



APPLICATION PACKAGE  
for  
LAND USE APPROVAL  
City of Pleasantville

FORM 4: APPLICATION FOR LAND USE APPROVAL

TO BE COMPLETED BY MUNICIPAL STAFF

Application Filed: \_\_\_/\_\_\_/\_\_\_

Application No.: \_\_\_\_\_

Received By: \_\_\_\_\_

Application Fees: \_\_\_\_\_

Application Found Complete: \_\_\_/\_\_\_/\_\_\_

Escrow Number: \_\_\_\_\_

Application Found Incomplete: \_\_\_/\_\_\_/\_\_\_

Escrow Deposit: \_\_\_\_\_

TO BE COMPLETED BY THE APPLICANT

Applicant

Applicant's Name: Casa Nova Today, LLC

Address: PO Box 839 Lakewood New Jersey 08701

Phone No.: 732-363-2224 Fax No.: \_\_\_\_\_

Agent for Applicant (if applicable)

Agent's Name: Ovadi Malchi

Address: Po Box 869 Lakewood NJ 08701

Phone No.: 732 363-2224 Fax No.: 732-370-5353

Subject Property

Street Address: 14-16 and 18-28 Old Turnpike Rd

Block(s): 128 Lot(s): 2 & 11

Zoning Districts: CBD

Application is being made to:

( ) Zoning Officer ( ) Zoning Board of Adjustment ( x ) Planning Board

I, as applicant for the subject application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Signature of Applicant

Date

(insert revision date)



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**City of Pleasantville**


**APPLICATION IS BEING MADE FOR:**

- ☐ Zoning Permit under N.J.S.A. 40:55D-18
- ☐ Preapplication Conference under N.J.S.A. 40:55D-10.1
- ☐ Minor Site Plan Approval under N.J.S.A. 40:55D-46.1
- ☒ Preliminary Major Site Plan Approval under N.J.S.A. 40:55D-46
- ☒ Final Major Site Plan Approval under N.J.S.A. 40:55D-50
- ☐ Waiver of (under N.J.S.A. 40:55D-10.3):
  - ☐ Preliminary or
  - ☐ Final Major Site Plan Approval, or
  - ☐ Both
- ☐ Minor Subdivision Approval under N.J.S.A. 40:55D-47
- ☐ Major Subdivision Approval under N.J.S.A. 40:55D-48
- ☐ Variance Relief under N.J.S.A. 40:55D-70(c)
- ☐ Amendment or Revision to Existing Approval
- ☐ Extension of Prior Approval under N.J.S.A. 40:55D-52
- ☐ Certificate of Redevelopment Plan Conformance under N.J.S.A. 40A:12A-1 et seq.

*[As relates solely to the jurisdiction of the Zoning Board of Adjustment]*

- ☐ Directing the issuance of a building permit for construction ( ☐ ) in the bed of mapped street, public drainage-way, flood control basin or public area under N.J.S.A. 40:55D-60(b) or ( ☐ ) on a lot not abutting an approved public street under N.J.S.A. 40:55D-60(c)
- ☐ Appeal from action of the Administrative Officer under N.J.S.A. 40:55D-70(a)
- ☐ Map or other Interpretation or Special Question under N.J.S.A. 40:55D-70(b)
- ☐ Variance relief under N.J.S.A. 40:55D-70(d)
- ☐ Certificate of Nonconformity under N.J.S.A. 40:55D-70(d)
- ☐ Any of the foregoing where Application for Site Plan approval is to follow.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

8-27-21  
Date



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City of Pleasantville

**FORM 5: OWNERSHIP INFORMATION & CORPORATE DISCLOSURE**  
(To be completed by the Owner of Record of the Subject Property)

Owner's Name: Casa Nova Today LLC  
Address: PO Box 839 Lakewood New Jersey 08701  
Phone No.: 732. 363. 2224 Fax No.: 732. 370. 6353  
Email Address: Sue @ malzarc.com

Date Owner purchased the Subject Property: 6 / 5 2019

Was Subject Property purchased from the City of Pleasantville: ☐ Yes  
☒ No

If not the Owner, Applicant's standing to bring Application:

☐ Lessee ☐ Contract Purchaser ☐ Other

Attach Lease, Contract to Purchase or other proof of relationship as applicable.

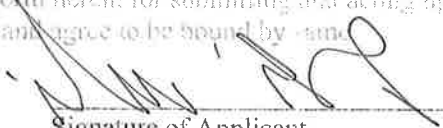
Applicant is a(n) (check one):

☐ Individual ☐ Corporation ☐ Partnership  
☒ Limited Liability Corporation (LLC) ☐ Limited Liability Partnership (LLP)

If Applicant is not an individual,

Name of Corporation, Partnership, LLC or LLP: Casa Nova Today  
Official empowered to complete this Disclosure on behalf of the Corporation, Partnership, LLC or LLP: OVADI MALCHI  
Address: PO Box 869 Lakewood NJ 08701  
Phone No.: 732. 363. 2224 Fax No.: 732. 370. 5353  
Email Address: ovadi @ malzarc.com

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

8-27-21  
Date



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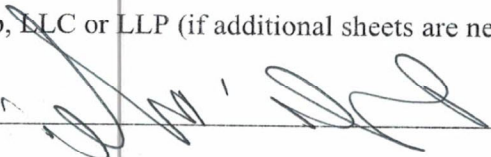
Pursuant to N.J.S.A. 40:55D-48.1, Applicants must disclose the names and addresses of all persons owning 10% or more of the stock in a corporate applicant or 10% or more interest in a partnership applicant. N.J.S.A. 40:55D-48.2 provides that such disclosure applies to any corporation or partnership which owns 10% or more interest in any entity subject to disclosure under N.J.S.A. 40:55D-48.1.

