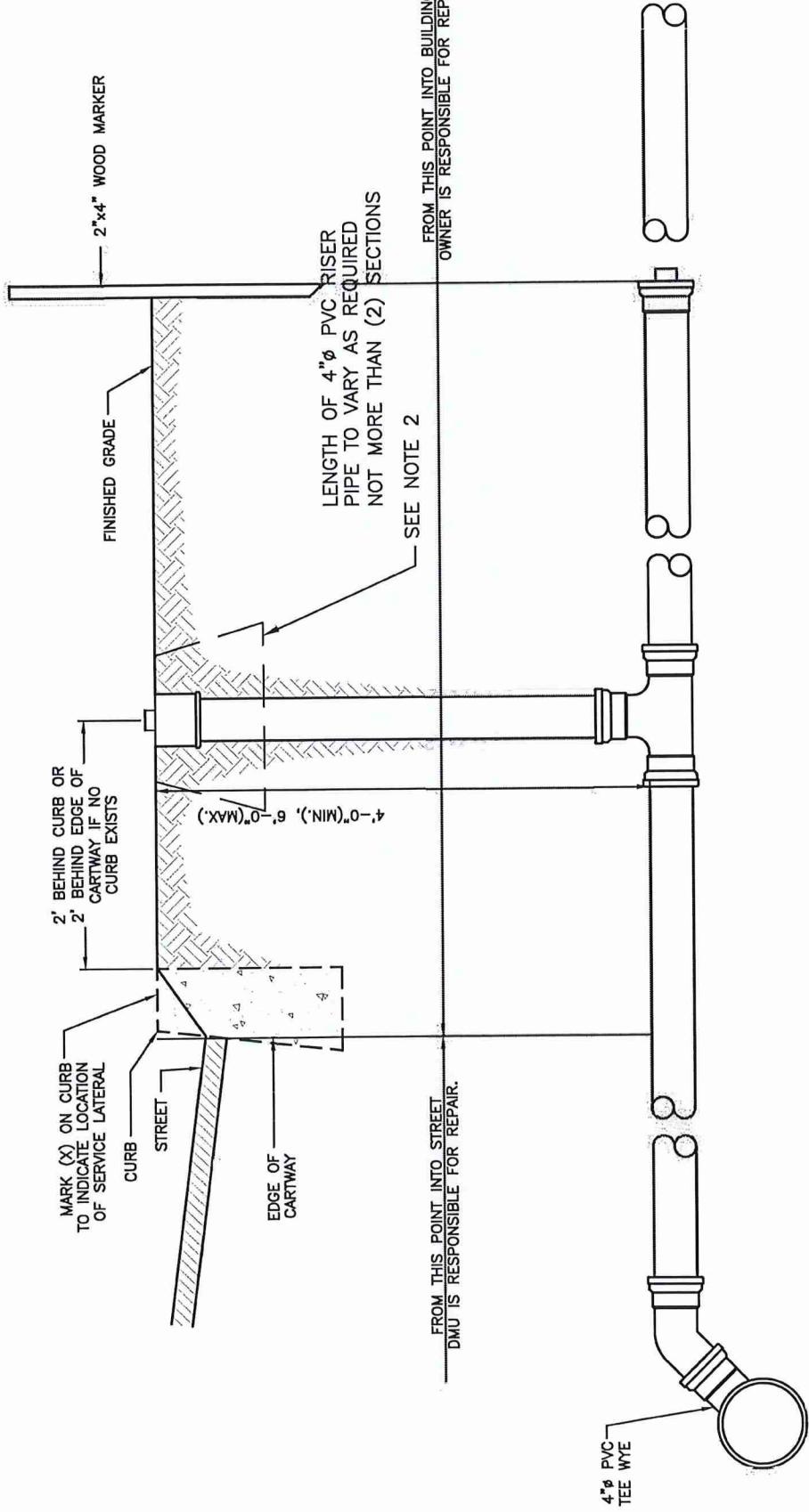
Attn: Lou Bowman, Superintendent

**As proof of mailing, please provide the postmarked certified receipt, OR signed cover letter showing receipt by the Winslow MUA office to the Planning and Zoning Board Office at the time of filing of the complete application.

Signature of Applicant _____ Date _____

Print Name _____

DETAIL INDEX (W.T.D.M.U.)		
DETAIL #	STANDARD SANITARY SEWER DETAIL DESCRIPTION	LAST REVISION DATE
WTS - 1	TYPICAL LATERAL DETAIL	7/2025
WTS - 1A	SEWER LATERAL OWNER REPAIR RESPONSIBILITY DETAIL	7/2025
WTS - 1B	SEWER LATERAL OWNER MAINTENANCE RESPONSIBILITY DETAIL	7/2025
WTS - 2	DEEP CUT LATERAL DETAIL (FOR DEPTHS 12' OR LESS)	7/2025
WTS - 3	DEEP CUT LATERAL DETAIL (FOR DEPTHS 12' OR MORE)	7/2025
WTS - 4	LATERAL TRENCH	7/2025
WTS - 5	TRAFFIC PROTECTOR CLEAN – OUT	7/2025
WTS - 6	WATERTIGHTMANHOLE COVER	7/2025
WTS - 7	STANDARD MANHOLE GRADE RING	7/2025
WTS - 8	STANDARD 4' – 0" DIAMETER PRECAST MANHOLE	7/2025
WTS - 9	DROP MANHOLE	7/2025
WTS - 10	FORCE MAIN OUTSIDE DROP CONNECTION	7/2025
WTS - 11	FORCE MAIN INSIDE DROP CONNECTION	7/2025
WTS - 12	MANHOLE CORING	7/2025
WTS - 13	TYPICAL CHANNELING OF MANHOLE BOTTOM	7/2025
WTS - 14	D-LOK JOINT GASKET	7/2025
WTS - 15	CONCRETE ENCASEMENT AND SADDLE	7/2025
WTS - 16	CONCRETE CRADLE	7/2025
WTS - 17	SPECIALIZED TRENCH DETAILS	7/2025
WTS - 18	CONCRETE SUPPORT TRENCH DETAILS	7/2025
WTS - 19	ACTIVE ROADWAY TRENCH DETAILS	7/2025
WTS - 20	DOGHOUSE MANHOLE	7/2025
WTS - 21	DROP MANHOLE FOR LATERALS	7/2025



NOTES

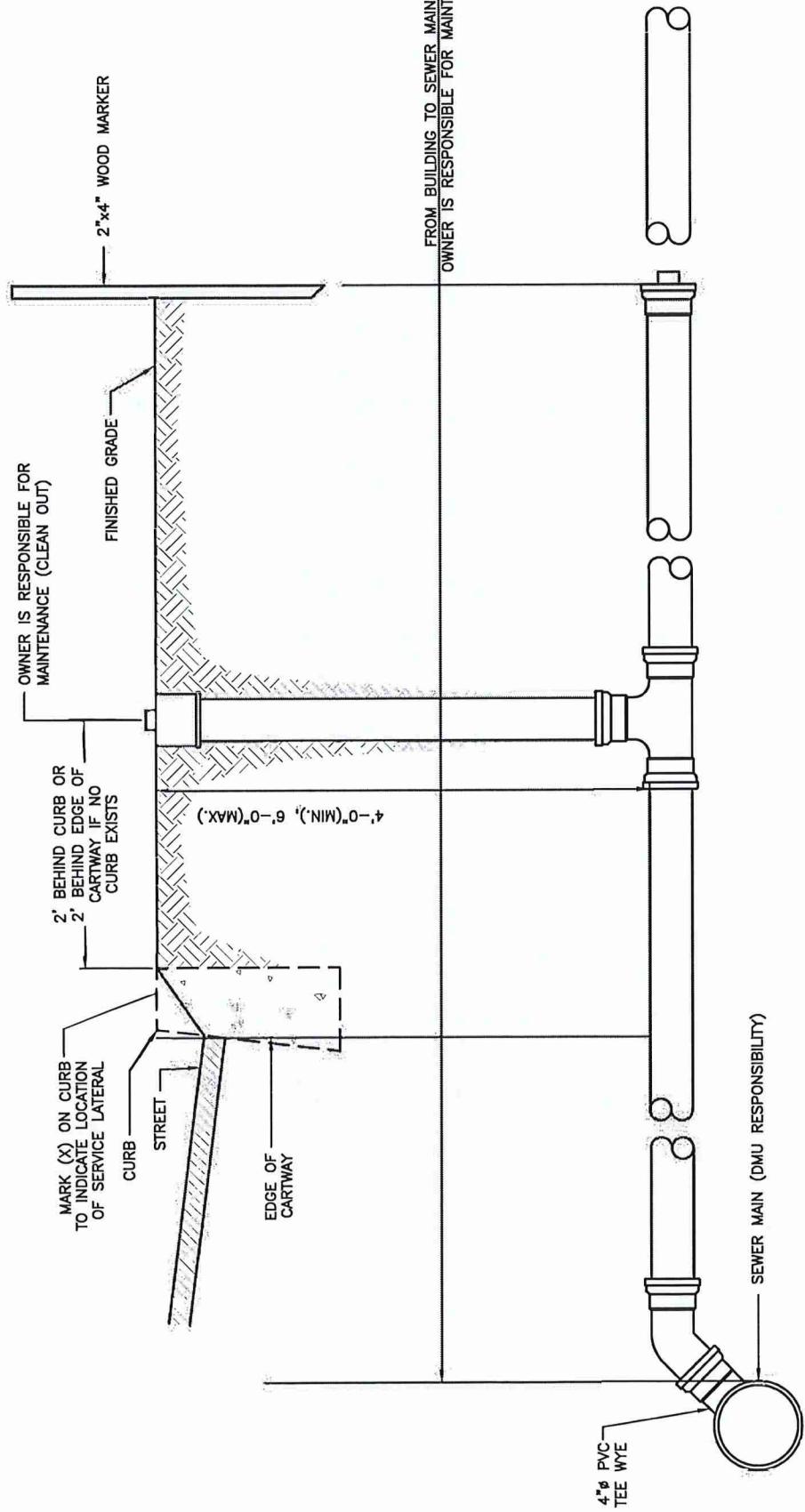
1. THE DMU REPAIR RESPONSIBILITY ENDS AT THE EDGE OF ROADWAY (I.E. CARTWAY)
2. IF CLEANOUT IS LOCATED IN CONCRETE AREA, PROVIDE CAST IRON VALVE BOX AND LID

WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES
SEWER LATERAL
OWNER REPAIR RESPONSIBILITY DETAIL

RVE

7/2025
3/2017
REVISIONS

DRAWN: J.J.M.
SCALE: N.T.S.
DETAIL #WTS-1A



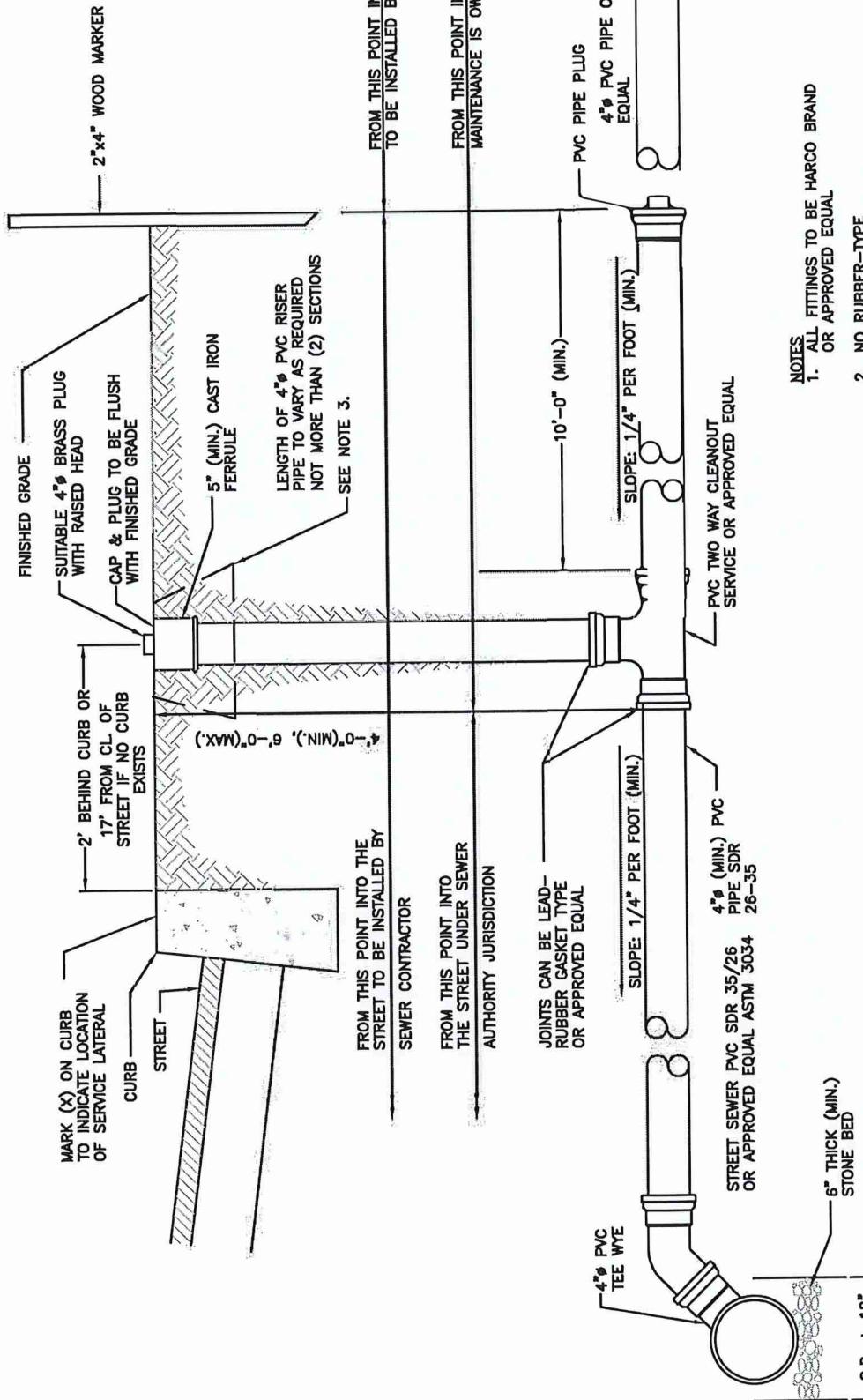
WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES

SEWER LATERAL
OWNER MAINTENANCE RESPONSIBILITY DETAIL

RVE
1901

7/2025
3/2017
REVISIONS

DRAWN: J.J.M.
SCALE: N.T.S.
DETAIL #WTS-1B

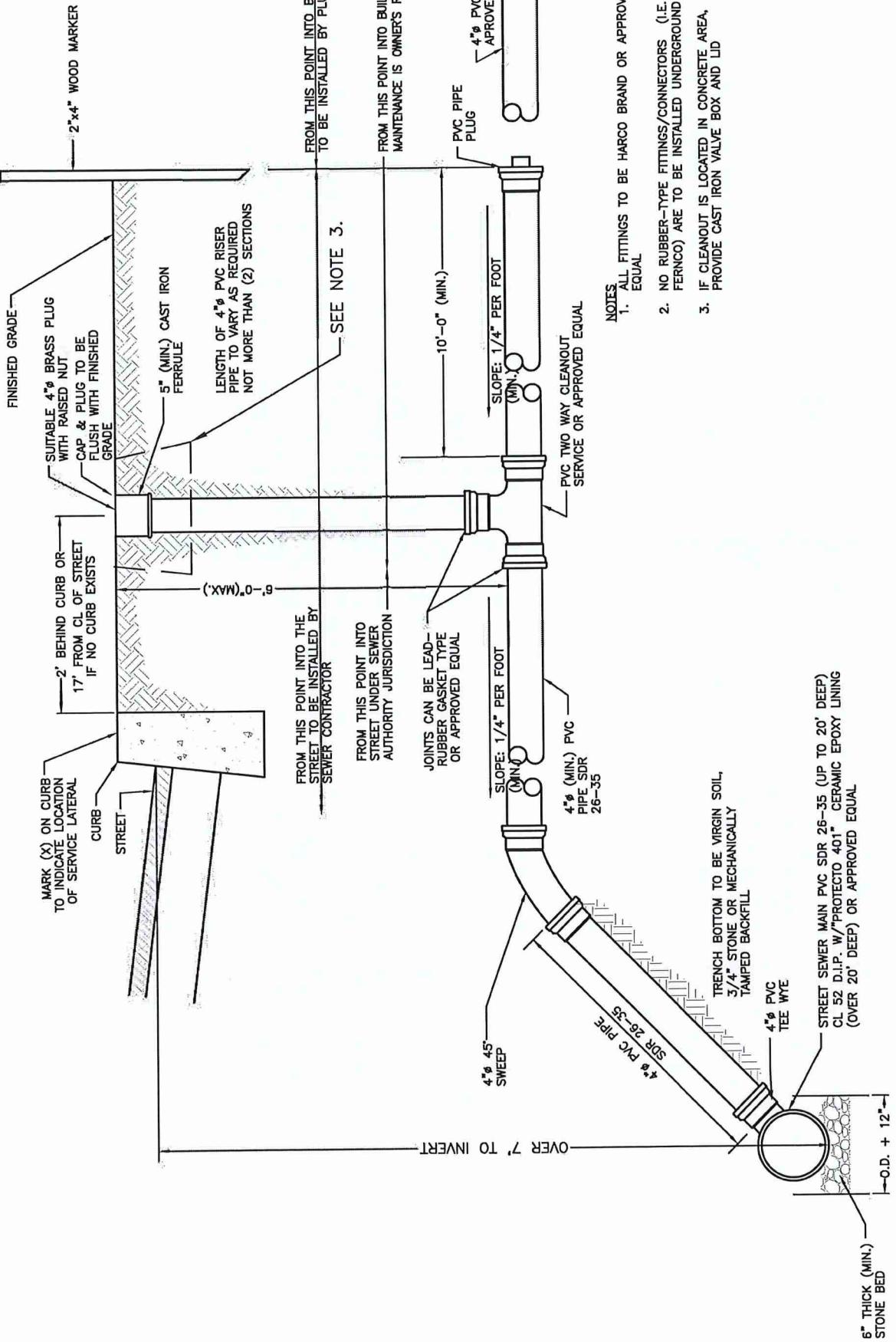


WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES
(FOR PVC SEWER MAIN CONNECTION)

RVE
1901

DRAWN: J.J.M.
SCALE: N.T.S.
DETAIL #WTS-1

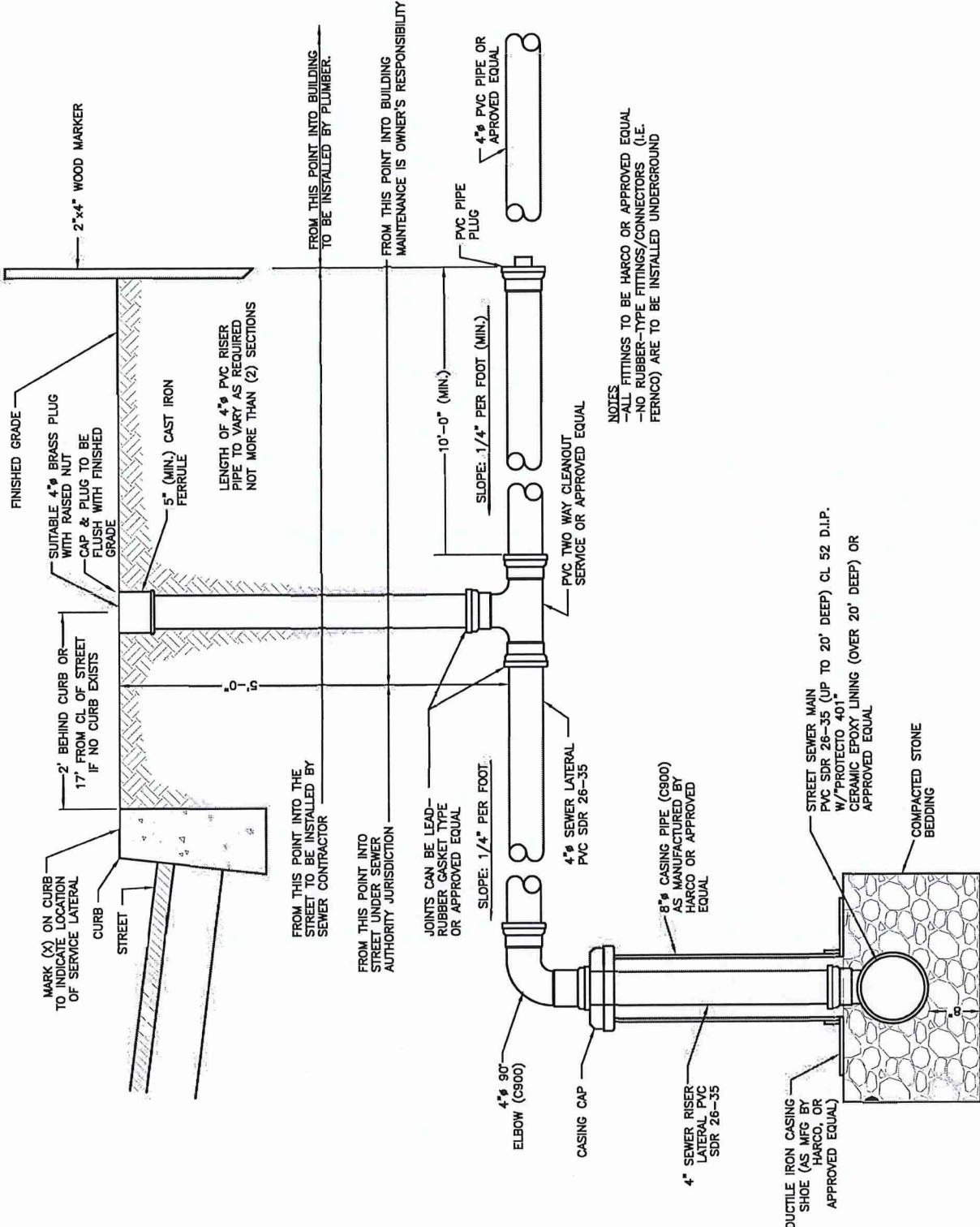
7/2025
REVISIONS



RVE

WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES
DEEP CUT LATERAL DETAIL-F FOR DEPTHS 12' OR LESS
(FOR PVC SEWER MAIN CONNECTION)