Where a corporation / partnership owns 10% or more of the stock / interest in the Applicant or in another corporation / partnership so reported, this requirement shall apply to all non-corporate stockholders / individuals / partners qualifying under the 10% ownership criterion.

NAME & ADDRESS OF QUALIFYING INDIVIDUAL / ENTITY		DATE OF BIRTH (as applicable)	TAX ID NUMBER (tin)	POSITION	% INTEREST
DUADI	malchi	10 / 20 / 67	205766565	Managing Member	50%
Frumet	Malchi	2 / 7 / 77	205766565	Member	50%
		/ /			
		/ /			
		/ /			
		/ /			
		/ /			

(use additional sheets if necessary)

Signature of official empowered to complete the following Disclosure on behalf of the Corporation, Partnership, LLC or LLP (if additional sheets are necessary, such signature shall appear on each sheet):

Signature 

Date MARCH 15 2022

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

MARCH 15 2022  
Date



APPLICATION PACKAGE  
for  
LAND USE APPROVAL  
City of Pleasantville

FORM 6: PROJECT INFORMATION

Project Name: Preliminary and Final Major Site Plan 14-16 & 18-28 Old Turnpike

Present Use of the Subject Property: Commercial Retail

Proposed Use of the Subject Property:

- ( ) Sale of Lot(s) (no construction proposed)  
( ) Construction of owner-occupied residential dwelling  
( ) Construction of ( ) rental or ( ) for-sale residential dwellings  
( x ) Construction of owner-occupied commercial or other use.

Specify: Construction of leased commercial retail use

- ( ) Construction of rental or for-sale commercial or other use.

Specify: \_\_\_\_\_

- ( ) Other. Specify: \_\_\_\_\_

For each category (as applicable), provide number and type of units. For residential projects, include number of bedrooms per unit. For commercial projects, include the s.f. per unit:

3 units - 862 sf/unit

For residential projects, number of units to be deed restricted as "Affordable" under regulations established by the New Jersey Council on Affordable Housing (COAH): \_\_\_\_\_

Estimated cost of construction of Proposed Project: \$ \$250,000

Have any of the lands within the Subject Property been classified by any State or Federal Agency as Environmentally Sensitive, Wetlands, Riparian Lands, Brownfield, Greyfields or other applicable designation?  
( ) Yes ( x ) No

If Yes, explain: \_\_\_\_\_

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

[Signature]  
Signature of Applicant

8-27-21  
Date



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If No, is there any indication that the Subject Property might contain subsurface or groundwater contamination? ( ) Yes ( x ) No


If Yes, explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Other than what is required by the City of Pleasantville, are any other approvals required for the Proposed Project? ( x ) Yes ( ) No

If yes, specify (as applicable)

GOVERNMENTAL AGENCY OR PRIVATE ENTITY	YES	NO	DATE SUBMITTED	STATUS OF APPROVAL
City of Pleasantville Storm / Wastewater Division			__/__/__	
Atlantic County Board of Health			__/__/__	
Atlantic County Health Department	x		__/__/__	
Atlantic County Planning Board			__/__/__	
Cape Atlantic Soil Conservation District	x		__/__/__	
NJ Department of Environmental Protection			__/__/__	
NJ Department of Transportation			__/__/__	
NJ Council on Affordable Housing			__/__/__	
Other			__/__/__	
Other			__/__/__	
Other			__/__/__	

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

8-27-21  
Date

(insert revision date)



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FORM 7: ZONING CONFORMANCE

(if multiple Principal buildings, provide information for all buildings)

Zoning District in which Subject Property is located:

Residential Zoning Districts

- ( ) Single-Family Residential 50 (SFR-50)  
( ) Single-Family Residential 60 (SFR-60)  
( ) Single-Family Residential 75 (SFR-75)  
( ) Residential Duplex (R-D)  
( ) Multi-Family (MF)

Commercial Zoning Districts

- ( x ) Central Business District (CBD)  
( ) Neighborhood Commercial (NC)  
( ) General Commercial (GC)  
( ) Regional Commercial (RC)  
( ) Regional Shopping Center (RSC)  
( ) Light Industrial (LI)

Specialty Zoning Districts

- ( ) Bayside Mixed-Use (BMU)  
( ) Cemetery (CEM)  
( ) Conservation (CONSERV)  
( ) Waterfront Residential (WR)


Overlay Zoning Districts

- ( ) Bayside Mixed Use Overlay Zone  
( ) City Center Support Overlay  
( ) Franklin Boulevard Professional Office Overlay  
( ) Main Street Neighborhood Commercial Overlay  
( ) New Road Professional Office Overlay

Redevelopment Plans

- ( ) Block 189 Rehabilitation Area  
( ) California Avenue Rehabilitation Area  
( ) CARA Cambria Avenue Redevelopment Area  
( ) CCRA Center City Redevelopment Area  
( ) LBRA Lakes Bay Waterfront Redevelopment Area  
( ) NARA Narcissus Avenue Rehabilitation Area  
( ) WTRA Woodland Terrace Rehabilitation Area

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

8-22-21  
Date

(insert revision date)



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Lot Regulations for Zoning District in which Subject Property is located:

	<u>Existing</u>	<u>Required</u>	<u>Proposed</u>
Lot Width (ft)	<u>200</u>	<u>50</u>	<u>200</u>
Lot Depth (ft)	<u>150</u>	<u>100</u>	<u>150</u>
Lot Size (s.f.)	<u>25,132.17</u>	<u>5000</u>	<u>25,132.17</u>

Building Regulations for Zoning District in which Subject Property is located:

	<u>Existing</u>	<u>Required</u>	<u>Proposed</u>
Front Yard Setback (ft)	<u>1.6 ft./98.2ft./0.1ft./51.7ft.</u>	<u>0 ft.</u>	<u>1.6 ft./98.2ft./0.1ft./0ft.</u>
Side Yard Setback [L / R] (ft)	<u>N/A /</u>	<u>N/A /</u>	<u>N/A /</u>
Rear Yard Setback (ft)	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Impervious Coverage (%)	<u>100%</u>	<u>80%</u>	<u>98%</u>

Height and number of stories for Principal Building (if multiple Principal buildings, provide information for tallest building): 15 ft. feet 1 stories

Does the Subject Project conform with all applicable requirements for the specific Zoning District in which the Subject Property is located as specified by the Pleasantville Land Management Code (Chapter 300)? ( ) Yes ( x ) No

If No, explain nonconformities: Existing nonconformity of impervious coverage

Have any variances, waivers of zoning interpretations been obtained as relates to the existing or proposed use of the Subject Property? ( ) Yes ( x ) No

If Yes, explain: \_\_\_\_\_

I, as applicant for the subject application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

[Signature]  
Signature of Applicant

8-27-21  
Date



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City of Pleasantville

FORM 8: PROJECT PROFESSIONALS

(use additional sheets if necessary)

Project Attorney: Adam Pfeffer, Esq. Levin, Shea, Pfeffer, Goldman, P.A.  
Address: 2110 West County Line Road, suite 2  
Jackson, New Jersey 08527  
Phone No.: 732-364-7333 Fax No.: 732-367-4860  
Email Address: adampfeffer@lspglegalgroup.com

Project Engineer: Eric Halpert, PE Haler Consulting, LLC  
Address: 640 Herman Road Unit 1  
Jackson, New Jersey 08527  
Phone No.: 732-351-2583 Fax No.: 732-806-7439  
Email Address: ehalpert@halerconsulting.com

Project Planner:  
Address:  
Phone No.: Fax No.:  
Email Address:

Project Architect: David Feldman, RA, AIA Feldman and Feldman Architects  
Address: 1670 Route 34 North Suite 1B  
Wall, New Jersey 07727  
Phone No.: 732-761-8182 Fax No.:  
Email Address: david.feldmanarchitects@gmail.com

Project Surveyor: Clearpoint Services LLC  
Address: 640 Herman Road Unit 1  
Jackson New Jersey 08527  
Phone No.: 732-905-5463 Fax No.:  
Email Address: info@clearpointservices.com

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Signature of Applicant

Date



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City of Pleasantville

FORM 9: CERTIFICATION OF PAYMENT OF TAXES

Date: 11/8/21

Applicant's Name: Casa Nova Today LLC

Subject Property

Address: \_\_\_\_\_


Block: 128 Lot(s): 2 AND 11

Qualification Code(s): \_\_\_\_\_

TO BE COMPLETED BY THE PLEASANTVILLE TAX COLLECTOR

Taxes are paid and current through and including:	1Q	2Q	3Q	4Q	20 <u>21</u>
---	----	----	----	----	--------------

The following taxes are unpaid and delinquent: \$ 0 with interest  
calculated until: 2/1, 20121.

  
Flor M. Roman  
Pleasantville Tax Collector

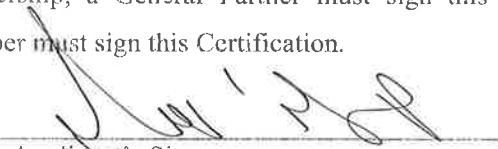
NO APPLICATION FOR LAND USE APPROVAL SHALL BE DEEMED COMPLETE WHERE  
TAXES ARE DUE



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City of Pleasantville

FORM 10: CERTIFICATIONS

**APPLICANT:** I certify that the foregoing statements and the materials submitted are true. I further certify that I am that the individual Applicant or that I am an Officer of the Corporation who is the Applicant, and that I am authorized to sign the application for the Corporation, or that I am general partner of the partnership Applicant. If the Applicant is a Corporation, an authorized Corporate Officer must sign this Certification. If the Applicant is a Partnership, a General Partner must sign this Certification. If the Applicant is an LLC, the Managing Member must sign this Certification.

  
Applicant's Signature

Sworn to and subscribed before me this  
18<sup>th</sup> Day of August, 2021.

  
Notary Public of New Jersey



**PROPERTY OWNER WHERE NOT APPLICANT:** I certify that I am the Owner of the property which is the subject of this application, that I have authorized the Applicant to make this Application and that I agree to be bound by the Application, the representations made by the Applicant and the decision of the Board in the same manner as if I were the Applicant. If the owner is a Corporation, an authorized Corporate Officer must sign this Certification. If the owner is a Partnership, the General Partner must sign this Certification. If the owner is an LLC, the Managing Member must sign this Certification.

\_\_\_\_\_  
Applicant's Signature

Sworn to and subscribed before me this  
\_\_\_\_ Day of \_\_\_\_\_, 201 \_\_\_\_.

\_\_\_\_\_  
Notary Public of New Jersey



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST A.

#### General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

**Each page** of this Checklist must be signed and dated by the Applicant.

The following series of Checklists were crafted to provide the City and its professionals with detailed information pertinent to each of the specific types of approvals or relief available to applicants. Applicants shall complete this Checklist A. for all applications except Applications for Zoning Permits, and shall complete Checklists C. through L. as applicable. Applicants requesting multiple approvals shall complete the appropriate Checklist for each approval requested.