DRAWN: J.J.M.
SCALE: N.T.S.
DETAIL #WTS-2



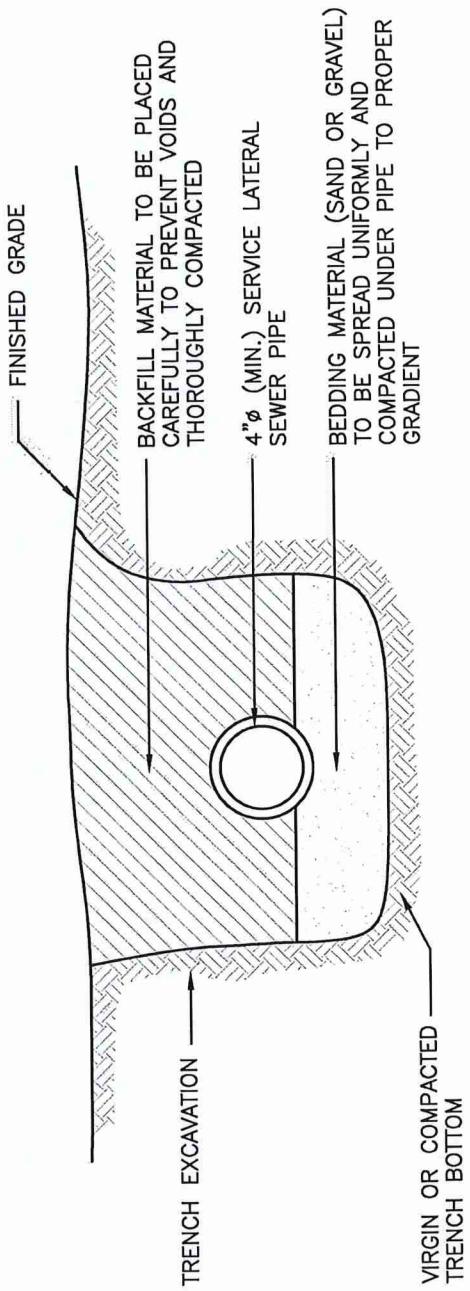
WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES

DEEP CUT LATERAL DETAIL WITH VERTICAL RISER
(FOR PVC SEWER MAIN CONNECTION)

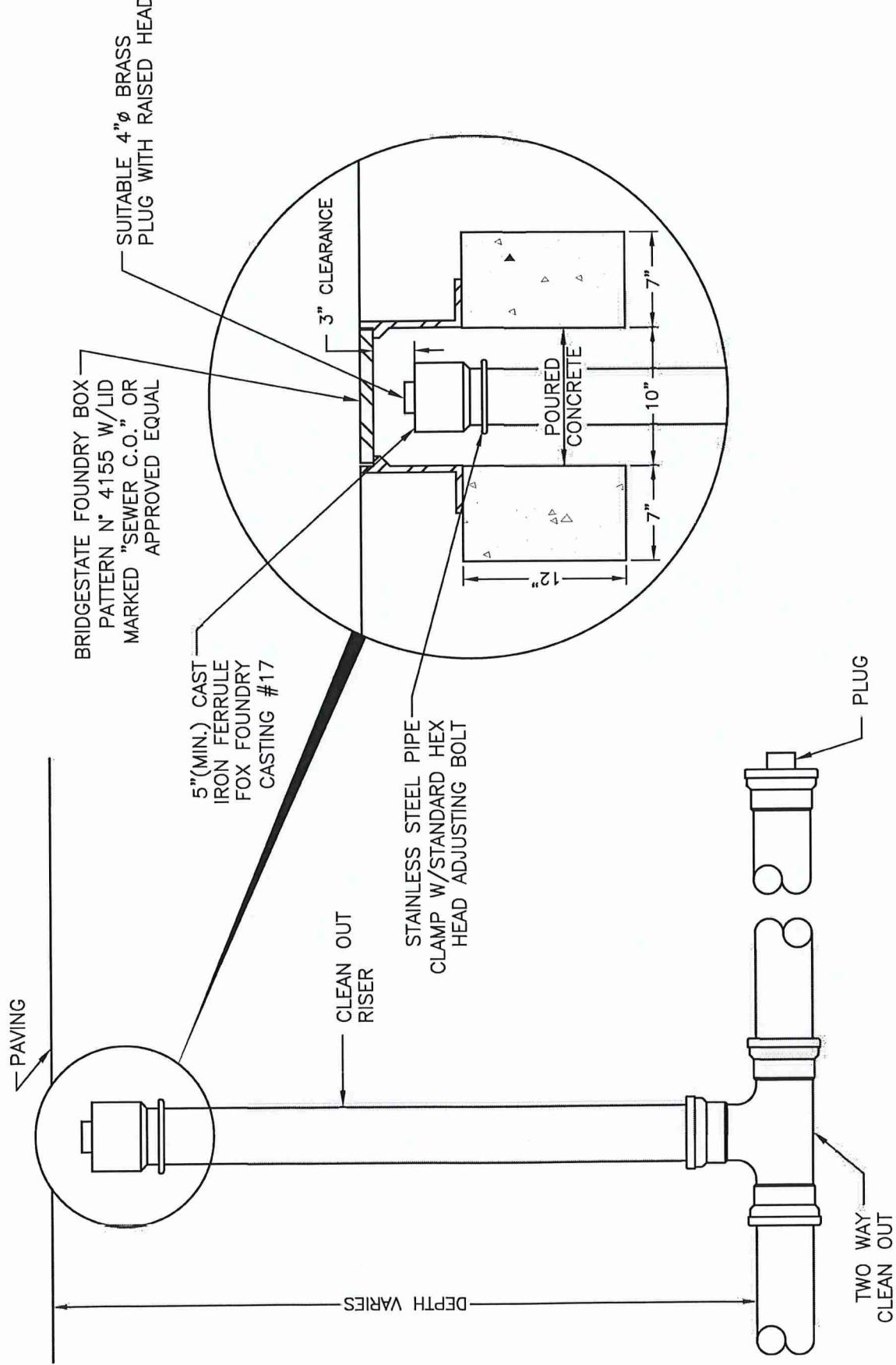
RVE
1901

7/2025	REVISIONS

DRAWN: J.J.M.
SCALE: N.T.S.
DETAIL #WTS-3



RVE	WINSLOW TOWNSHIP	DRAWN: J.J.M.
	DEPARTMENT OF MUNICIPAL UTILITIES	SCALE: N.T.S.
7/2025	SERVICE LATERAL TRENCH DETAIL	DETAIL #WTS-4
REVISIONS		

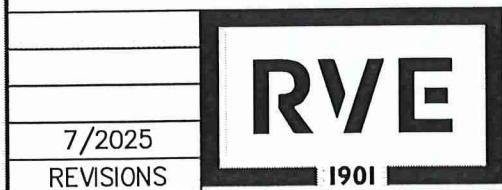
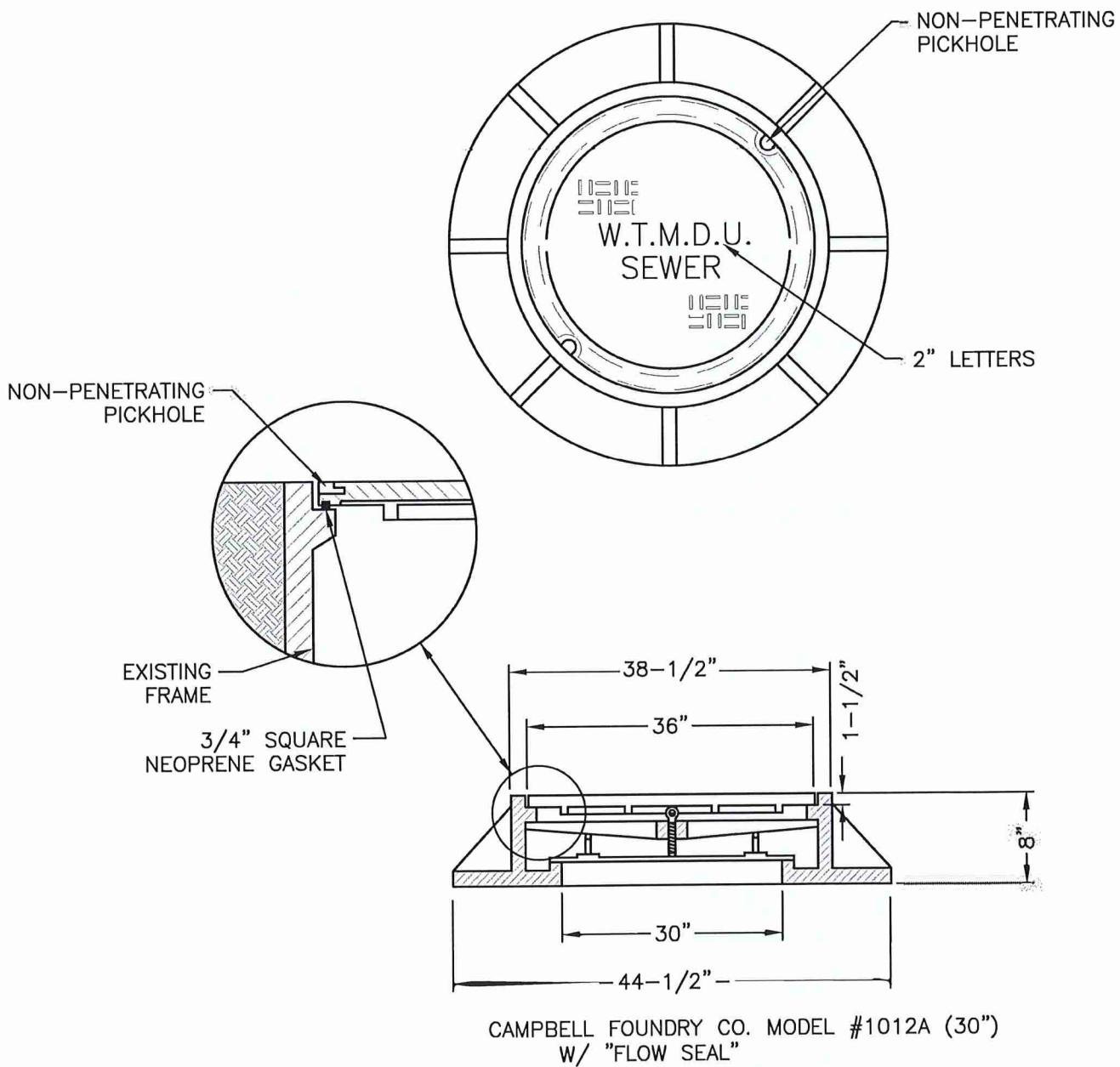


WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES
TRAFFIC PROTECTOR
CLEAN-OUT DETAIL

RVE
1901

7/2025
REVISIONS

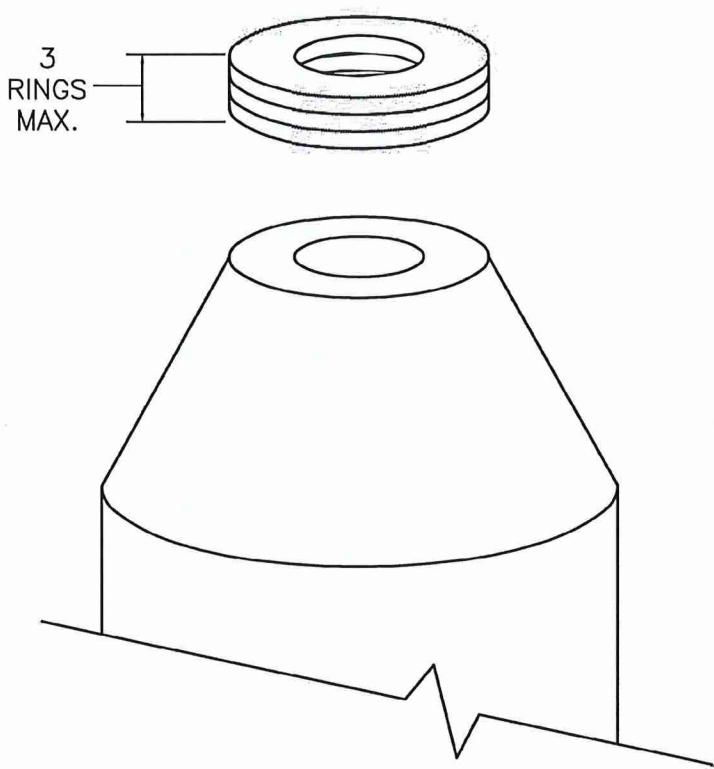
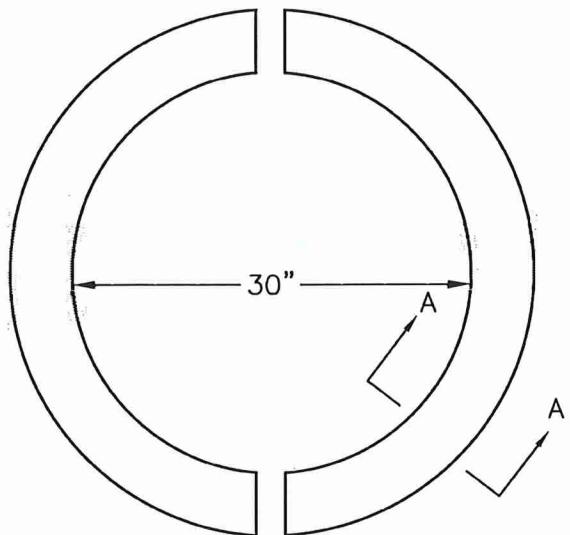
DRAWN: J.J.M.
SCALE: N.T.S.
DETAIL #WTS-5



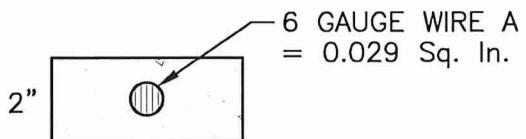
WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES

WATERTIGHT MANHOLE COVER

DRAWN: J.J.M.
SCALE: N.T.S.
DETAIL #WTS-6



PLAN VIEW

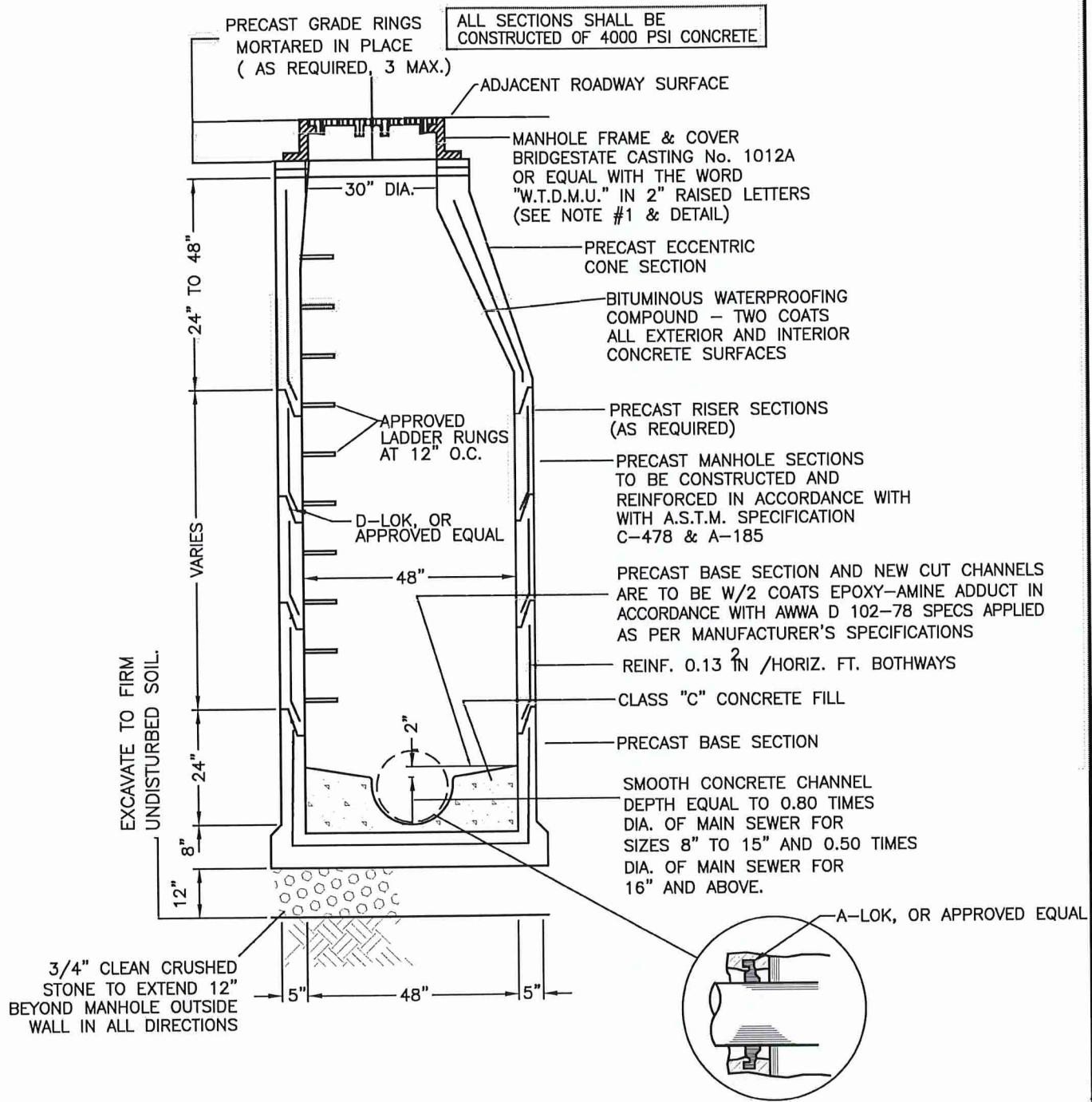


SPECIFICATIONS:

1. CONCRETE IS DESIGNED TO OBTAIN A STRENGTH OF 4000 PSI IN 28 DAYS.
2. DESIGN MEETS REQUIREMENTS OF A.S.T.M. STANDARD C-478.
3. WEIGHT OF ONE PIECE (1/2 CIRCLE): 30" DIA. - 165 LBS.

SECT AA

RVE	WINSLOW TOWNSHIP DEPARTMENT OF MUNICIPAL UTILITIES	DRAWN: J.J.M.
7/2025		SCALE: N.T.S.
REVISIONS	STANDARD MANHOLE GRADE RING DETAIL	DETAIL #WTS-7



NOTES:

1. THE USE OF EXTENSION RINGS FOR GRADE ADJUSTMENT WILL NOT BE PERMITTED.
2. PRECAST MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C-478.
3. RUNGS: POLYPROPYLENE RUNGS, WITH GRADE 60 STEEL REINFORCEMENT AND TEETH AND SIDE CLEATS AS MANUFACTURED BY MA INDUSTRIES TYPE PS48. TOP RUNG TO BE WITHIN 16" OF TOP OF FRAME.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING ADEQUATE BALLAST TO OFFSET FLOATATION FORCES ACTING ON MANHOLES INSTALLED IN WET AREAS.