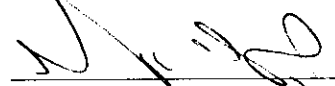
**Applications for Zoning Permits need only complete Checklist B.**

**Site Plans which include design of drainage, pavement, curbing, walkways, embankments, horizontal and vertical geometrics, utilities and other pertinent structures shall be prepared, signed and sealed by a New Jersey licensed Professional Engineer. A New Jersey Registered Architect may prepare a Site Plan if limited to general locations.**

**Topographical and Boundary Survey information, including all subdivisions, shall be provided by or attributed to a New Jersey licensed Professional Land Surveyor.**

- x   1. One (1) original and fourteen (14) copies of:
- x   A. the completed Application Forms, all certifications and other components;
- x   B. all required checklist(s) **in completed form**; and
- x   C. all documents, reports, plats, plans, drawings and photographs relating to the Application.
- x   2. All plats, plans and drawings shall contain a Title Block, including:
- x   A. The name and title of the Application / Project, City of Pleasantville, Atlantic County;
- x   B. The name, title, address, telephone and fax number of the Applicant;
- x   C. The name, title, address, telephone and fax number of the person who prepared the plat, plan or drawing, including the New Jersey License number and original embossed seal with signature if the preparer is a New Jersey Licensed Land Surveyor, Professional Engineer, Professional Planner or Architect;
- x   D. The name, address, telephone and fax number of the owner(s) of record of the Subject Property;

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
\_\_\_\_\_  
Signature of Applicant

11-24-2021  
\_\_\_\_\_  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST A.

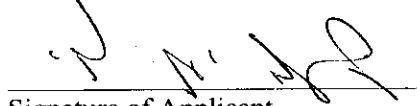
#### General Requirements & Instructions

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**Each page** of this Checklist must be signed and dated by the Applicant.

- x   E. Written and graphic (bar) scale in inches to feet;
- x   F. North Arrow
- x   G. The original date that the plans were prepared, the date of each subsequent revision thereof and a list of specific revisions entered on each sheet.
- x   3. Unless otherwise specified in Checklists C. through L., no plat, plan or drawings shall be accepted unless:
  - x   A. drawn to a scale of 1"=10', 1"=20', 1"=30', 1"=40', 1"=50' or 1"=60' for engineering drawings or 1/8"=1', 3/8"=1', 1/4"=1', 1/2"=1', 3/4"=1' or 1"=1' for architectural drawings, as per standard scales commercially available at any office supply store. **Items drawn to such scales but subsequently reduced or enlarged shall be summarily rejected.**
  - x   B. submitted on 24"x36" or larger sheet sizes, folded into eighths, with title block revealed. If one sheet is not sufficient to depict the entire tract, the plat, plan or drawing may be divided into sections and shown on separate sheets of equal size, with reference on each sheet as to the location of all adjoining sheets.
  - x   C. fully dimensioned to confirm conformity with all requirements.
  - x   D. dimensions are expressed to the nearest tenth of an acre when describing acreage or 2 decimal places when describing square feet of area or linear feet of distance. Bearings shall be given to the nearest 10 seconds and the error of closure shall not exceed 1 to 10,000.
- x   4. A Key Map showing the entire parcel to be developed, the proposed development and the proposed street pattern, if any, within it, and the relationship of the tract to the surrounding area, with the proposed development shown in place, including all intersections and waterways within 300', at a scale not less than 1"=100', based on the City's official tax map. Where the scale of the map results in a street name not appearing, the Applicant shall legibly hand-print the missing street name.
- x   5. Existing tax sheet with existing block and lot number(s) of the Subject Property(ies) as they appear on the current City Tax Map as well as all properties within 200' of the subject. Existing Street names of all streets bounding the subject property shall be clearly visible. Where the scale of the map results in a street name not appearing, the Applicant shall legibly hand-print the missing street name.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

11-24-2021  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST A.

#### General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- x   6. Existing Zoning Map with existing block and lot number(s) of the Subject Property(ies) as they appear on the current City Tax Map as well as all properties within 200' of the subject. Existing Street names of all streets bounding the subject property shall be clearly visible. Where the scale of the map results in a street name not appearing, the Applicant shall legibly hand-print the missing street name.

Matrix containing the requirements of the Zoning District(s) in which the Subject Property(ies) are located, including the use(s) proposed, the bulk requirements of such District(s), and whether or not the proposed project conform(s) to such regulations. Such information shall be indicated on the plot or plan as well as a separate table.

- x   7. Recent Aerial photograph depicting the Subject Property and one (1) block in each direction from the Subject Property, dated and showing the location and size of structures and from other land uses as well as all access points to such uses.

2007 aerial photography is available at no charge from the NJGIN Information Warehouse ([https://njgin.state.nj.us/NJ\\_NJGINExplorer/TW.jsp?DLayer=NJ%202007%20Orthophotography](https://njgin.state.nj.us/NJ_NJGINExplorer/TW.jsp?DLayer=NJ%202007%20Orthophotography)). Should an applicant not be able to download such information, aerial photography from Google Earth, Microsoft Virtual Earth, Bing or other commercially available sources is acceptable.

- x   8. Neighborhood characteristic photographs depicting the Subject Property from the opposite side of the street as well as all properties fronting both sides of the street of the block on which the Subject Property is located.

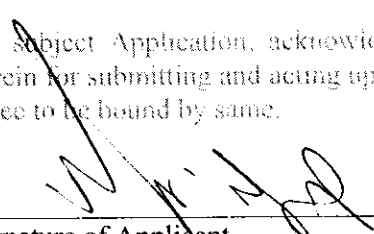
Such photography shall be dated and keyed to a reproduction of the City's official tax map, at a scale of not less than 1"=60', with the Subject Property and all photographed properties indicated.

- x   9. A certified list of all property owners whose property is located within 200' of the extreme limits of the Subject Property, as they appear on the most recent tax list prepared by the Tax Assessor. Such list must be certified as current within three (3) months prior to the date of submission of the Subject Application. Such list shall include Owner's Name and Mailing Address as well as the Block number, Lot number and Property Address of the property within 200' of the Subject.

In addition to the Tax Assessor's (8½"x11") printout, such list shall be depicted on the plans.

- x   10. Certification that there are no outstanding uncollected fees or escrows resulting from past applications or prior submissions by the Applicant, or any entity now or previously related to the applicant, involving this property or any other properties connected with the Applicant within the City of Pleasantville. **No applications will be processed if the applicant owes the City or its professionals monies from previous applications.**

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

11-24-2021  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST A.

#### General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

**Each page** of this Checklist must be signed and dated by the Applicant.

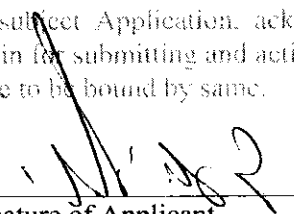
- x   11. Certification from the Zoning Officer and/or City Engineer that any conditions required as a result of any prior approval granted for the Subject Property have been fulfilled.
- x   12. Certification from the City Tax Collector that all taxes and assessments are paid and current as of the date the Application is submitted, or that adequate provision for payments has been made in a matter satisfactory to the City.
- x   13. Statement regarding any prior Planning Board or Zoning Board of Adjustment appeal, approval or denial related to the Subject Property.
- N/A  14. Copies of protective covenants or deed restrictions affecting any portion of the Subject Property or any adjacent property (if obtainable).
- N/A  15. The location, width, legal (metes and bounds) description, use(s) for which they are intended, any limitations thereof and the manner of control or maintenance for all existing or proposed utility easements, right-of-way dedications and/or sight triangle dedication(s) affecting the Subject Property.

Items 14. and 15. are intended to address, but are not limited to, existing or proposed easements to telephone, electric, gas, water and sewer utilities; deed restrictions and covenants, master deeds and proposed by-laws of any homeowner's or community associations; proposed deeds to dedicate any portion of the affected property for public use or for ownership by any public body.

- x   16. **Detailed narrative** describing the existing use and condition of and the development proposed for the Subject property, addressing the individual lands and buildings therein, including a statement of the applicant's intent with respect to the ownership, sale and leasing of the project or the various components thereof.
- x   17. **Detailed narrative** justification for any requested waivers from any Checklist requirement. **Items which are not applicable shall be addressed as N/A.**
- x   18. **Detailed narrative** justification for any requested waiver(s) from any development standard and/or regulation where a variance is not required.
- x   19. Evidence that the Applicant has sufficient control over the Subject Property to effectuate the proposed development. Including, as appropriate:

       A. Property Owner's authorization to file the application when the Owner is not the Applicant.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
\_\_\_\_\_  
Signature of Applicant

11-24-2021  
\_\_\_\_\_  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST A.

#### General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

**Each page** of this Checklist must be signed and dated by the Applicant.

- x   B. Notarized signature of the Applicant or Agent for the Applicant.
- x   20. All Application Fee(s) and Escrow Deposit(s), including Tax Map Update Fees for subdivisions or lot consolidations. **No application will be processed which does not include the appropriate Fees and Escrows.**

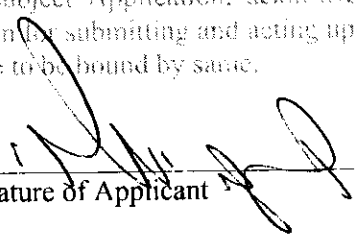
The Applicant shall be responsible to insure that Fees and Escrow Deposits are sufficient to address all approvals required, consistent with the Fee Schedule under §300-9. The City reserves the right to require additional Application Fees and Escrow Deposits should the review of the Application find that additional approvals are required.

Once such additional approvals have been identified, the City, and or its professionals shall immediately cease review of the subject application and issue a letter to the Board Secretary informing the Secretary of the situation. The Board Secretary shall immediately inform the Applicant of the necessity for additional funds. The review of the application shall not resume until the appropriate funds have been submitted.

- x   21. The Zoning Officer, Planning & Redevelopment Advisory Committee, Planning Board or Zoning Board of Adjustment, through their respective professionals, reserves the right to require such additional information as may be deemed necessary and appropriate for a full consideration of the entirety of the Subject Application.

While no application shall be deemed Incomplete for the lack of such information, the entities so indicated reserve the right to delay the granting of approvals until such information has been submitted and appropriately reviewed.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

11-24-2021  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST E.

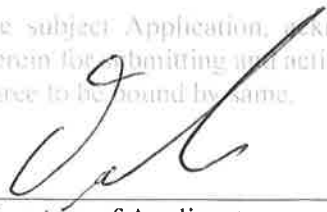
#### Preliminary Major Site Plans & Preliminary Major Subdivision Plats

See §300-26, 27 & 36 F. for further details regarding submission requirements and procedures.

**Each page** of this Checklist must be signed and dated by the Applicant.

- X   1. All General Checklist Requirements in such number as indicated in Checklist A.
- X   2. Plats or plans of the proposed project at a scale and paper size specified under Checklist A., item 2. B.
- X   3. Topographical Outbound Survey of the Subject Property, at a scale of not less than 1"=50', prepared by a New Jersey Licensed Land Surveyor. If Survey is dated more than 2 years prior to the date of submission of the Subject Application, an Affidavit of No Change, prepared by a New Jersey Licensed Land Surveyor, certifying that the submitted survey depicts the true existing conditions on the subject property, shall also be required.
- Survey shall include the distances between the proposed building(s) and any other buildings on adjacent lots (on both sides and the rear of the Subject Property).
- X   4. Computation of lot area, and breakout of the area of the lot to be disturbed, expressed both in acreage and square feet, to the nearest tenth of an acre, both with and without existing and proposed public rights-of-way, parking and common open space areas.
- N/A  5. Number of lots proposed, including the area and dimensions of each.
- X   6. Existing contours referenced to United States Geological Survey datum, with project site and proposed contours at 1' intervals plotted thereon, except in areas where the slope exceeds 5%, where intervals may be 5'. Any proposed regrading shall be shown.
- X   7. Existing and proposed spot elevations at all corners of the buildings and along the curbline.
- X   8. A soils map with project site plotted thereon.
- X   9. Existing tax sheet and existing block and lot number(s) of the lots to be subdivided or developed, as they appear on the current City Tax Map, with proposed block and lot numbers as provided by the City Tax Assessor.
- N/A  10. Subdivision or development boundary lines (heavy solid line), lot lines to be removed (faded) and new lots to be created.
- X   11. The location of existing and proposed property lines (with bearings and distances), streets, structures, walls, fences, signs, culverts and bridges (with numerical dimensions, including height, to the nearest tenth of a foot).