RVE
1901

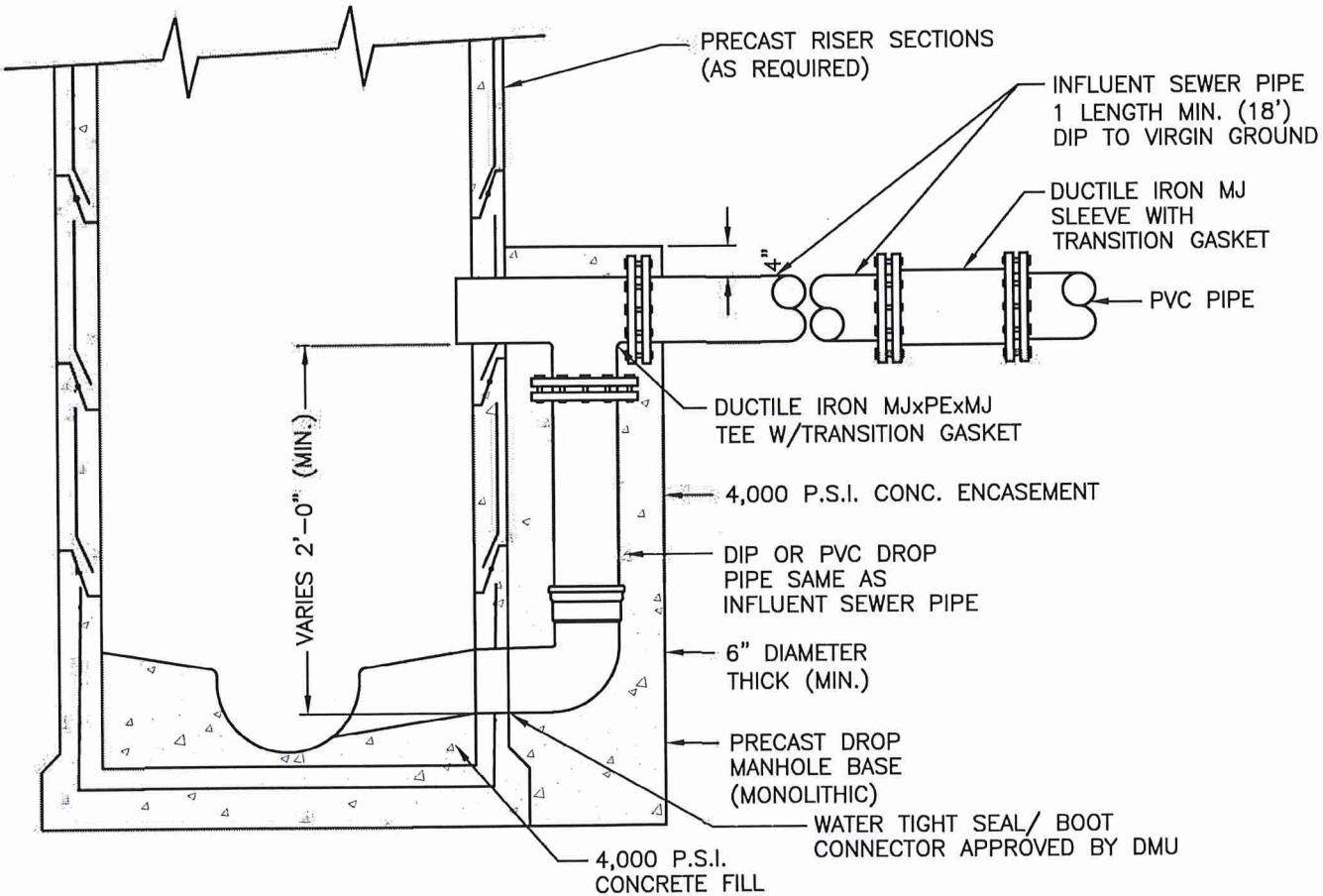
7/2025
REVISIONS

WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES

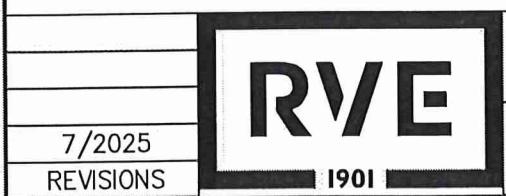
STANDARD 4'-0" DIAMETER PRECAST MANHOLE

DRAWN: J.J.M.
SCALE: N.T.S.
DETAIL #WTS-8

NOTE: DETAILS NOT SHOWN ARE THE SAME
FOR STANDARD PRECAST MANHOLE



* IF DIFFERENCE BETWEEN INVERTS IS LESS THAN 2.0' SLOPE
CONCRETE CHANNEL UNIFORMLY BETWEEN INFLOW AND OUTFLOW PIPES



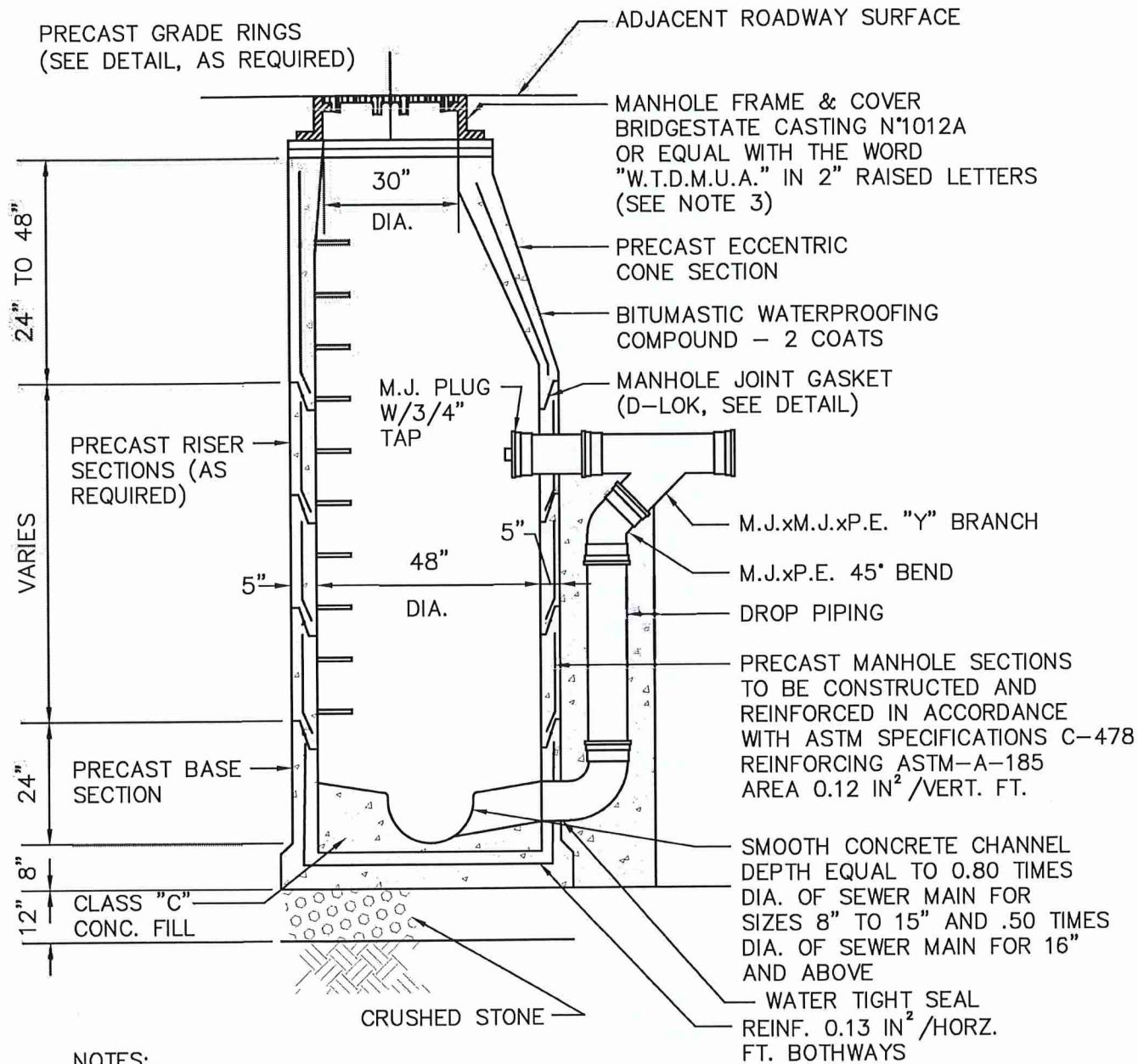
WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES

DROP MANHOLE DETAIL

DRAWN: J.J.M.

SCALE: N.T.S.

DETAIL #WTS-9



RVE

7/2025
REVISIONS

1901

WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES

FORCE MAIN OUTSIDE DROP
CONNECTION DETAIL

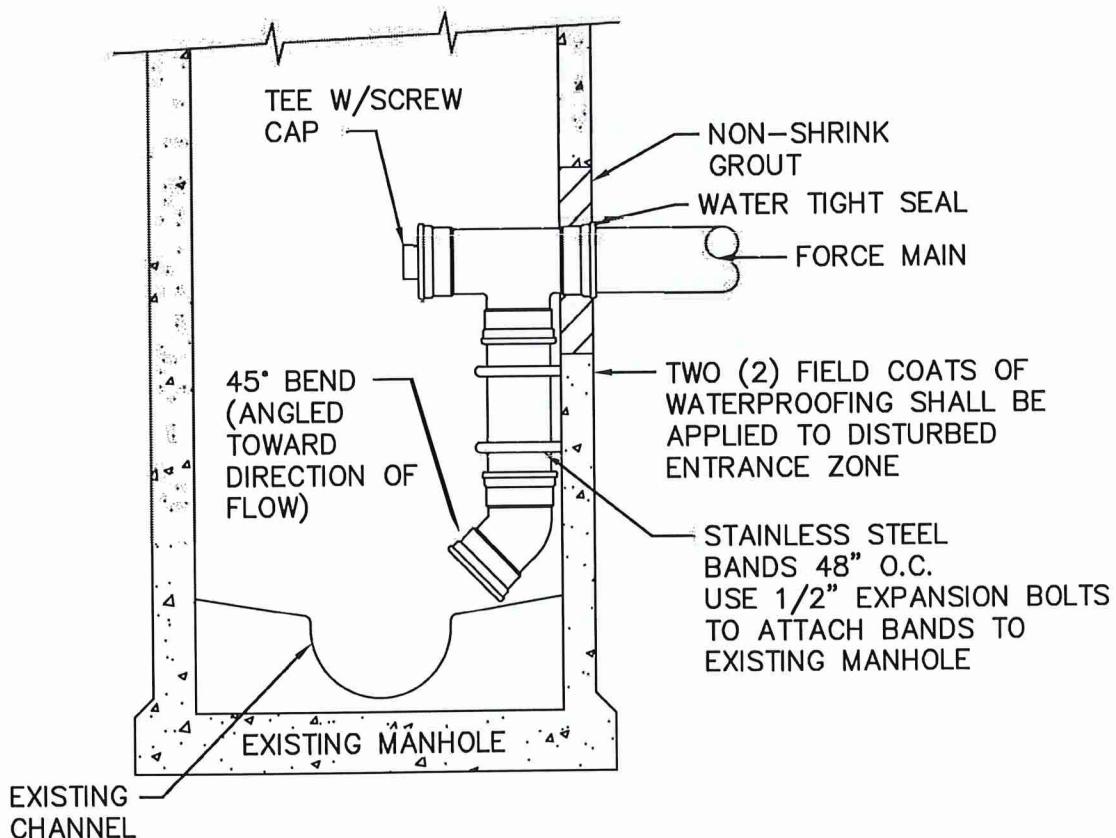
DRAWN: J.J.M.

SCALE: N.T.S.

DETAIL #WTS-10

NOTES:

1. THE CONNECTION TO THE MANHOLE SHOULD BE MADE WITH A CORING MACHINE
2. THE ANNULAR SPACE SHOULD BE FILLED WITH NON-SHRINK GROUT.
3. A PIPE JOINT SHOULD BE PROVIDED WITHIN FOUR (4) FEET OF THE MANHOLE TO ALLOW FOR DIFFERENTIAL SETTLEMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO MANHOLE INTERCEPTOR, OR ADJACENT PROPERTY DUE TO CONNECTION CONSTRUCTION.



WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES

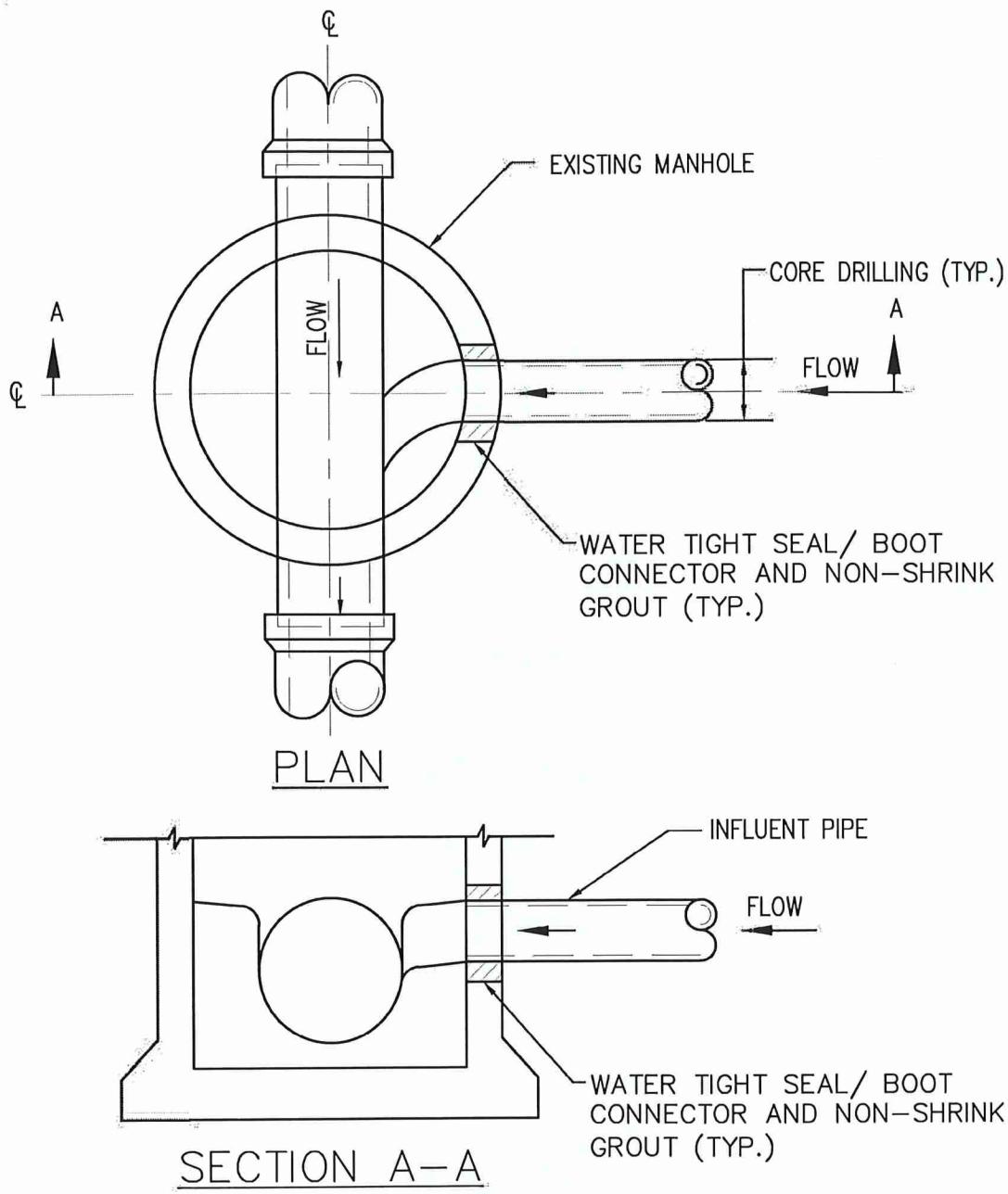
7/2025
REVISIONS

FORCE MAIN INSIDE DROP
CONNECTION DETAIL

DRAWN: J.J.M.

SCALE: N.T.S.

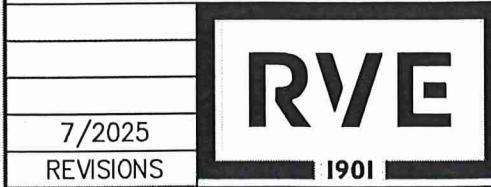
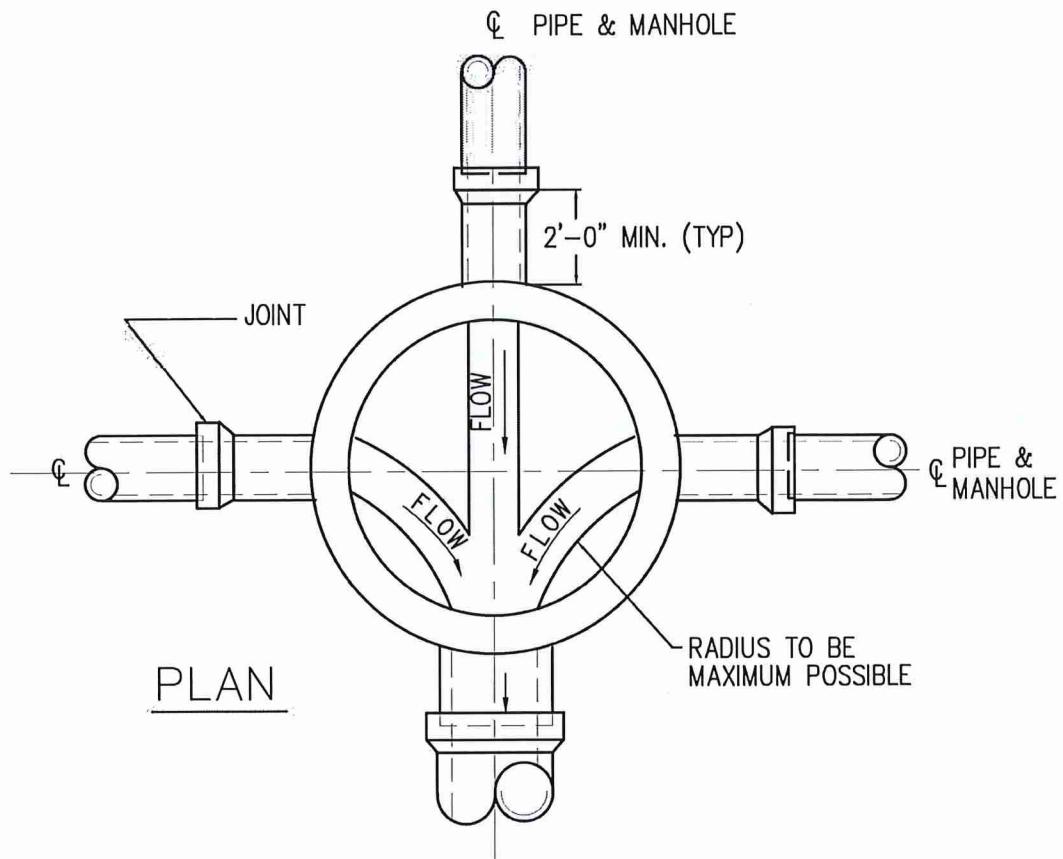
DETAIL #WTS-11



NOTES:

1. THE CONNECTION TO THE EXISTING MANHOLE SHOULD BE MADE WITH A CORING MACHINE.
2. THE ANNULAR SPACE SHOULD BE FILLED WITH NON-SHRINK GROUT.
3. THE BENCH CHANNEL SHOULD BE CAREFULLY JACKHAMMERED TO ACCOMMODATE THE SEWER CONNECTION.
4. EPOXY GROUT EQUIVALENT TO SIIKA-DUR HI MOD WITH AGGREGATE OR SIIKA-DUR LO MOD SHOULD BE USED TO FORM THE NEW CHANNEL.
5. A PIPE JOINT SHOULD BE PROVIDED WITHIN FOUR (4) FEET OF THE MANHOLE TO ALLOW FOR DIFFERENTIAL SETTLEMENT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO MANHOLE INTERCEPTOR, OR ADJACENT PROPERTY DUE TO CONNECTION CONSTRUCTION.
7. NEW CHANNELS ARE TO BE COATED WITH 2 COATS EPOXY-AMINE ADDUCT IN ACCORDANCE WITH AWWA D 102-78 SPECS. APPLIED AS PER MANUFACTURER'S SPECIFICATIONS.

RVE	WINSLOW TOWNSHIP DEPARTMENT OF MUNICIPAL UTILITIES	DRAWN: J.J.M.
7/2025	MANHOLE CORING DETAIL	SCALE: N.T.S.
REVISIONS		DETAIL #WTS-12



WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES

TYPICAL CHANNELING OF MANHOLE BOTTOM

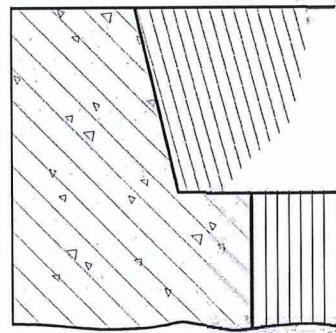
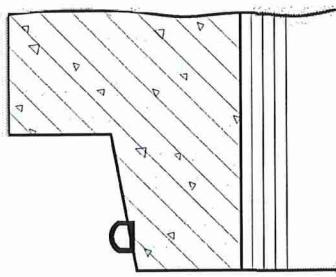
DRAWN: J.J.M.

SCALE: N.T.S.

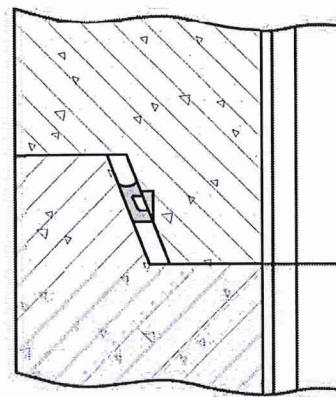
DETAIL #WTS-13

7/2025

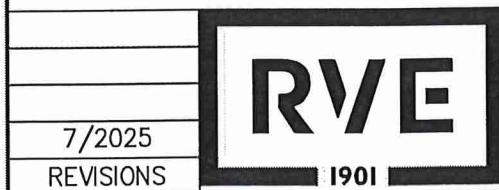
REVISIONS



SECTION VIEW OF
OPEN JOINT



SECTION VIEW OF
COUPLED JOINT



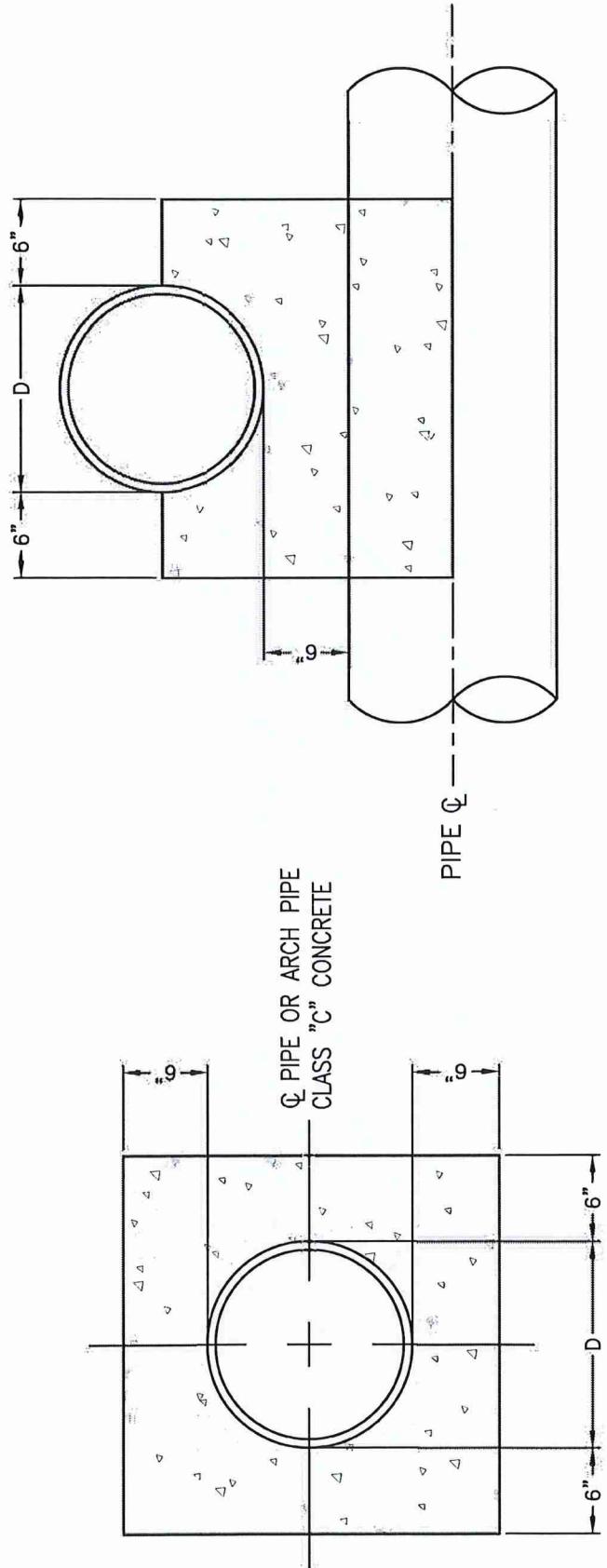
WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES

D-LOK JOINT GASKET DETAIL

DRAWN: J.J.M.