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST E.


#### Preliminary Major Site Plans & Preliminary Major Subdivision Plats

See §300-26, 27 & 36 F. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- X 12. Parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features such as wetlands and vegetated areas both within the tract and within 100' of its boundary.
- N/A 13. The location and width of all existing proposed utility easements, the use(s) for which they are intended, and the manner in which they will be controlled.
- N/A 14. Delineation of flood plains, including floodway, flood fringe areas and lands subject to flooding, and the location of all natural features, including wetlands, water courses, vegetated areas and buffers both within the tract and within 100' of the boundaries thereof.
- X 15. The location and material of all existing and proposed monuments, including iron and copper pins.
- X 16. Right-of-way dedication(s) and improvement(s), as applicable.
- N/A 17. Proposed reservations for parks, playgrounds and common open space.
- N/A 18. Sight triangle easements with dimensions, bearings (to the nearest 10 seconds) and distances, as applicable.
- X 19. Plans of proposed site improvements and/or utility layouts required by ordinance. Plans shall show proposed locations for all water and sewer lines, with connection details to existing water supply and sanitary sewerage systems for all valves, manholes and hydrants.
- N/A 20. Certification from appropriate state and county agencies and private providers as applicable, granting approval for the extension of utility service(s).
- X 21. Soil Erosion and Sediment Control Plan as required by N.J.S.A. 4:24-39 et seq., as applicable.
- X 22. Detailed site drawings, drawn to scale and fully dimensioned, depicting the size and location of all existing and proposed structures, sidewalks and pedestrian walkways, signs and lighting, with height noted as applicable, and indicating if existing structures and uses will be retained or removed. All existing and proposed setbacks for structures must be delineated on the plans.
- X 23. Detailed architectural (floor-plan) and elevation drawings, drawn to scale and fully dimensioned, depicting all four (4) building elevations (labeled "viewed from the" north, south, east and west, with street names as applicable), with finished-floor elevation, colors and materials indicated on the plans. All proposed setbacks for structures shall be delineated on the plans.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

\_\_\_\_\_  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST E.

#### Preliminary Major Site Plans & Preliminary Major Subdivision Plats

See §300-26, 27 & 36 F. for further details regarding submission requirements and procedures.

**Each page** of this Checklist must be signed and dated by the Applicant.

- N/A 24. Plans and computations for any storm drainage systems required, including boring logs showing the character of the soil and elevation of the groundwater table; the location of all existing and proposed storm drainage pipes and watercourses; pipe sizes; grades; and flow directions.
- X 25. Flood Zone.
- N/A 26. A Landscape Plan, depicting existing and proposed open space, screening, buffering and landscape areas in conformance with §300-66.
- The location of all proposed plantings shall be indicated on the Landscape Plan, which shall be keyed to a Plant Schedule listing the botanical and common names, the sizes of plant material at time of planting and the total quantity of each plant.
- X 27. A Lightning Plan, addressing the proposed location, direction of illumination, power and type of proposed outdoor lighting, including details regarding light standards and fixtures, lumen pattern and foot-candles.
- N/A 28. Trash/refuse and recycling storage plans, if applicable.
29. Signage Plan, with details addressing location, dimensions, area, height, illumination and materials for all signage.
- N/A 30. When a stream is proposed for alteration, improvement or relocation, or when a drainage structure or fill is proposed over, under, in or along a running stream, a report on the status of review by NJDEP (Division of Land Use Regulation);
- N/A 31. Cross sections of watercourses and/or drainage swales at an appropriate scale, showing the extent of floodplain, top of bank, normal water levels and bottom elevations at locations required by the City Engineer.
- N/A 32. The location and extent of drainage and conservation easements and stream encroachment lines.
- N/A 33. When a tidal watercourse or wetlands are proposed for alteration, development, improvement or relocation, provide the status of review by NJDEP (Division of Land Use Regulation).
- N/A 34. The status of application or request for exemption from NJDEP (Division of Land Use Regulation) for compliance with the Coastal Area Facility Review Act (N.J.S.A. 13:19-1 et seq.)

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Signature of Applicant

Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST E. Preliminary Major Site Plans & Preliminary Major Subdivision Plats

See §300-26, 27 & 36 F. for further details regarding submission requirements and procedures.