SCALE: N.T.S.

DETAIL #WTS-14



RVE

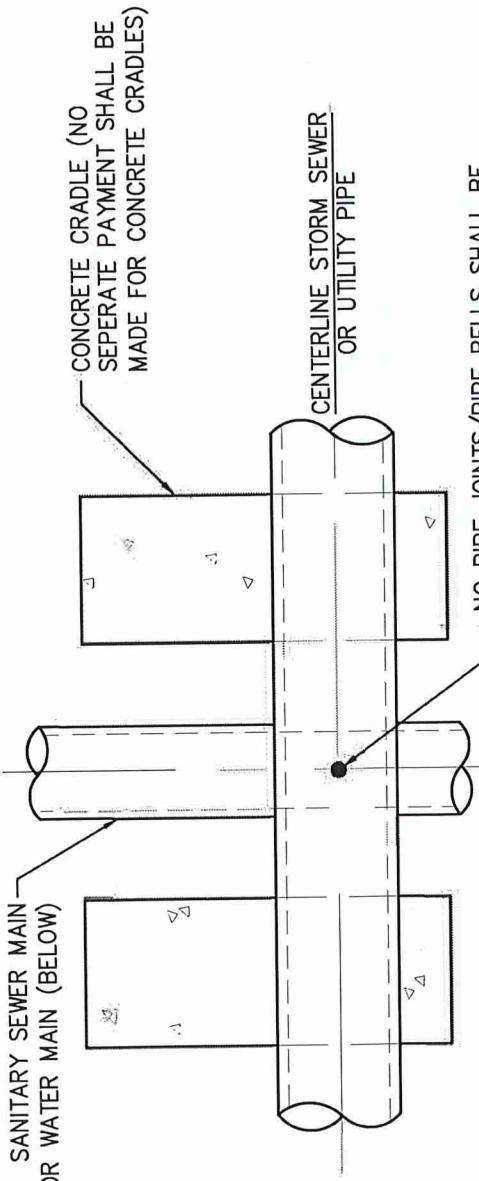
1901

7/2025
REVISIONS

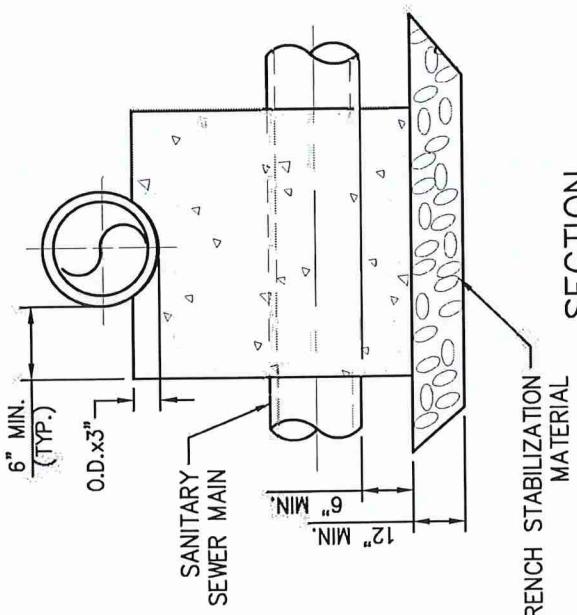
WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES

CONCRETE ENCASEMENT & SADDLE DETAIL

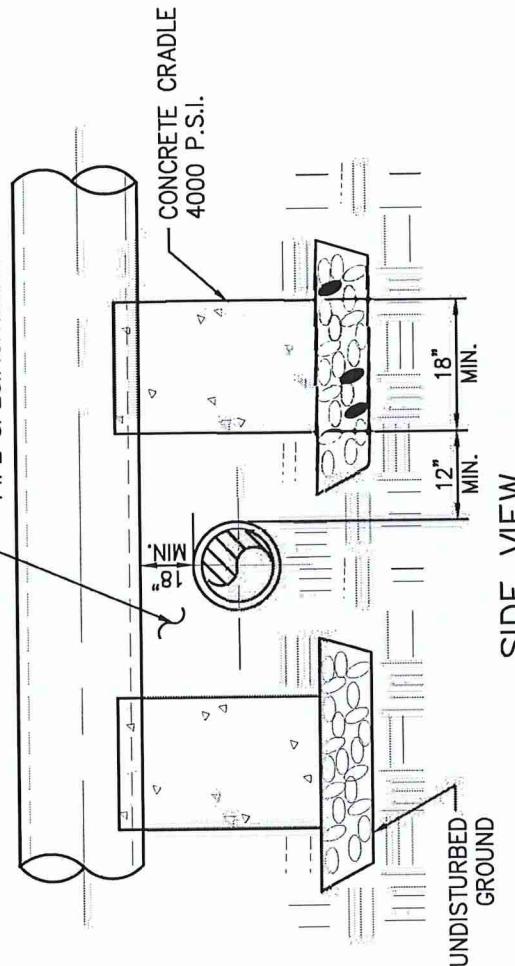
DRAWN: J.J.M.
SCALE: N.T.S.
DETAIL #WTS-15



PARTIAL PLAN



BACKFILL AS PER PIPE SPECIFICATIONS



SIDE VIEW

RVE
1901

7/2025
REVISIONS

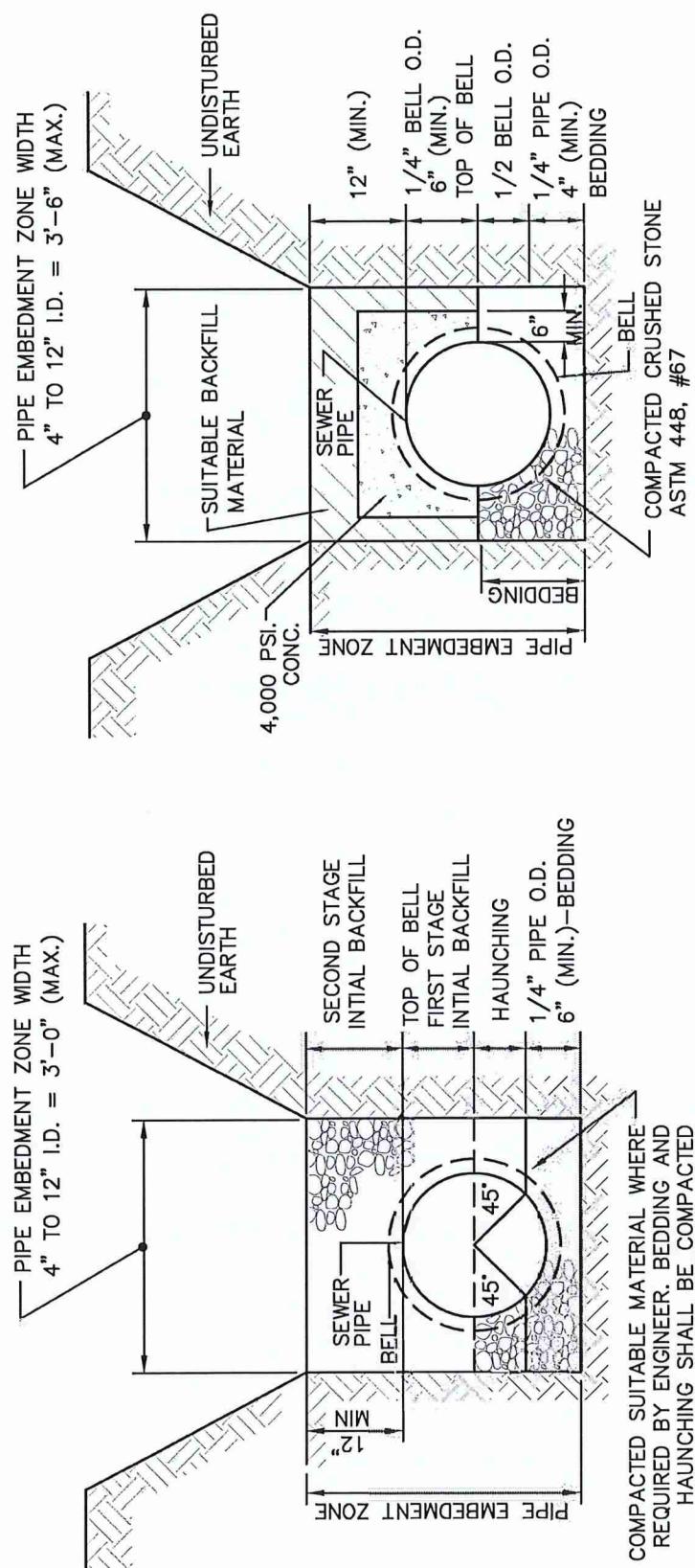
WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES

CONCRETE CRADLE DETAIL

DRAWN: J.J.M.

SCALE: N.T.S.

DETAIL #WTS-16



CONCRETE SADDLE BEDDING

CLASS "B" MODIFIED BEDDING

RVE
190

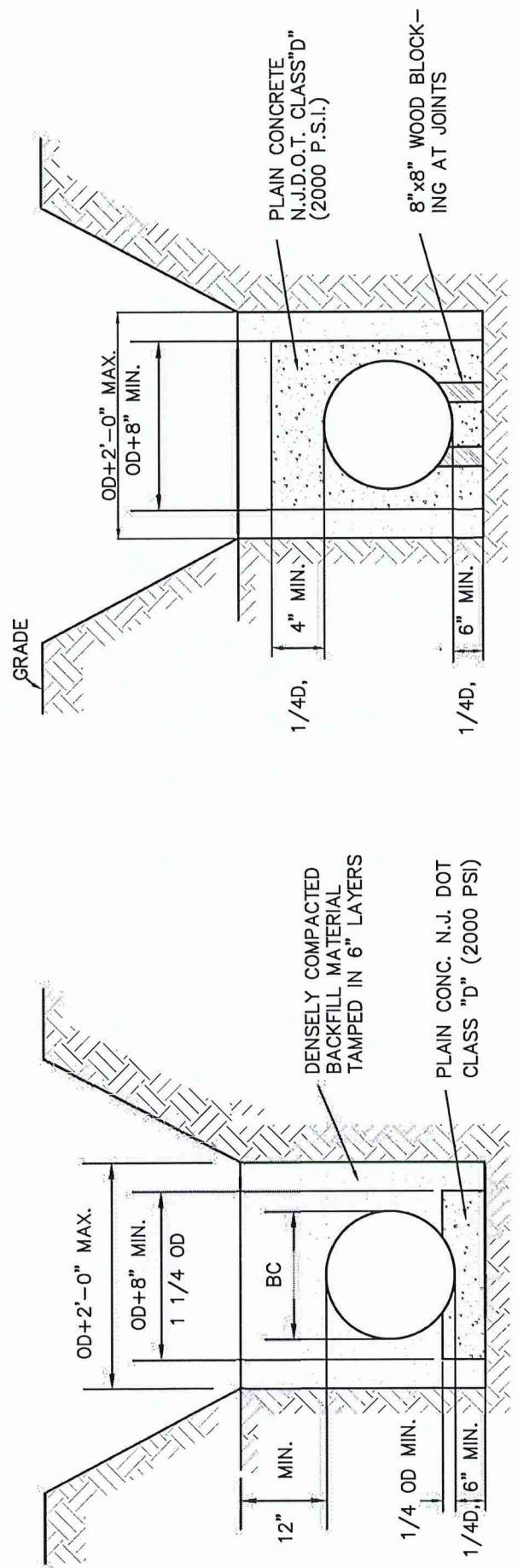
RVE

1901

7/2025

REVISIONS

DRAWN: J.J.M.	SCALE: N.T.S.	DETAIL #WTS-17
---------------	---------------	----------------



CLASS A TYPE II
CONCRETE ENCASING

CLASS A TYPE I CONCRETE CRADLE

DRAWN: J.J.M.	SCALE: N.T.S.	DETAIL #WTS-18
---------------	---------------	----------------

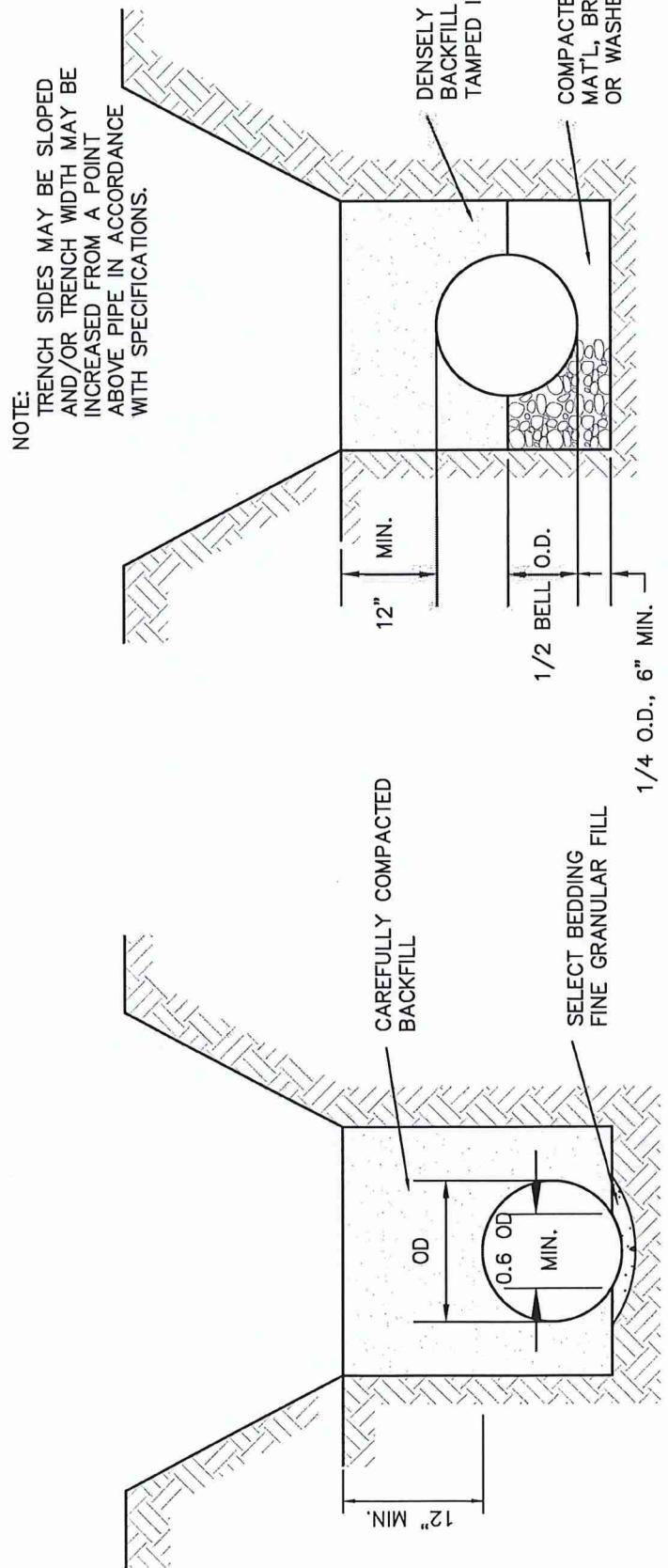
WINSLOW TOWNSHIP

DEPARTMENT OF MUNICIPAL UTILITIES

CONCRETE SUPPORT TRENCH DETAILS

REV
1901

7/2025
REVISIONS



CLASS B TYPE II
COMPACTED GRANULAR BEDDING

CLASS B TYPE I
TAMPED SELECT FILL

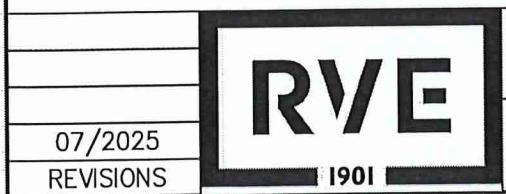
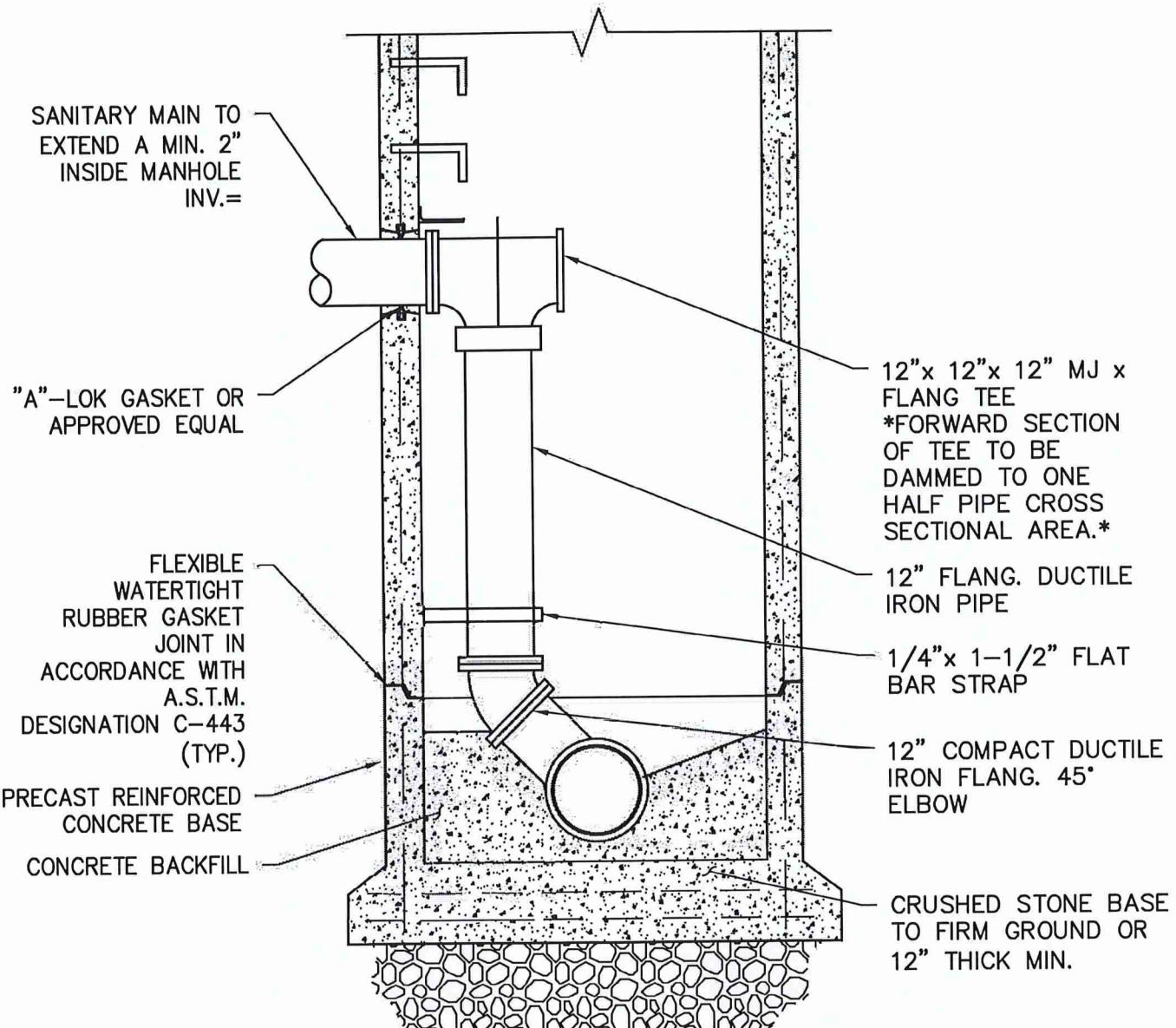
RVE
1901

7/2025
REVISIONS

WINSLOW TOWNSHIP
DEPARTMENT of MUNICIPAL UTILITIES

ACTIVE ROADWAY TRENCH DETAILS

DRAWN: J.J.M.
SCALE: N.T.S.
DETAIL #WTS-19

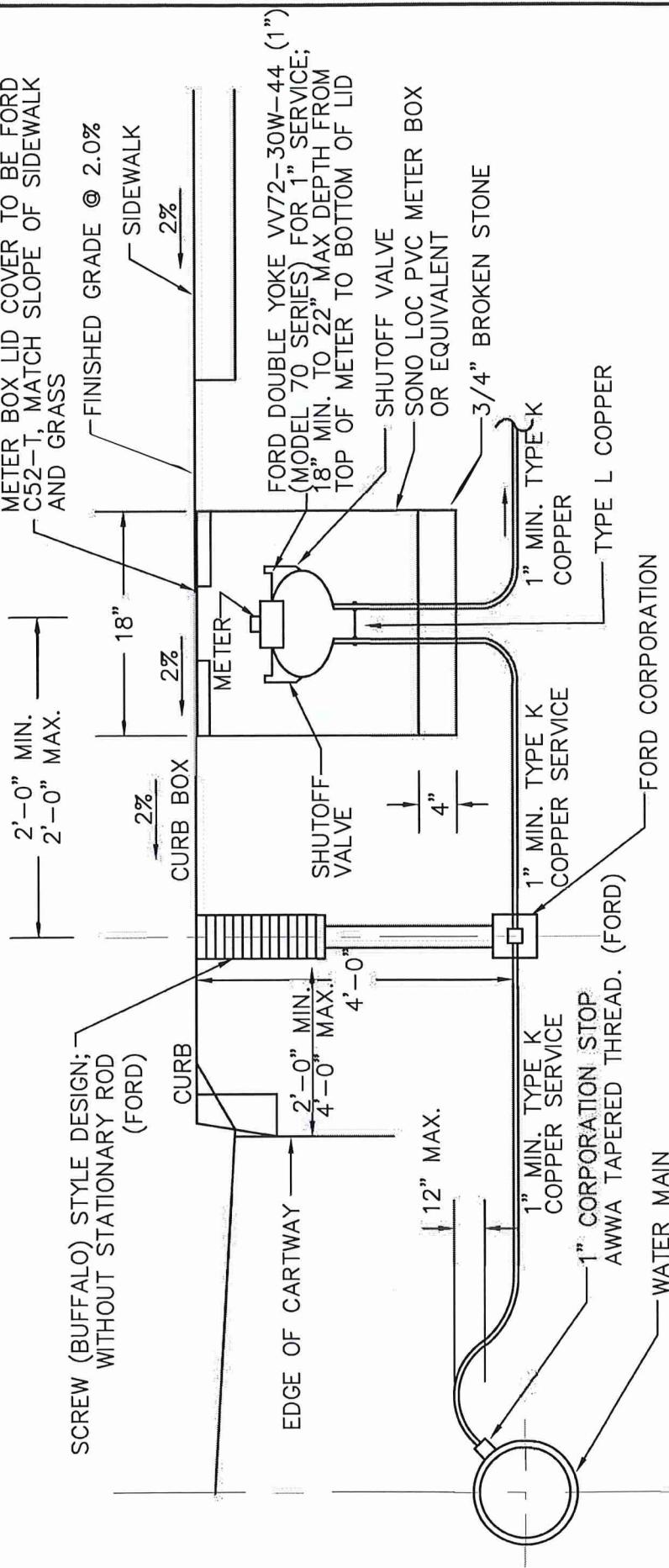


**WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES**

INSIDE DROP MANHOLE FOR LATERALS

DRAWN: J.J.M.
SCALE: N.T.S.
DETAIL #WTS-21

DETAIL INDEX (W.T.D.M.U.)		
DETAIL #	STANDARD WATER DETAIL DESCRIPTION	LAST REVISION DATE
WTW - 1	1" WATER SERVICE & METER PIT DETAIL - 5/8" AND 1" METER	7/2025
WTW - 1A	WATER SERVICE OWNER REPAIR RESPONSIBILITY DETAIL	7/2025
WTW - 2	FIRE HYDRANT DETAIL (WITH CURB)	7/2025
WTW - 3	FIRE HYDRANT DETAIL (WITHOUT CURB)	7/2025
WTW - 4	METER PIT AND BY-PASS DETAIL FOR 1 1/2" AND 2" WATER SERVICE	7/2025
WTW - 5	YARD HYDRANT	7/2025
WTW - 6	SAMPLING STATION	7/2025
WTW - 7	TYPICAL THRUST BLOCK	7/2025
WTW - 8	NOMAGRAPH BEARING AREA OF THRUST BLOCK	7/2025
WTW - 9	ROD RESTRAINING DETAIL	7/2025
WTW - 10	PRESSURE GAUGE ASSEMBLY	7/2025
WTW - 11	GENERAL NOTES	7/2025
WTW - 12	PRESSURE REDUCING VALVE	7/2025
WTW - 13	WATER AND SEWER DEMOLITION DETAIL	7/2025
WTW - 14	TAPPING SLEEVE AND VALVE (MUELLER)	7/2025



NOTES:

1. "NO-LEAD BRASS" REQUIRED NSF 61
ANNEX G 2" DIA. AND LESS

2A. WATER PRESSURE REDUCING
VALVES ARE REQUIRED ON ALL WATER
SERVICES (WATTS SERIES LF25AUB-Z3)

2B. REFER TO THE CURRENT NATIONAL
PLUMBING CODE FOR INSULATION PURPOSES

3. WHERE NO CURB OR SIDEWALK EXISTS,
CURB BOX MUST BE 2'-0" MIN, 4'-0" MAX.
FROM THE EDGE OF ROADWAY

4. THIS IS A REQUEST
CONTRACTOR TO SEEK PERMISSION
FROM WINSLOW TOWNSHIP FOR
PLACEMENT

5. PITS ARE TO BE INSTALLED STRIP/
GRASS AREA ONLY

RYE
1901

WINSLOW TOWNSHIP

DEPARTMENT OF MUNICIPAL UTILITIES

1" WATER SERVICE & METER PIT DETAIL
5/8" X 3/4" METER

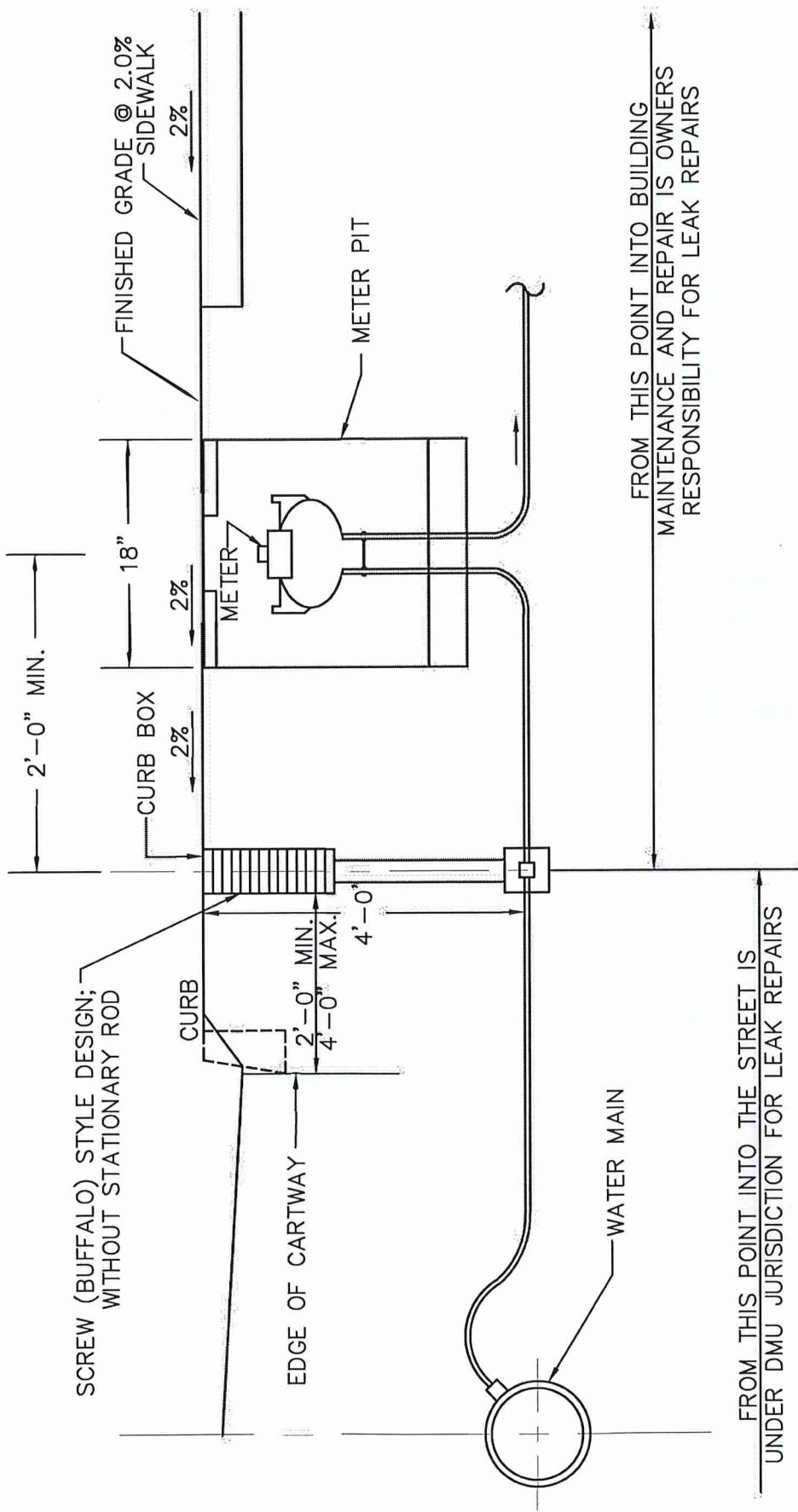
SCALE: N.T.S.

DETAIL #WTW-1

200

SCALE:	N.T.S.
DETAIL	#WTW-1

7/2025
REVISIONS



NOTES:

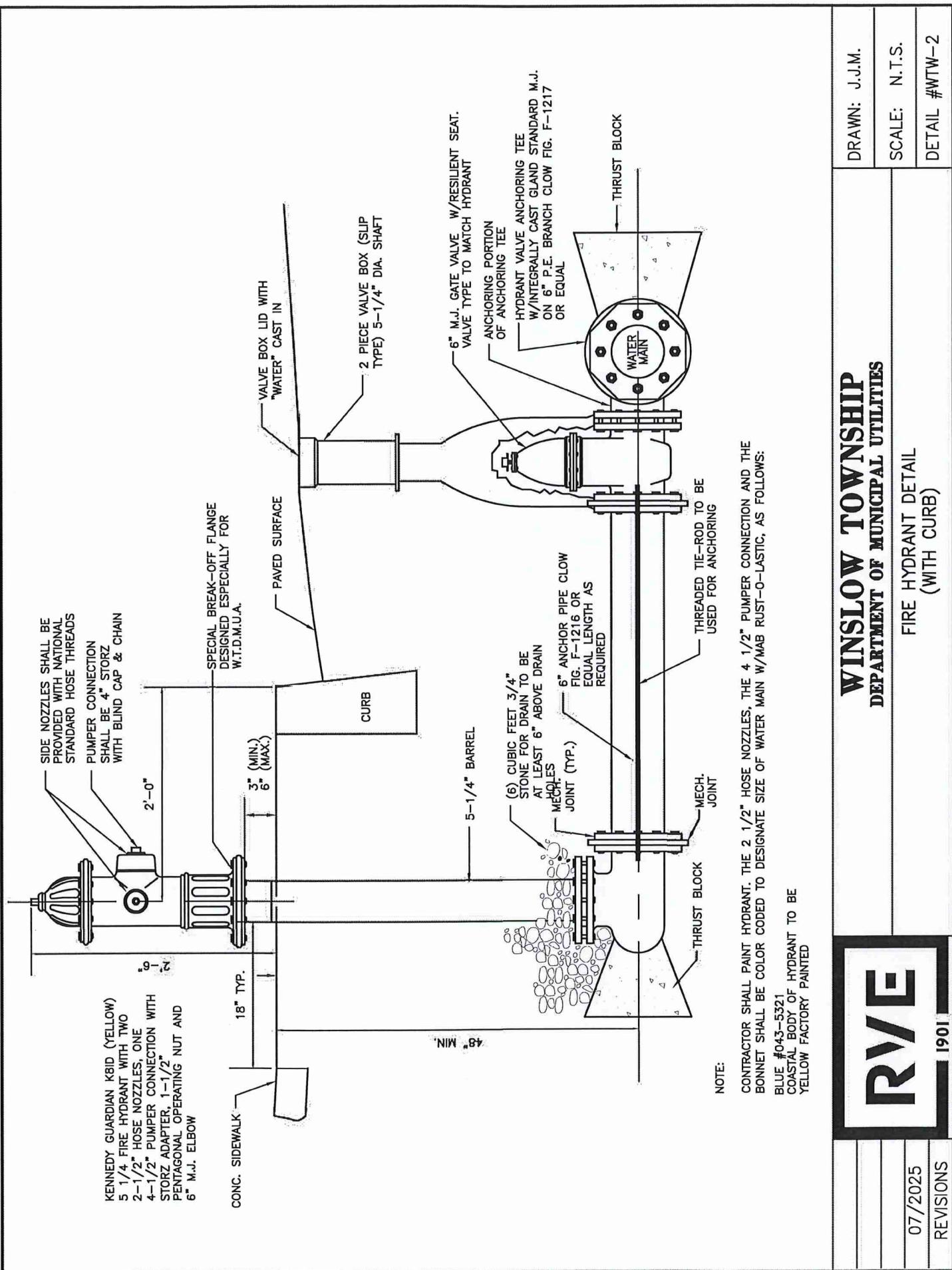
1. WHERE METER PITS AND METER SETTERS ARE IN USE, THE OWNER IS RESPONSIBLE FOR REPAIR. THE DMU IS RESPONSIBLE ONLY FOR THE METER.

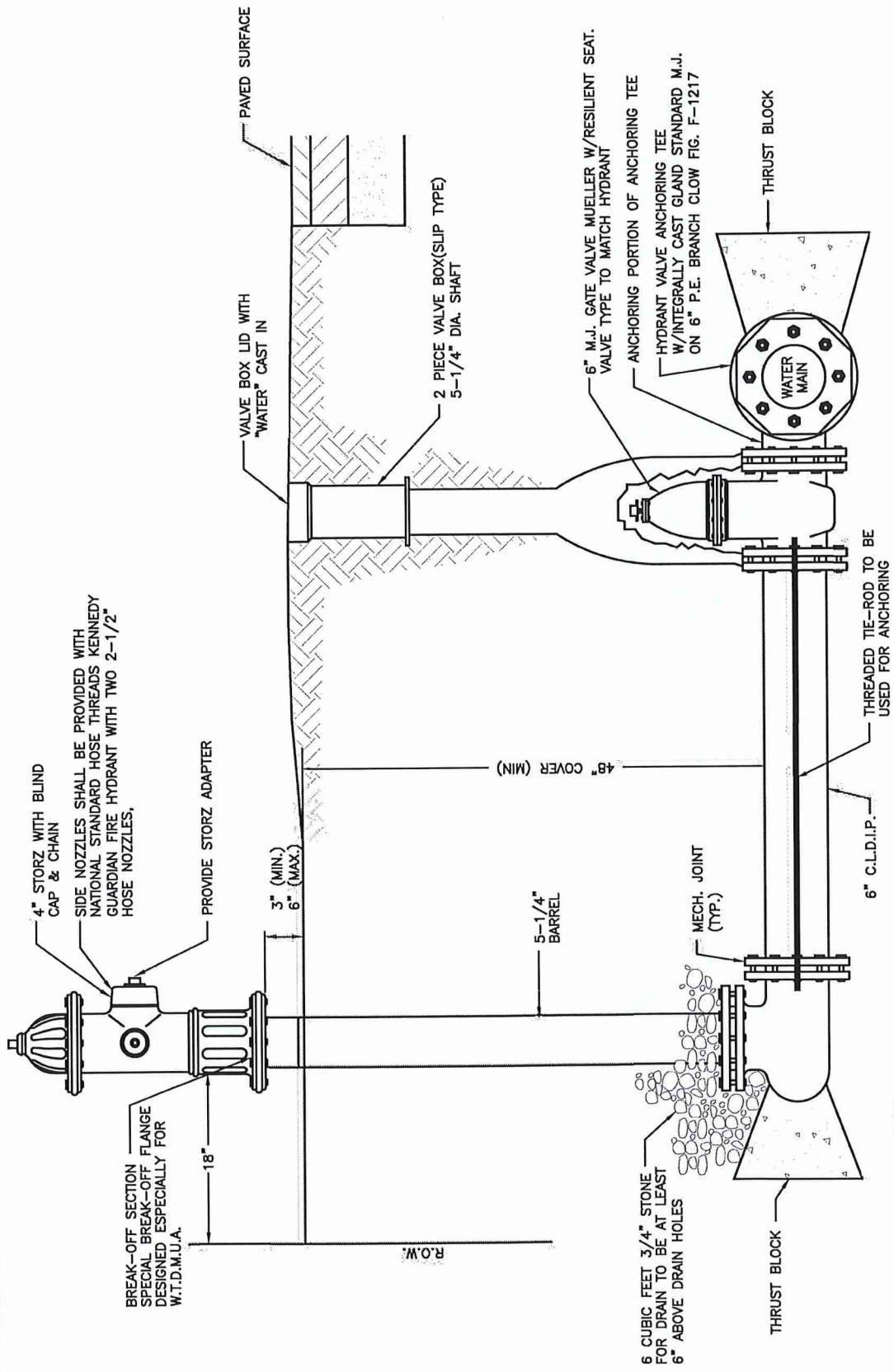
RVE
1901

DRAWN: J.J.M.
SCALE: N.T.S.
DETAIL #WTW-1A

WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES
WATER SERVICE
OWNER REPAIR RESPONSIBILITY DETAIL

7/2025
4/2017
REVISIONS





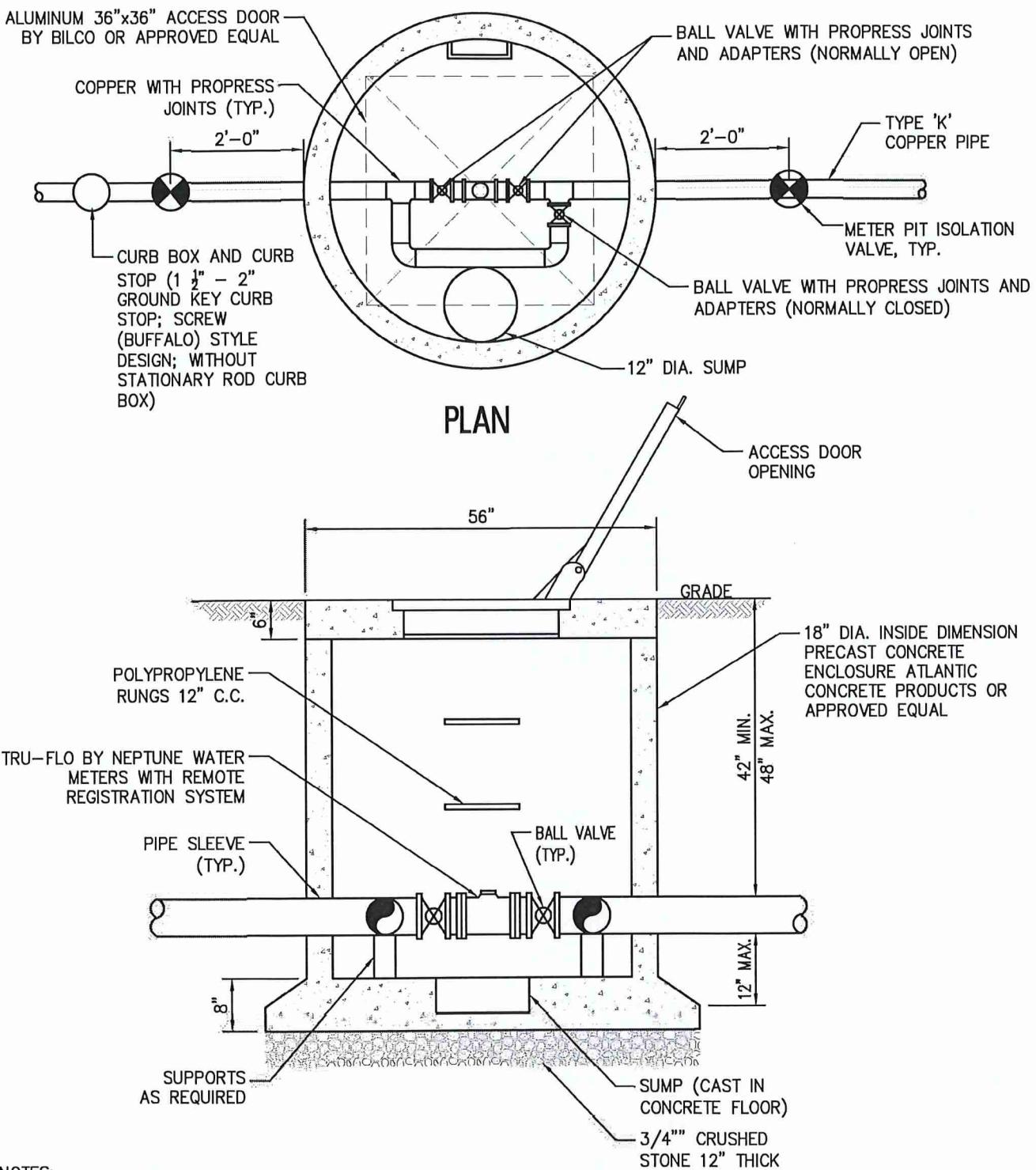
NOTE:
CONTRACTOR SHALL PAINT HYDRANT THE 2 1/2" HOSE NOZZLES AND THE 4 1/2" PUMPER CONNECTION AND THE BONNET SHALL BE COLOR CODED TO DESIGNATE SIZE OF WATER MAIN W/MAB RUST-O-LASTIC, AS FOLLOWS:
BLUE #043-5321
COASTAL BODY OF HYDRANT TO BE
YELLOW FACTORY PAINTED

WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES
FIRE HYDRANT DETAIL
(WITHOUT CURB)

RVE

DRAWN: J.J.M.	SCALE: N.T.S.
DETAIL #WTW-3	

07/2025
REVISIONS



NOTES:

1. MANHOLE CONSTRUCTION SHALL BE IN ACCORDANCE WITH STANDARD 4'-0" DIA. PRECAST MANHOLE DETAIL.
2. TOP SLAB REINFORCEMENT SHALL BE DESIGNED TO WITHSTAND H20 WHEEL LOADS, NJ PE SIGNED AND SEALED CALCULATIONS SHALL BE PROVIDED BY THE PRECAST MANUFACTURER.
3. PIT NOT TRAFFIC RATED; NOT TO BE LOCATED IN TRAFFIC AREA.