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- N/A 35. The location and type of adequate drainage provisions to reasonably reduce and minimize exposure to flood damage.
- X 36. The location, design and size of any on- or off-street parking or loading area(s), showing location of stalls, bays, aisles and barriers as well all means of vehicular ingress and egress from the site onto public streets.
- X 37. The location of existing utility structures on the tract and within 200' of the extreme limits of the tract.
- N/A 38. Profile plans, typical cross sections, construction details and horizontal and vertical alignment of the centerline of all proposed streets and of existing streets abutting the tract, clearly indicating the type and width of pavement and the location of curbs, sidewalks, shade trees and planting strips.
39. Statement of compliance with the Stormwater Management Rules (N.J.A.C. 7:8) and Chapter 251 of the City Code.
- X 40. Concerning commercial development: the proposed number of shifts, the maximum number of employees on each shift and the hours of operation.
- N/A 41. Concerning the development, conversion, expansion or use of condominiums:
- A. Where a condominium is a single structure, a detailed floor plan of the entire structure.
- B. Where the condominium is a complex of multiple structures, a detailed floor plan of the entire complex.
- N/A 42. If the development is proposed for construction in stages or units, a schedule for the development of such stages or units, stating the approximate beginning and completion date for each such stage or unit; the proportion of the total public and private open space and the proportion of each type of proposed land use to be provided or constructed during each such stage; and the overall chronology of development to be followed from stage to stage.
- X 43. Approval signature lines for the Board Chair, Board Secretary & City Engineer.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE

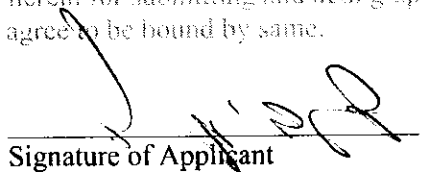
### CHECKLIST F. Final Major Site Plans & Final Major Subdivision Plats

See §300-26, 27 & 36 G. for further details regarding submission requirements and procedures.

**Each page** of this Checklist must be signed and dated by the Applicant.

- X   1. All General Checklist Requirements in such number as indicated in Checklist A.
- To be provided 2. The date on which Preliminary approval was granted and, if required, by Atlantic County, and a copy of each Decision & Resolution granting such approval(s).
- To be provided 3. A final version of the approved Preliminary plan or plat containing any revisions required as a condition of Preliminary approval.
- X   4. Engineering plans, specifications and cost estimates.
- X   5. A tabulation of the following information for the stage or unit of the development being proposed for final approval:
- N/A   A. The total number of dwelling units and rooming units proposed, by type of structure and number of bedrooms.
- X   B. The total square footage of building floor area proposed for non-residential uses, by general type of use.
- X   C. The proposed number of off-street parking and loading spaces for each proposed type of land use.
- X   D. The total land area, expressed in square feet and as a percent of the total development area, proposed to be devoted to residential and non-residential uses, by type of structure; public and private open space; streets; off-street parking and loading areas; pedestrian circulation elements; and miscellaneous impervious areas.
- N/A   6. Section or Construction Staging Plan, if proposed.
- To be provided 7. Copies of all required easements, declarations and covenants to be recorded upon final approval.
- To be provided 8. Copies of all declarations, covenants and bylaws necessary to establish, activate and govern any entity that is to be responsible for the management and maintenance of any private common open space or facility.
- X   9. Copies of all preconstruction permits and approvals required from any federal or state agency or, for any required permit not yet secured, a copy of the application as filed and a statement of its current status or a statement explaining why an application has not been filed and indicating when it will be filed.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

11-29-2021  
Date

(insert revision date)



## PLEASANTVILLE LAND MANAGEMENT CODE

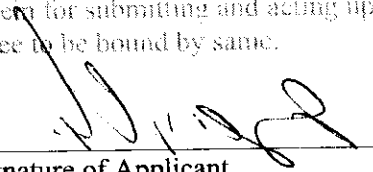
### CHECKLIST F. Final Major Site Plans & Final Major Subdivision Plats

See §300-26, 27 & 36 G. for further details regarding submission requirements and procedures.

**Each page** of this Checklist must be signed and dated by the Applicant.

- To be provided 10. A statement summarizing all changes which have been made in or have occurred with respect to any document, plan, data or information made part of the Preliminary Approval, together with revised copies of same.
- To be provided 11. "Form-of" easements and deeds to be executed upon final plan approval necessary to convey any easements, rights-of-way or other lands or interests in lands to be conveyed or dedicated to any governmental agency or public utility.
- To be provided 12. "Form-of" the performance guaranty and maintenance guaranty to be submitted pursuant to §300-49, upon final plan approval and of any other performance or maintenance guaranties required to ensure installation and completion of the entire development, or any specific portion thereof, or the future provision and improvement of common open space or facilities.
- To be provided 13. Any stipulation or condition imposed at time of Preliminary Approval
- To be provided 14. Any ordinance requirement for Final Plan approval.
- To be provided 15. A statement from the City Engineer that all installed improvements have been inspected and satisfactorily installed.
- To be provided 16. Letters directed to the Board Chair and signed by a responsible official of all utility companies, etc., providing service to the tract.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
\_\_\_\_\_  
Signature of Applicant

11-29-2021  
\_\_\_\_\_  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST H.

#### 'c' Variances

Pursuant to N.J.S.A. 40:55d-70c

See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

**Each page** of this Checklist must be signed and dated by the Applicant.

### PLEASE READ THE FOLLOWING CAREFULLY BEFORE COMPLETING THE VARIANCE JUSTIFICATION NARRATIVE

Under N.J.S.A. 40:55D-70(c), 'c' variance relief is required to permit the deviation from the strict application of land use regulations (generally) governing the physical development of a piece of property.

In order for a Planning Board or Zoning Board of Adjustment, as the case may be, to grant a 'c' variance request, an Applicant must demonstrate, to the Board's satisfaction, that special reasons (broadly defined as relieving an undue hardship on the Applicant [commonly referred to as a 'c-1' variance] OR advancing the purposes of the Municipal Land Use Law [commonly referred to as a 'c-2' variance]) exist. This is known as the Positive Criteria. Additionally, no variance may be granted which will be detrimental to the public good or the City's Zone Plan or Zoning Ordinance.

The grant of a 'c' variance requires an affirmative vote by a simple majority of the Board members present.