RVE
1901

WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES

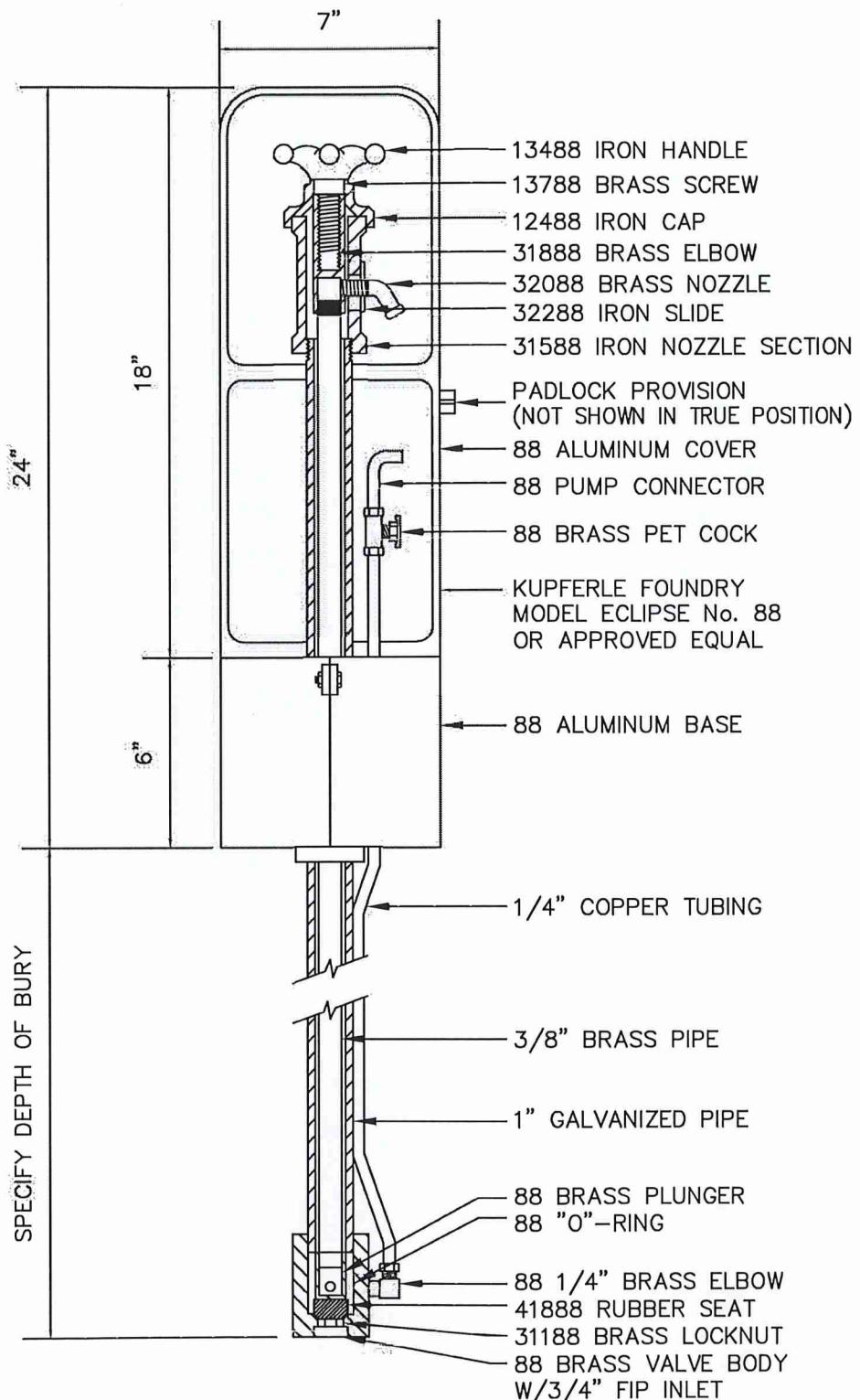
07/2025
REVISIONS

METER PIT AND BY-PASS DETAIL FOR
1 1/2" & 2" WATER SERVICE

DRAWN: J.J.M.
SCALE: N.T.S.
DETAIL #WTW-4

STANDARD
SPECIFICATIONS:

Sampling stations shall be 42" bury, with a 3/4" FIP inlet, and a (3/4" hose or unthreaded) nozzle. All stations shall be enclosed in a lockable, nonremovable, aluminum-cast housing. When opened, the stations shall require no key for operation, and the water will flow in an all-brass waterway. All working parts will also be of brass and be removable from above ground with no digging. A copper vent tube will enable each station to be pumped free of standing water to prevent freezing and to minimize bacteria growth. The exterior piping will be galvanized, as manufactured by Kupferle Foundry, St. Louis, MO 63102, model No. 88, or equal.



NOTE:

"NO-LEAD BRASS" REQUIRED NSF 61 ANNEX G
2" DIA. AND LESS

07/2025	RVE
REVISIONS	1901

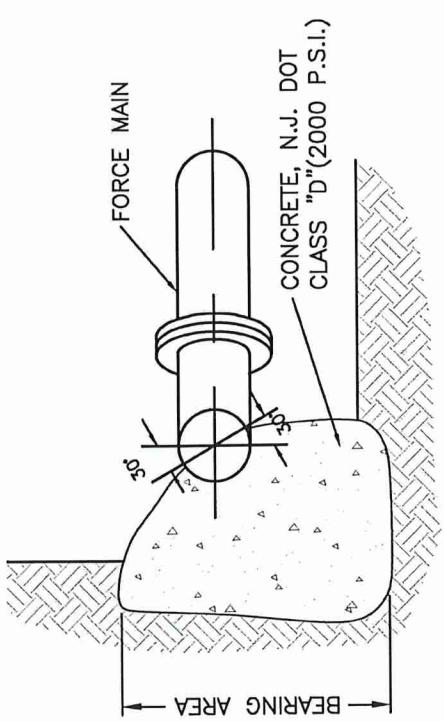
WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES

SAMPLING STATION

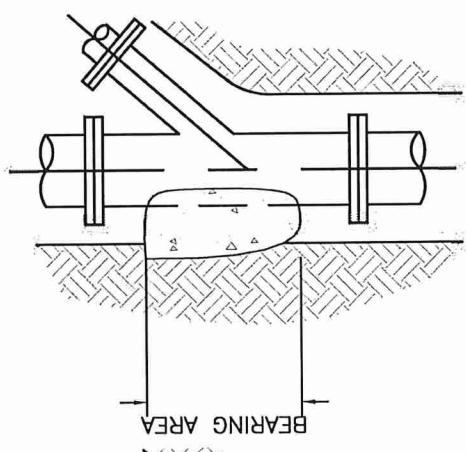
DRAWN: J.J.M.

SCALE: N.T.S.

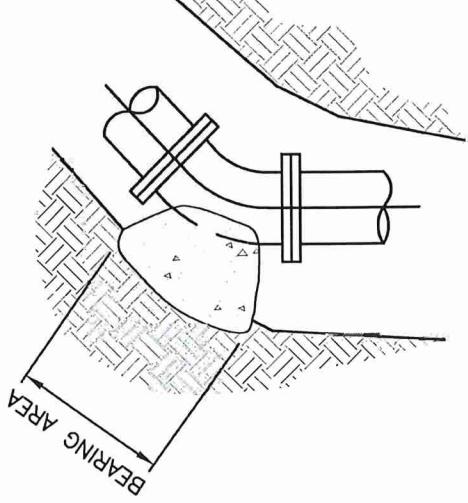
DETAIL #WTW-6



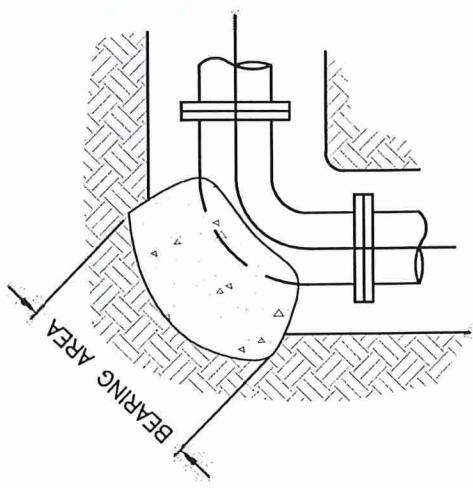
TYPICAL SECTION



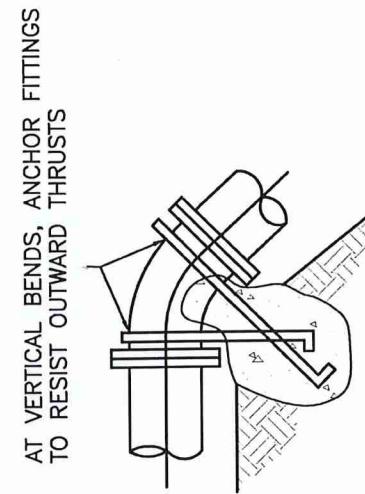
PLAN WYE BRANCH



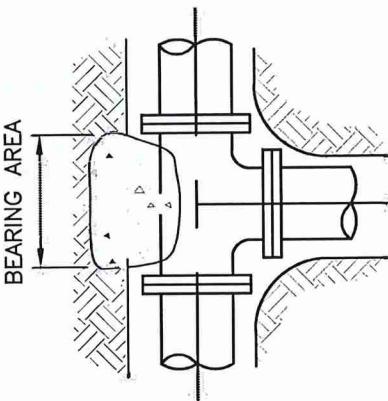
PLAN 45° ELBOW



PLAN 90° ELBOW

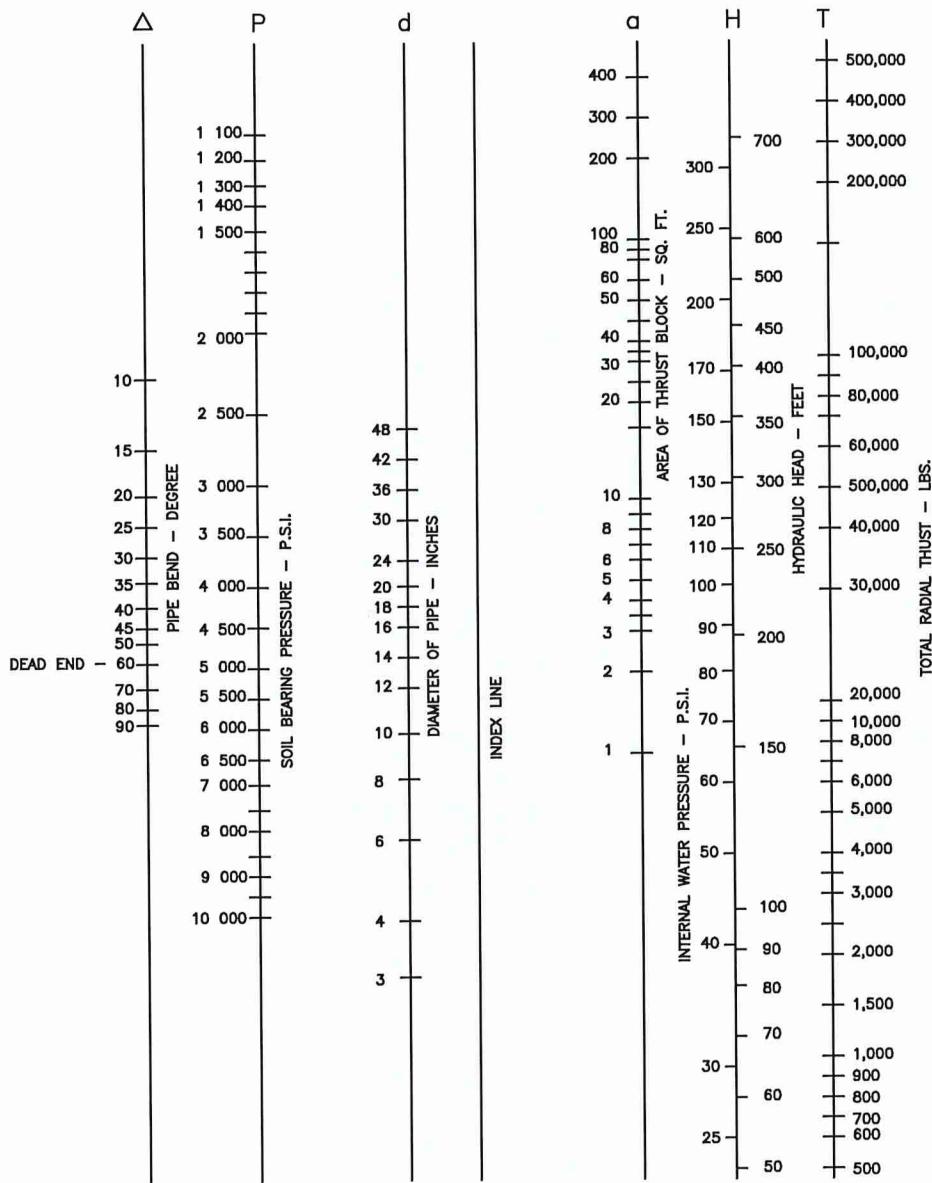


ELBOW TURNED DOWN



PLAN TEE

WINSLOW TOWNSHIP DEPARTMENT OF MUNICIPAL UTILITIES	DRAWN: J.J.M.
	SCALE: N.T.S.
	DETAIL #WTW-7
RVE	
1901	
07/2025	
REVISIONS	



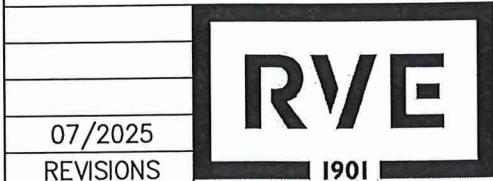
LEGEND

T - TOTAL RADIAL THRUST - LBS.
 P - SOIL BEARING PRESSURE - PSI
 a - AREA OF THRUST BLOCK - SF

H - HYDRAULIC HEAD - FEET
 d - DIAMETER OF PIPE - INCHES
 A - PIPE BEND - DEGREE

STEP NO. 1 CONSTRUCT LINE FROM "DIAMETER OF PIPE" (d) TO "WATER PRESSURE/HYDRAULIC HEAD" (H) TO ESTABLISH POINT ON "INDEX LINE".
 STEP NO. 2 CONSTRUCT LINE FROM "PIPE BEND" (A) THRU ESTABLISHED POINT ON "INDEX LINE" TO INTERSECT "TOTAL RADIAL THRUST" (T) LINE.
 STEP NO. 3 CONSTRUCT LINE FROM POINT ON "TOTAL RADIAL THRUST" (T) LINE TO KNOWN POINT ON "SOIL BEARING PRESSURE"
 (P) LINE WHICH DETERMINES REQUIRED "AREA OF THRUST BLOCK" (a).

GIVEN (A) 45° ELBOW
 (B) HYDRAULIC HEAD OF 125 FEET
 (C) SOIL BEARING PRESSURE OF 2,000 PSI
 • (1) LINE d - H INDEX POINT
 • (2) LINE - INDEX POINT - T - (8,000 LBS.)
 • (3) LINE T - P - d (4 SF)
 REQUIRED THRUST BLOCK BEARING AREA - 4 SF.



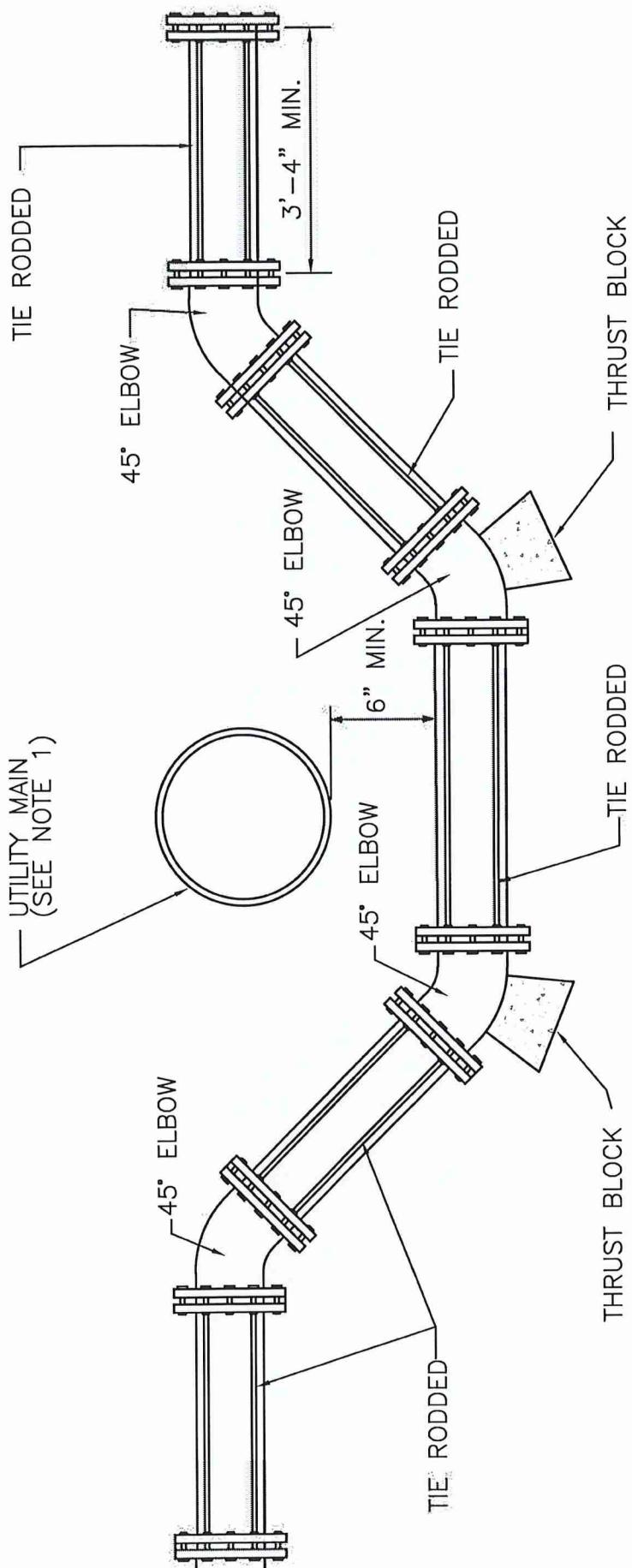
WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES

NOMAGRAPH BEARING AREA OF THRUST BLOCK

DRAWN: J.J.M.

SCALE: N.T.S.

DETAIL #WTW-8



NOTE:

1. IF CONFLICTING MAIN IS SANITARY OR STORM SEWER, MIN. VERTICAL SEPARATING SHALL BE 18" AND/ OR MIN. HORIZONTAL SEPARATION SHALL BE 4 FEET. IF SEPARATION IS NOT ACHIEVABLE, UTILITY MAIN SHALL BE ENCASED IN CONCRETE

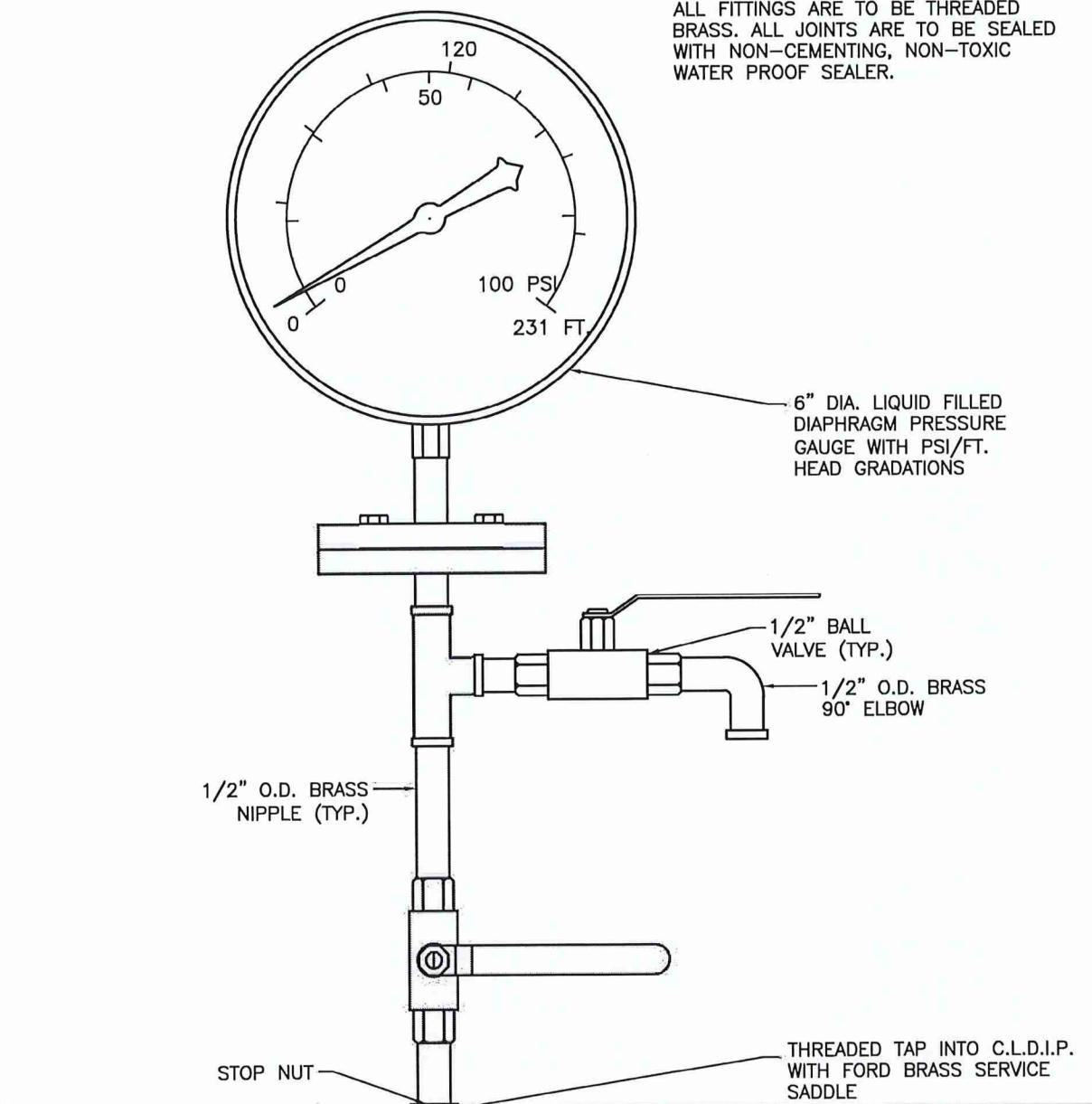
RVE
07/2025
REVISIONS

WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES

ROD RESTRAINING DETAIL

DRAWN: J.J.M.	SCALE: N.T.S.
DETAIL #WTTW-09	

NOTE:
ALL FITTINGS ARE TO BE THREADED
BRASS. ALL JOINTS ARE TO BE SEALED
WITH NON-CEMENTING, NON-TOXIC
WATER PROOF SEALER.



**WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES**

07/2025
REVISIONS

PRESSURE GAUGE ASSEMBLY

DRAWN: J.J.M.
SCALE: N.T.S.
DETAIL #WTW-10

WINSLOW TOWNSHIP DEPARTMENT OF MUNICIPAL UTILITIES GENERAL SANITARY SEWER & WATER NOTES

1. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS AT NO COST TO THE DMU INCLUDING BUT NOT LIMITED TO ROAD OPENING PERMITS FROM THE TOWNSHIP/BOROUGH, COUNTY AND STATE.
2. THE APPLICANT/OWNER IS AWARE AND AGREES THAT THE REVIEW BY THE W.T.D.M.U. AND DMU ENGINEER IS BASED UPON THE BEST INFORMATION AVAILABLE AND IN NO WAY DOES IT GUARANTEE EXISTENCE OR NON-EXISTANCE OF SANITARY SEWER AND WATER MAINS AND OR APPURTENANCES. IT IS THE RESPONSIBILITY OF THE APPLICANT/OWNER TO VERIFY THE LOCATION OF SUCH MAINS AND/OR APPURTENANCES.
3. THE LOCATION AND DEPTHS OF EXISTING UTILITIES MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES OF PROPOSED EXCAVATION IN THE VICINITY OF SAID UTILITIES PRIOR TO CONSTRUCTION BY NOTIFYING THE UNDER UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION BY CALLING 1-800-272-1000.
5. THE CONTRACTOR SHALL NOTIFY THE ELECTRIC COMPANY/TELEPHONE COMPANY IN ADVANCE OF CONSTRUCTION FOR TEMPORARY SUPPORT OF UTILITY POLES.
6. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE PROPER TRAFFIC CONTROL TO THE SATISFACTION OF LOCAL, COUNTY AND STATE AUTHORITIES.
7. NO MATERIAL SHALL BE PLACED OR DISTURBED BEYOND THE PROPERTY LINE OR RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION OF THE PROPERTY OWNER DIRECTLY INVOLVED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING PAVING, PLANTINGS, ETC. IN KIND AND TOPSOILING, FERTILIZING AND SEEDING ALL AREAS DISTURBED BY HIS ACTIVITIES. ROAD PAVEMENT REPLACEMENT AND ALL RESTORATION IN DISTURBED AREAS SHALL MEET THE REQUIREMENTS OF THE ENGINEER.
9. WHENEVER THE TRENCH BOTTOM DOES NOT AFFORD SUFFICIENT BEARING STRENGTH TO SUSTAIN THE WEIGHT OF THE PIPE AND SUPERIMPOSED LOADS, THE TRENCH BOTTOM SHALL BE OVER EXCAVATED AND STABILIZED WITH SIX (6) INCH MINIMUM THICK LAYERS OF CRUSHED STONE, AS DIRECTED BY THE ENGINEER.
10. ALL TRENCHES WILL BE BACKFILLED BY COMPACTION IN SIX (6) INCH LAYERS IN STRICT ACCORDANCE WITH THE TRENCH DETAILS AND SPECIFICATIONS.
11. THE CONSTRUCTION SITE MUST BE SWEPT AND CLEANED DAILY WITH NO TRENCHES OPEN OVERNIGHT.
12. ALL GENERAL CONSTRUCTION, MATERIALS, TESTING, AND METHODS OF INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE UTILITY DMU ENGINEER.
13. THE CONTRACTOR SHALL COMPLY WITH ALL STANDARDS SET FORTH IN THE UTILITY DMU'S RULES AND REGULATIONS AND THE "STANDARD WATER AND SEWER SPECIFICATIONS." MANUAL.
14. INSPECTION OF, OR FAILURE TO INSPECT ANY MATERIALS OR WORKMANSHIP BY THE ENGINEER FOR THE UTILITY DMU SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND APPLICABLE LAWS.
15. THE CONTRACTOR SHALL SUPPLY THE DMU ENGINEER WITH COMPLETE AS-BUILTS OF ALL UTILITY INSTALLATIONS AND APPURTENANCES PRIOR TO THE DMU ENGINEER WITNESSING TESTING OF THE SYSTEMS.
16. COVER OVER ALL WATER MAINS SHALL BE 4'-0" MINIMUM.
17. ALL PROPOSED WATER MAINS SHOULD HAVE THRUST BLOCKS AT ALL BENDS AND TEES.
18. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF EACH WATER SERVICE LINE WITH THE PROPERTY OWNER DIRECTLY INVOLVED.
19. ALL FOUR (4) INCH AND LARGER WATER PIPING SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE WITH PUSH-ON JOINTS. WATER PIPING SMALLER THAN THREE (3) INCHES SHALL BE TYPE "K" SOFT TEMPER COPPER TUBING WITH COMPRESSION FITTINGS. ALL WATER PIPING SHALL HAVE FORTY-EIGHT (48) INCH MINIMUM OF COVER. WATER PIPING SHALL BE DISINFECTED BY CONTACT WITH A CHLORINE SOLUTION NO LESS THAN FIFTY (50) PPM FOR NOT LESS THAN TWENTY-FOUR (24) HOURS BY THE CONTRACTOR AND CERTIFIED IN WRITING BY CONTRACTOR.
20. WATER MAINS AND SANITARY SEWER SHALL BE SEPARATED BY TEN (10) FEET HORIZONTALLY WHEREVER POSSIBLE. OTHERWISE, THE SANITARY SEWER AND WATER SHALL BE IN SEPARATE TRENCHES WITH THE SANITARY SEWER 18 INCHES MINIMUM BELOW THE WATER MAIN. THE SANITARY SEWER SHALL BE 18 INCHES BELOW THE WATER MAIN AND/OR STORM PIPE AT ALL CROSSINGS. WHERE THE SANITARY SEWER CROSSES OVER OR WITHIN 18 INCHES UNDER A WATER MAIN AND/OR STORM PIPE, THE SANITARY SEWER SHALL BE DUCTILE IRON PIPE WITH SLIP-ON JOINTS FOR TEN (10) FEET EACH SIDE OF THE CROSSING.
21. ALL PROPOSED FORCE MAINS SHALL HAVE THRUST BLOCKS AT ALL BENDS.
22. ALL PVC FORCE MAINS SHALL BE INSTALLED WITH TRACING WIRE.
23. ALL SANITARY SEWER MAIN INSTALLED AT A DEPTH FROM 0 TO 12 FEET SHALL BE POLYVINYL PIPE (PVC) MEETING ASTM 03034 SDR-35 WITH 8"x4" TEES WYES AT ALL LATERAL INTERCONNECTIONS. LOCATIONS AND SLOPES OF THE MAINS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. ALL SANITARY SEWER MAIN INSTALLED AT A DEPTH FROM 12 TO 20 FEET SHALL BE SDR35-26 PVC PIPE. ANY SEWER MAIN GREATER THAN 20 FEET SHALL BE DUCTILE IRON PIPE CLASS 52 WITH "PROTECTO 401" CERAMIC EPOXY LINED BY U.S. PIPE OR GRIFFEN "H" SEWER SAFE" PIPE.
24. ALL SANITARY SEWER LATERALS SHALL BE POLYVINYL CHLORIDE PIPE (PVC) MEETING ASTM 03034 SDR 26-35. LOCATIONS AND SLOPES OF THE LATERALS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
25. SANITARY SEWER LATERALS SHALL CONFORM TO STANDARD INSTALLATION REQUIREMENTS AND MAY NOT BE CONNECTED DIRECTLY INTO MANHOLES.
26. SANITARY SEWER MANHOLES SET IN LOCATIONS SUBJECT TO SHEET FLOWS OF WATER (I.E.; GUTTER LINE OF ROAD) SHALL HAVE WATERTIGHT FRAME AND LID; BRIDGESTATE PATTERN #1012A WITH FLOW SEAL WATERTIGHT COVER.
27. SANITARY SEWER MANHOLES SET IN OTHER THAN PAVED ROADWAYS (I.E.; GRASSY EASEMENTS) SHALL HAVE LOCKING LIDS; BRIDGESTATE PATTERN #1460A.
28. ALL PROPOSED BASEMENTS WHICH ARE TO UTILIZE SEWER SERVICES, MUST INSTALL A SUITABLE CHECK VALVE ALONG ALL APPLICABLE SANITARY SEWER LATERALS.
29. A TRAFFIC PROTECTOR CLEANOUT SHALL BE USED IN AREAS WHERE TRAFFIC WILL TRAVEL OVER A CLEANOUT.
30. SANITARY CLEANOUTS SHALL BE INSTALLED AT ALL PIPELINE DEFLECTORS GREATER THAN 45' AND AT A SPACING NO MORE THAN 50 FEET.
31. EASEMENT DEDICATED TO W.T.D.M.U. SHALL ONLY CONTAIN UTILITY LINES OWNED AND MAINTAINED BY THE W.T.D.M.U.
32. ALL NEW SANITARY LINES ARE TO BE TELEvised AFTER INSTALLATION IS COMPLETE, AND AGAIN BEFORE BONDS ARE RELEASED WITH A DVD OF RESULTS SUPPLIED TO THE W.T.D.M.U.

RVE
1901

**WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES**

07/2025
REVISIONS

GENERAL NOTES

DRAWN: J.J.M.

SCALE: N.T.S.

DETAIL #WTW-11

REVISI0NS



WATER PRESSURE REDUCING VALVE

WINSLOW TWP. MUNICIPAL DEPARTMENT

REMINGTON & VERNICK ENGINEERS

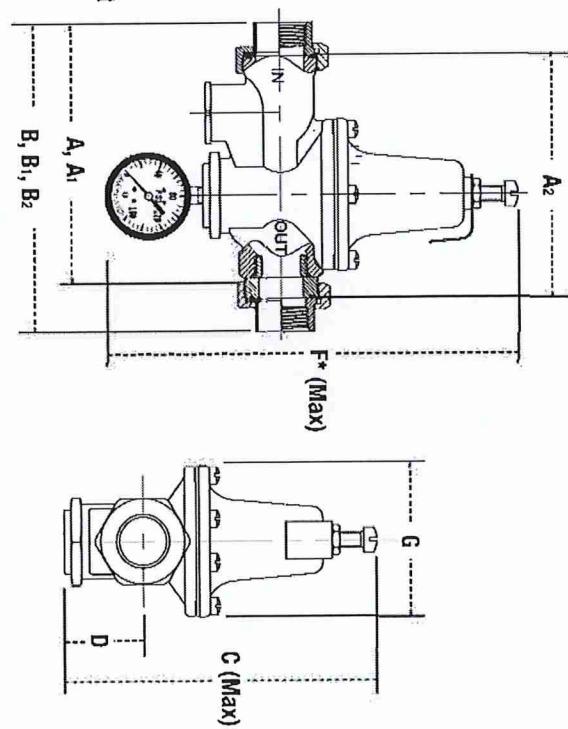
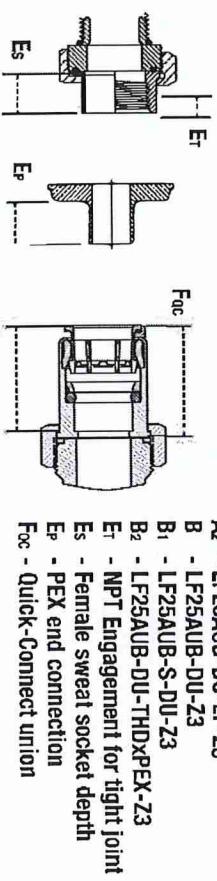
DRAWN: J.G.

SCALE: N.T.S.

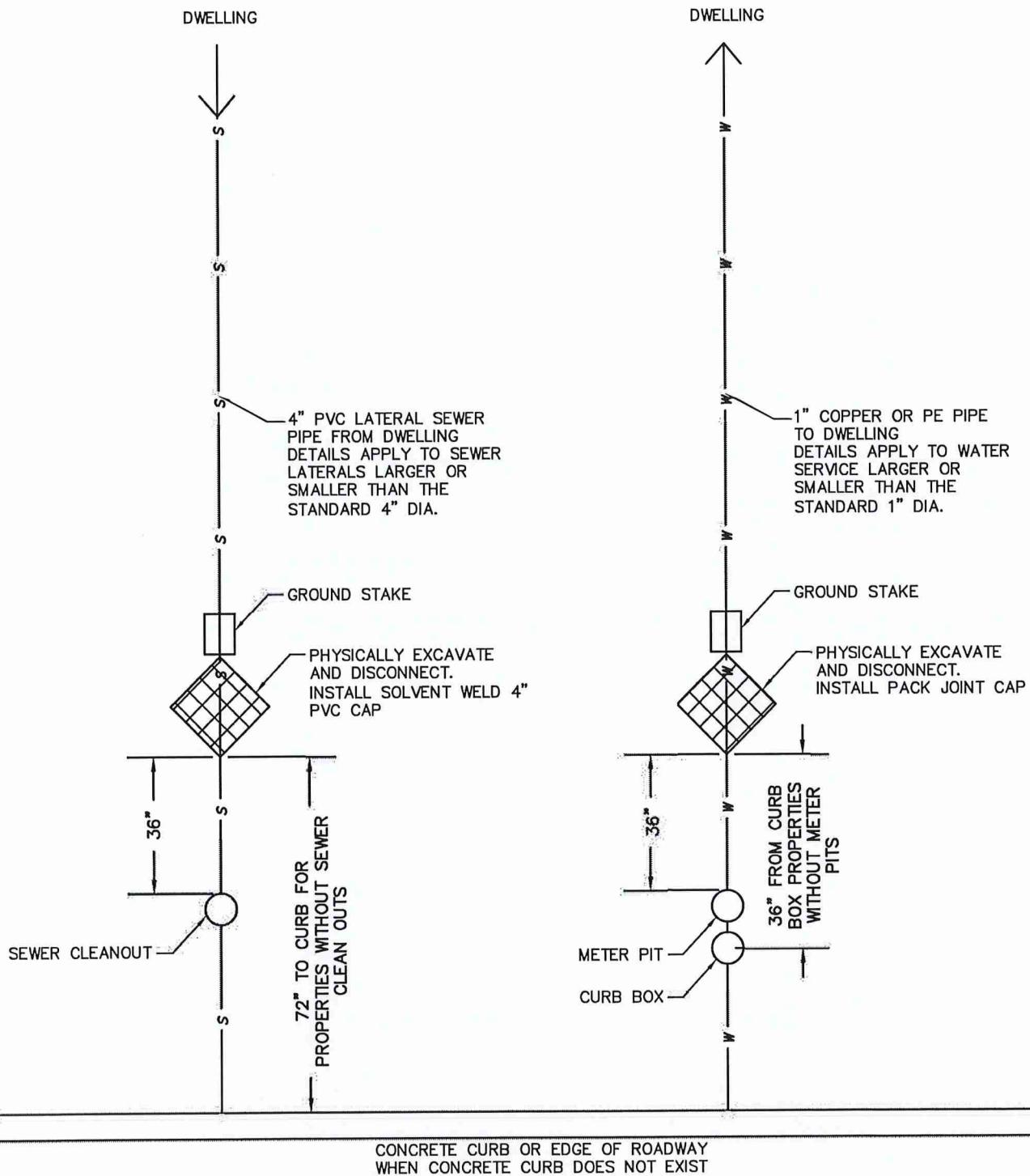
DETAIL #WTW-12

△ Dimension includes optional gauge

Dimensions — Weights



SIZE (DN)		DIMENSIONS										WEIGHT			
in.	mm	A	in.	mm	A ₁	in.	A ₂	B	in.	B ₁	B ₂	C	lbs.	kgs.	
in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	in.	kg.	
1/2	15	5 3/4	137	5 5/16	135	5 3/16	132	6 1/4	164	6 3/8	162	—	—	7	178
3/4	20	5 5/16	135	5 1/2	140	5 1/4	133	6 1/2	165	6 7/8	175	6 3/4	171	7	178
1	25	6	152	6 1/4	159	5 7/8	149	7 3/8	187	7 13/16	198	7 11/16	195	8	203
1 1/4	32	8 3/4	222	8 15/16	227	8 1/4	210	10 3/4	273	11	279	—	—	9	229
1 1/2	40	222	9	229	8 1/4	210	10 3/4	273	11 3/8	284	—	—	9 1/2	241	
2	50	9 1/4	235	10	254	8 3/4	222	11 5/16	287	12 11/16	322	—	—	11 1/4	286



NOTE:

1. GROUND STAKES TO BE INSTALLED 4FT. ABOVE GROUND LEVEL FOR PERMANENT IDENTIFICATION.
2. UTILITIES DEPT. PERSONNEL WILL INSPECT.
3. 24HR NOTICE REQUIRED FOR INSPECTION.

RVE
1901

07/2025
REVISIONS

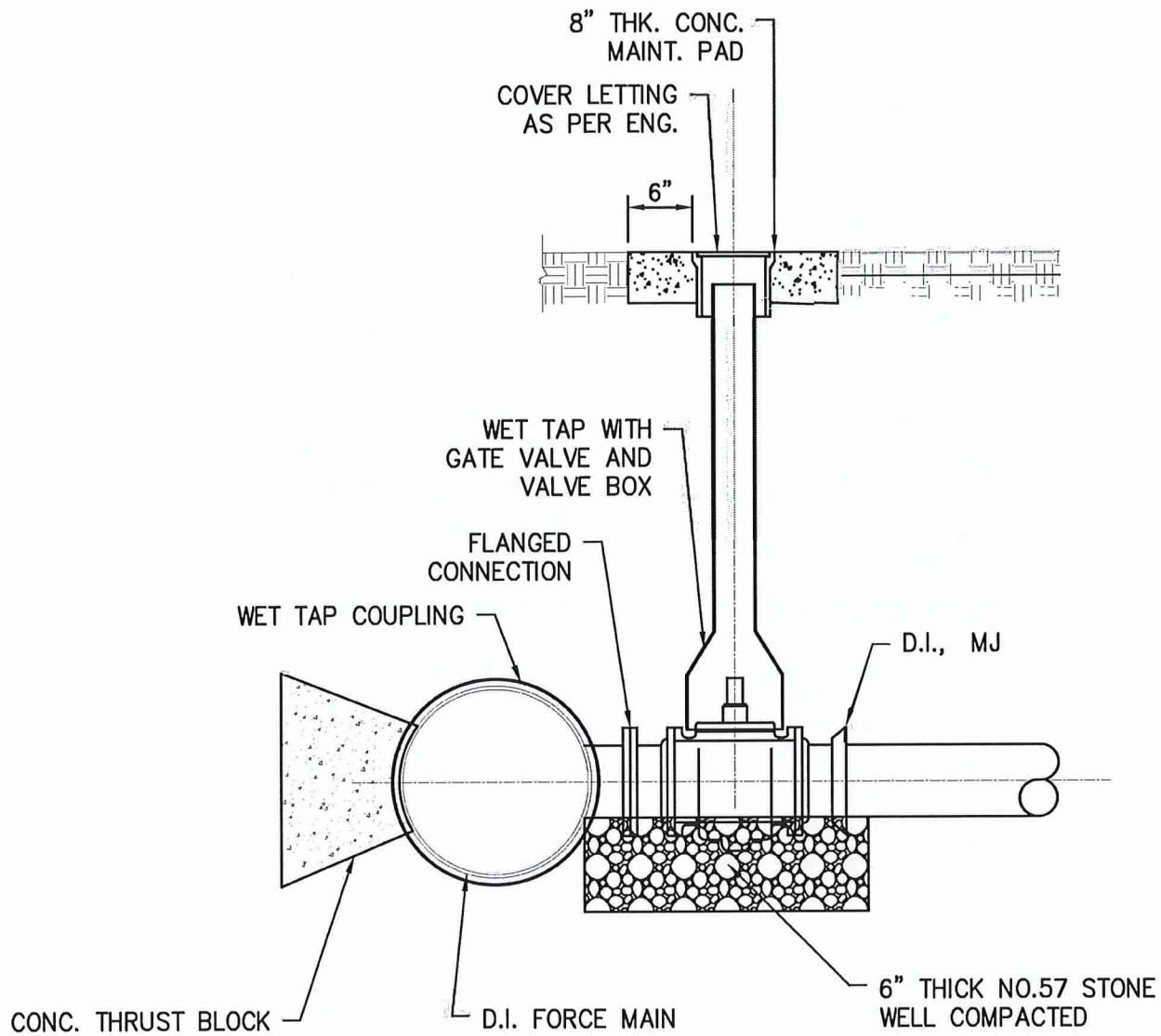
WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES

WATER AND SEWER DEMOLITION DETAIL

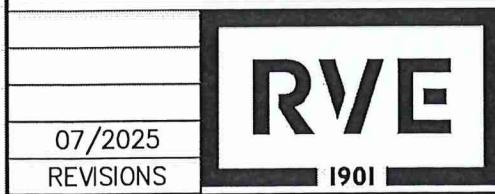
DRAWN: J.G.

SCALE: N.T.S.

DETAIL #WTW-13



WET TAP DETAIL



**WINSLOW TOWNSHIP
DEPARTMENT OF MUNICIPAL UTILITIES**

TAPPING SLEEVE AND VALVE (MUELLER)

DRAWN: J.J.M.

SCALE: N.T.S.

DETAIL #WTW-14

Applicant _____

Block _____ Lot _____

ESCROW AGREEMENT

This Escrow Agreement made between the applicant hereinafter referred to as "Developer", and the Winslow Township Planning Board or the Winslow Township Zoning Board of Adjustment, (hereinafter) called "Township".

The purpose of this Agreement is to set forth the procedure for Escrow Funds that shall be deposited with the Township at the inception of any application before the Township Zoning or Planning Board.

It is specifically understood between the parties to this Agreement, that the said Escrow referred to herein shall be payable before an application is deemed complete and shall be submitted by the Developer with the application to the Township.

- 1.) The deposit required of the Developer and deposited into the Professional Escrow Account shall cover the fees associated with the required review of the application by the Zoning Board of Adjustment of Planning Board Engineer, Planner or Attorney; and for applications submitted pursuant to N.J.S.A. 40:55 D-70 d, such other professionals as the Township and/or Zoning Board may reasonably require, which review shall include the written report on the application to be submitted to the Board. Prior to drawing monies out of the Professional Escrow Account, each professional engaged by the Board shall submit an Invoice to the Board Secretary for approval by the Township. Following conclusion of the Hearings and Meetings regarding the application, any unused funds deposited by an applicant into the Professional Escrow Account shall be refunded to the Developer upon application and approval by the Township.
- 2.) Deposits received from any Developer pursuant to this Agreement shall be deposited in a Banking Institution or Savings & Loan Association in this State insured by an agency of the Federal Government, or in any other fund or depository approved for such deposits by the State, in an account bearing interest at the minimum rate currently paid by the institution or depository on time or savings deposits. The Municipality shall be responsible to have the Escrow Accounts maintained in accordance with N.J.S.A. 40:55D-53.1.
- 3.) The term Professional Personnel or Professional Service as used herein shall include the service of a Duly Licensed Engineer, Surveyor, Planner, Attorney, Realtor, Appraiser, or other expert or employee of said professional who would provide Professional Service to ensure an application meets performance standards as set forth in the Township Ordinances and other experts whose Testimony is in an area in which the Developer has presented expert Testimony.
- 4.) A Developer may request that the Professional Personnel or Board Professional schedule additional time, in excess of that covered by the monies paid into the

Professional Escrow Account, for review of a specific application.

- 5.) It shall be specifically understood between the Developer and the Township, that any meetings in or out of the professionals office, requested by the Developer, shall be paid for by the Developer for the professionals time out of the Professional Escrow Account.
- 6.) A Developer shall be responsible to reimburse the Municipality out of the Professional Escrow Account for all activities including but not limited to the following:
 - a.) Preparation for and attendance at special meetings requested by the Developer.
 - b.) Review or preparation of Easements, Developers Agreement, Deeds or the like.
 - c.) Review of additional Documentation submitted by the Developer and issuance of any reports relating thereto.
 - d.) Charges for any telephone conference or meeting requested or initiated by Developer, his attorney or any of his experts.
 - e.) Issuance of reports by Professional Personnel to the Municipal Agencies setting forth recommendations resulting from review of any documents submitted by the applicant, site visits and inspections.
 - f.) Any and all other expenses of Professional Personnel incurred and paid by it necessary to process the application by the Developer for developments.
 - g.) Preparation of a Resolution or memorializing Resolutions setting forth findings and conclusions of the municipal agency with respect to an application.
- 7.) No applicant shall be responsible to reimburse the Township for any of the following:
 - a.) Attendance by the Professional Personnel at any regularly scheduled meeting of the Municipal Agency; provided however that the Township shall be entitled to be reimbursed for attendance of it's Professional Personnel at special meetings of the Municipal Agency which were requested by the Developer for the Developer's convenience.
- 8.) The Township shall notify the Developer when said deposit into the Professional Escrow Account appears to be insufficient for any application of the Developer. At that time additional funds shall be deposited into the Professional Escrow Account based on an estimation submitted by the Township to the Developer of the amount of money needed to complete the Developer's application. No site plan, or subdivision shall be signed, nor shall any Zoning Permits, Building Permits, Certificates of Occupancy or any other types of permits be issued with respect to any approved application for development until all bills for reimbursable services have been received by the Municipality from the professional rendering service in connection with such application and payment has been approved by the Municipal Body unless the applicant shall have deposited with the Township an amount agreed upon by the Developer and the Municipal Agency is likely to be sufficient to cover all reimbursable items; and upon posting said deposit with the Township the appropriate maps and permits may be signed and released or issued to the Developer. If the amount of the deposit exceeds the actual cost as approved for

payment by the Municipal Body, the Developer shall be entitled to return of excess deposits together with such interest as allowed by N.J.S.A. 40:55D53.1. But if the charges submitted and approved by the Municipal Body exceed the amount of the deposit, the Developer shall be liable for payment of such deficiency.

- 9.) No Professional Personnel submitting charges to the Township for any services rendered in this Agreement shall charge for any of the services contemplated at a higher rate or in any different manner than would normally be charged to the Township for similar work as ascertained by the Professional's Contract of Employment with the Municipality. Payment of any bill rendered by a professional to the Township with respect to any services or which the Township is entitled to reimbursement under this Agreement shall in no way be contingent upon receipt of reimbursement by the Developer, nor shall any payment to a professional be delayed pending reimbursement from a Developer.
- 10.) The Developer and Township agree that the initial deposit into the Professional Escrow Account shall be made in accordance with Ordinance Chapter 40- 44. It is clearly understood between the parties that due to the complexity and/or the nature of the application, that if said deposit is exhausted before final approval or final hearing on any application is complete, that the Developer shall place additional funds into the Professional Escrow Account upon request to do so by the Township based on an estimation of amount of professional review time necessary to complete the application.

Winslow Township
Zoning Board of Adjustment/
Planning Board

Dated: _____ BY _____

Dated: _____ BY _____

Developer _____

Street Address _____

City/State/Zip _____

**Request for Taxpayer
Identification Number and Certification**Give form to the
requester. Do not
send to the IRS.

Print or type See Specific Instructions on page 2.	Name	
	Business name, if different from above	
	Check appropriate box: <input type="checkbox"/> Individual/ Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other ►	<input type="checkbox"/> Exempt from backup withholding
	Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
	City, state, and ZIP code	
	List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 2. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a TIN on page 2.

Note: If the account is in more than one name, see the chart on page 2 for guidelines on whose number to enter.

Social security number

or

Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 2.)

Sign Here	Signature of U.S. person ►
--------------	-------------------------------

Date ►

Purpose of Form

A person who is required to file an information return with the IRS must get your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to give your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee.

If you are a foreign person, use the appropriate Form W-8. See Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Entities.

Note: If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 30% of such payments after December 31, 2001 (29% after December 31, 2003). This is called "backup withholding." Payments that may be subject to backup withholding include interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester, or
2. You do not certify your TIN when required (see the Part II instructions on page 2 for details), or
3. The IRS tells the requester that you furnished an incorrect TIN, or
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the instructions on page 2 and the separate **Instructions for the Requester of Form W-9**.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of Federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Name. If you are an individual, you must generally enter the name shown on your social security card. However, if you have changed your last name, for instance, due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name.

If the account is in joint names, list first and then circle the name of the person or entity whose number you enter in Part I of the form.

Sole proprietor. Enter your individual name as shown on your social security card on the "Name" line. You may enter your business, trade, or "doing business as (DBA)" name on the "Business name" line.

Limited liability company (LLC). If you are a single-member LLC (including a foreign LLC with a domestic owner) that is disregarded as an entity separate from its owner under Treasury regulations section 301.7701-3, enter the owner's name on the "Name" line. Enter the LLC's name on the "Business name" line.

Other entities. Enter your business name as shown on required Federal tax documents on the "Name" line. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on the "Business name" line.

Exempt from backup withholding. If you are exempt, enter your name as described above, then check the "Exempt from backup withholding" box in the line following the business name, sign and date the form.

Individuals (including sole proprietors) are not exempt from backup withholding. Corporations are exempt from backup withholding for certain payments, such as interest and dividends. For more information on exempt payees, see the Instructions for the Requester of Form W-9.

If you are a nonresident alien or a foreign entity not subject to backup withholding, give the requester the appropriate completed Form W-8.

Note: If you are exempt from backup withholding, you should still complete this form to avoid possible erroneous backup withholding.

Part I—Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box.

If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see How to get a TIN below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are an LLC that is disregarded as an entity separate from its owner (see **Limited liability company (LLC)** above), and are owned by an individual, enter your SSN (or "pre-LLC" EIN, if desired). If the owner of a disregarded LLC is a corporation, partnership, etc., enter the owner's EIN.

Note: See the chart on this page for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local Social Security Administration office. Get Form W-7,

Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can get Forms W-7 and SS-4 from the IRS by calling 1-800-TAX-FORM (1-800-829-3676) or from the IRS Web Site at www.irs.gov.

If you are asked to complete Form W-9 but do not have a TIN, write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Writing "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded domestic entity that has a foreign owner must use the appropriate Form W-8.

Part II—Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 3, and 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). Exempt recipients, see **Exempt from backup withholding** above.

Signature requirements. Complete the certification as indicated in 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA or Archer MSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to give your correct TIN to persons who must file information returns with the IRS to report interest, dividends, and certain other income paid to you, mortgage interest you paid, the acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA or Archer MSA. The IRS uses the numbers for identification purposes and to help verify the accuracy of your tax return. The IRS may also provide this information to the Department of Justice for civil and criminal litigation, and to cities, states, and the District of Columbia to carry out their tax laws.

You must provide your TIN whether or not you are required to file a tax return. Payers must generally withhold 30% of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to a payer. Certain penalties may also apply.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account)	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Custodian account of a minor (Uniform Gift to Minors Act)	The minor ²
4. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ¹
b. So-called trust account that is not a legal or valid trust under state law	The actual owner ¹
5. Sole proprietorship	The owner ³
For this type of account:	Give name and EIN of:
6. Sole proprietorship	The owner ³
7. A valid trust, estate, or pension trust	Legal entity ⁴
8. Corporate	The corporation
9. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
10. Partnership	The partnership
11. A broker or registered nominee	The broker or nominee
12. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name, but you may also enter your business or "DBA" name. You may use either your SSN or EIN (if you have one).

⁴ List first and circle the name of the legal trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.)

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

**TOWNSHIP OF WINSLOW
PLANNING & ZONING
125 SOUTH ROUTE 73
WINSLOW TOWNSHIP, NJ 08037-9422**

**THIS MUST BE REVIEWED AND SIGNED BEFORE
THE APPLICATION CAN BE PROCESSED
DEVELOPER'S AGREEMENT**

I hereby acknowledge that I have received and read this notice and the attached 0-10-07 - Ordinance requiring applicants for Land Development to execute Developer's Agreement.

In Addition

In connection with the post approval process, the Developer needs to submit two duplicate original Developer's Agreement obtained from the Winslow Township Planning/Zoning Board Solicitor's office. The developer must supply to the solicitor's office a copy of the deed to the tract the subject of the application containing the legal description of the premises, along with a copy of the Winslow Township Planning/Zoning Board Engineer's Bond Letter. The developer must also provide to the Winslow Township Planning/Zoning Board Solicitor a list of names and addresses of all individuals owning at least 10% of the Developer entity and/or the property. Once the two duplicate originals have been completed and executed by the Developer, the developer must return same to the Planning/Zoning Board Secretary; she will forward them to the Township Clerk to be placed on the Township Committee agenda for acceptance and authorization to be executed by the Mayor and Township Committee by Resolution. Once the Developers Agreement is accepted by resolution, the Township Clerk will forward same to the Developer to be recorded in the Camden County Clerk's Office. Once the Developer's Agreement is recorded in the Camden County Clerk's Office and proof of same has been returned to the Township Clerk, then the Development plans can be signed off by the Township if all other conditions are met.

I understand and agree to proceed with the filing of this/these application(s) for: (Application Attached)

Project Name: _____

Type of Application: _____

Block & Lot: _____

Number of Units: _____

Applicant's Signature

Date

By copy of this I hereby place you, (the Applicant) on Notice of Same.

**Secretary
Planning & Zoning Boards**

TAX ABATEMENT NOTICE

THE TOWNSHIP OF WINSLOW HAS ADOPTED A TAX ABATEMENT ORDINANCE FOR QUALIFIED COMMERCIAL AND INDUSTRIAL DEVELOPMENT (building must be over 5,000 s.f., Etc.)

ANY APPLICATION FOR TAX ABATEMENT MUST BE FILED WITH THE TOWNSHIP TAX ASSESSOR'S OFFICE **PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT**. ANY APPLICATION SUBMITTED FOLLOWING THE ISSUANCE OF A CONSTRUCTION PERMIT **WILL NOT BE CONSIDERED**.

A COPY OF THE TAX ABATEMENT ORDINANCE CAN BE OBTAINED AT THE TOWNSHIP CLERK'S OFFICE AT NO COST. PLEASE CONTACT THE TOWNSHIP TAX ASSESSOR'S OFFICE FOR FURTHER INFORMATION IN REGARD TO THE TAX ABATEMENT PROCEDURE.

APPLICANT _____

ADDRESS _____

BLOCK _____ LOT _____

SIGNATURE REPRESENTS THE APPLICANT WAS INFORMED OF THE WINSLOW TOWNSHIP TAX ABATEMENT PROGRAM.

SIGNATURE _____ DATE _____

FEESCHEDULE

APPLICATION TYPE	FILING FEE	REVIEW ESCROW
VARIANCES		
A Variance (N.J.S.A. 40:55D-70a)	\$350.00	No escrow
B Variance (N.J.S.A. 40:55D-70b)	\$350.00	No escrow
C Variance (N.J.S.A. 40:55D-70c)	\$350.00	No escrow
D Variance (N.J.S.A. 40:55D-70d)	\$350.00	\$2,500.00
SUBDIVISION PLANS		
Minor Subdivision Plan	\$425.00	\$4,000.00
Preliminary Major Subdivision Plan		
Up to 9 lots	\$750.00	\$3,000.00 + (\$350.00/lot)
10 lots or more	\$1,000.00	\$3,000.00 + (\$350.00/lot)
Final Major Subdivision Plan		
Up to 9 lots	\$500.00	\$3,000 + (\$150.00/lot)
10 lots or more	\$750.00	\$3,000 + (\$150.00/lot)
Amended/resubmitted Minor Subdivision Plan	\$100.00	25% of preliminary escrow
Amended/resubmitted Major Subdivision Plan	\$250.00	A sum sufficient to bring escrow balance to original escrow required
SITE PLANS		
Site Plan Waiver	\$250.00	\$2,500.00
Minor Site Plan	\$425.00	\$5,000.00
Preliminary Major Site Plan	\$750.00	\$750.00 per acre of the subject site plan; minimum of \$7,000
Final Major Site Plan	\$750.00	\$500.00 per acre of the subject site plan; minimum of \$5,000.00
Amended/ resubmitted Minor Site Plan	\$100.00	25% of preliminary escrow
Amended/ resubmitted Major Site Plan	\$250.00	A sum sufficient to bring escrow balance to original escrow required
Planned Unit Development (preliminary or final)	\$1,500.00	\$750.00 per acre; or minimum of \$37,500.00
Amended Planned Unit Development	\$750.00	\$15,000.00

FEESCHEDULE

APPLICATION TYPE	FILING FEE	REVIEW ESCROW
MISCELLANEOUS		
Informal Concept Meeting	-	\$1,000.00
Amended resolution	\$250.00	-
Extension of prior approval	\$250.00	\$1,000.00
Change of Use	\$300.00	\$350.00 per acre, minimum of \$1500.00
Conditional Use	\$250.00	\$1500.00
Department of MUA review	-	\$5,000.00
Discussions on agenda	\$100.00	
Inspection Escrow	-	5% of cost estimate
Maintenance Inspection Escrow	-	\$500.00
Specialized Expert testimony	-	\$1,000.00
Tax Map revisions		
Minor Subdivisions (5 lots or less)	-	\$75.00 per lot
6-25 lots	-	\$65.00 per lot
26-75 lots	-	\$45.00 per lot
76-125 lots	-	\$40.00 per lot
126-175 lots	-	\$35.00 per lot
175+ lots	-	\$30.00 per lot
Tax Map revision due to discrepancy/lot line adjustments, other minor revisions	-	\$50.00 per lot
Site Plan changes		
Commercial site plan	-	\$800.00
Condominium site plan	-	\$1,000.00 + \$20.00 per unit for residential condominium projects
Printing/plotting final deliverables	-	\$1,000.00
PERMITS		
Zoning Verification Letter		\$50.00 per lot
Zoning Permit		
Residential	\$30.00	
Commercial	\$50.00	
Forestry Permits	\$25.00	
Grading inspection fee- Residential Single Family	\$500.00	
Grading inspection fee- Residential Townhomes	\$250.00	

**Separate checks should be provided, one for escrow and another for fees, payable to the 'Township of Wins*



Office of the Tax Assessor

125 SOUTH ROUTE 73

BRADDOCK, NJ 08037

(609) 567-0700 option #9

assessor@winslowtownship.com

REQUEST FOR CERTIFIED PROPERTY OWNER LIST

Date _____

Name _____

Address _____

Please mail original list to _____
If different then above address

Please call for pick up Phone Number _____

Please e-mail list to e-mail address _____

Please prepare list in an excel spreadsheet format applicant will prepare own labels (sent via email only)

Please prepare mailing labels (an additional fee of .05 per label will be charged)

Please prepare the appropriate Certified List of Winslow Township Property Owners within _____
feet of the below indicated property(ies):

Block(s) _____

Lot(s) _____

**if the subject property is within 200' of another municipality, a legible copy of that municipality's tax map
indicating the subject property(ies) MUST be attached.

Pursuant to §29-1 Miscellaneous Fees

List of property owners within 200' for the first 40 names	\$10.00
Each name after 40	\$.25
Mailing labels (each).....	\$.05

Sample of Newspaper Advertisement

Please take notice that the undersigned has filed an application with the Winslow Township Planning/ Zoning Board for a _____

and any other Variance and/or Waivers that may be required on Block _____ Lot _____ known as _____.

The application is available for examination at the Mayor Dominic Maiese Municipal Complex, 125 South Route 73, Braddock, New Jersey, 08037, between the hours of 8:30 a.m. and 4:00 p.m.

A Public Hearing will be conducted before the Planning/Zoning Board in connection with this application at the Mayor Dominic Maiese Municipal Complex, 125 South Route 73, Braddock, New Jersey, 08037, on the _____ day of _____, 20____, at 7:00 PM (Planning) 6:30 PM (Zoning). Anyone interested in this application will be given an opportunity to be heard at the aforementioned meeting.

Name _____

Address _____

SAMPLE NOTICE TO PROPERTY OWNERS

In accordance with the requirements of the Township of Winslow, you are hereby notified that an application has been filed by the undersigned with the Secretary of the Planning Board OR Zoning Board of Adjustment and is available for examination at the Winslow Township Municipal Complex, 125 South Route 73, Winslow Township, New Jersey between the hours of 8:30 AM and 4:30 PM.

A Public Hearing will be conducted before the Planning Board OR Zoning Board of Adjustment in connection with this application in the Winslow Township Municipal Building, 125 South Route 73, Winslow Township, New Jersey on the _____ day of _____, 20____, at 7:00 PM for the Planning Board/6:30PM for the Zoning Board of Adjustment.

PROPERTY INVOLVED:

ADDRESS: _____

PLATE: _____ BLOCK: _____ LOT: _____

PROPOSED USE OR OCCUPANCY: _____

AFFIDAVIT OF SERVICE OF NOTICE

Date:

To: Winslow Township Planning & Zoning Office

The undersigned declares that in accordance with the provisions of the Township of Winslow Zoning Ordinance, a Notice of the Variance application and of a public hearing thereon has been sent by certified mail to all property owners within two hundred (200) feet of the boundary lines of the property involved.

As of _____, 20_____, all notices, a copy of which is attached, were mailed by certified mail to the property owners listed on the attached form and which are hereby made part of this declaration.

AFFIDAVIT

State of New Jersey, Camden County

Signature _____

Sworn to before me this

Day of _____, 20_____

Notary Public