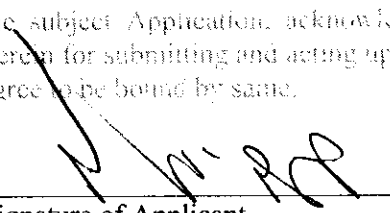
In order to satisfy the Positive Criteria for 'c-1' variances, the applicant must prove that:

(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, the strict application of any regulation...would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property..."

In order to satisfy the Positive Criteria for 'c-2' variances, the applicant must prove that the proposed development will achieve at least one (1) of the following Purposes of the Municipal Land Use Law:

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

11-29-2021  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST H.

#### 'c' Variances

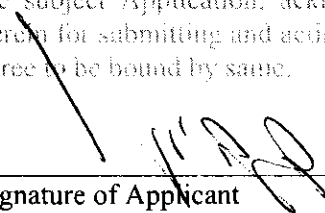
Pursuant to N.J.S.A. 40:55d-70c

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**Each page** of this Checklist must be signed and dated by the Applicant.

- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
- c. To provide adequate light, air and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey's citizens;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

11-29-2021

Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST H.

#### 'c' Variances

Pursuant to N.J.S.A. 40:55d-70c

See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

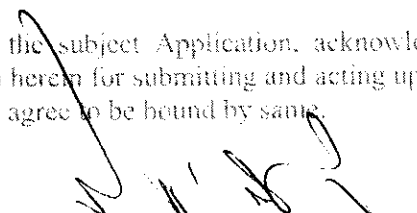
**Each page** of this Checklist must be signed and dated by the Applicant.

- l. To encourage senior citizen community housing construction;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy resources;
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

Applicants requesting 'c' variance relief must complete the following **Checklist G.**, along with the accompanying **Schedule of Requested 'c' Variance(s)** and **'c' Variance Justification Narrative** setting forth and describing the specific requirements of the Pleasantville Land Management Code from which relief is being sought. Applicants must also address the reasons why such relief is justified.

**Applicants MUST submit variance justifications for all requested variances as part of this application process. Applications not containing the aforementioned detailed written narrative, addressing both the Positive Criteria required for 'c' variance relief and any impact the granting of the requested variance will have on the public good and the City's Zone Plan and Zoning Ordinance, shall be deemed INCOMPLETE.**

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
\_\_\_\_\_  
Signature of Applicant

11-29-2021

\_\_\_\_\_  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST H.

#### 'c' Variances

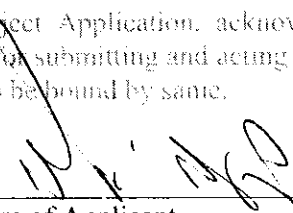
Pursuant to N.J.S.A. 40:55d-70c

See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

**Each page** of this Checklist must be signed and dated by the Applicant.

- x   1. All General Checklist Requirements in such number as indicated in Checklist A.
- x   2. Plats, plans drawings of the proposed project at a scale specified under Checklist A., item 3.  
A. Plats, plans or drawings prepared by a New Jersey Licensed Land Surveyor, Professional Engineer, Professional Planner or Architect shall be submitted on a paper size specified under Checklist A., item 3. B. Plats or plans prepared by the Applicant may be submitted on a sheet no smaller than 11"x17".
- x   3. Topographical Outbound Survey of the Subject Property, at a scale of not less than 1"=50', prepared by a New Jersey Licensed Land Surveyor. If Survey is dated more than 2 years prior to the date of submission of the Subject Application, an Affidavit of No Change, prepared by a New Jersey Licensed Land Surveyor, certifying that the submitted survey depicts the true existing conditions on the subject property, shall also be required. The Survey shall include the distances between the proposed building(s) and any other buildings on adjacent lots (on both sides and the rear of the Subject Property).
- x   4. Lot area expressed both in acreage and square feet, to the nearest tenth of an acre, both with and without any area(s) located within any existing or proposed public rights-of-way.
- x   5. Development boundary lines (heavy solid line).
- x   6. Detailed site drawings, drawn to scale and fully dimensioned, depicting the size and location of all existing and proposed structures, signs and lighting, with height noted, and indicating if existing structures and uses will be retained or removed. All existing and proposed setbacks for structures must be delineated on the plans.
- x   7. Detailed architectural and elevation drawings, drawn to scale and fully dimensioned, depicting all four (4) building elevations (labeled north, south, east and west, with street names as applicable), with colors and materials indicated on the plans. All proposed setbacks for structures must be delineated on the plans.
- x   8. Completed **Schedule of Requested 'c' Variances** attached to this Checklist.
- x   9. Detailed justification for the relief requested, including statement addressing the Positive Criteria required for 'c' Variance relief, and specifically addressing any detrimental impact the grant of such variance might have to the public good or the City's Zone Plan or Zoning Ordinance.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
\_\_\_\_\_  
Signature of Applicant

11-29-2021  
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## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST H.

#### 'c' Variances

Pursuant to N.J.S.A. 40:55d-70c

See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

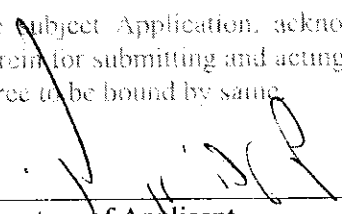
**Each page** of this Checklist must be signed and dated by the Applicant.

**APPLICANTS MAY UTILIZE THIS FORM OR MAY CREATE THEIR OWN SCHEDULE AS LONG AS THE REQUIRED INFORMATION IS INCLUDED.**

SCHEDULE OF REQUESTED 'c' VARIANCES			
Variance Number	Ordinance Reference (§300- )	Regulation / Requirement	Existing / Proposed Condition
1.	§300-23	Maximum Impervious Coverage / Max. 80%	100% / 98%
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

(use additional pages if necessary)

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

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(insert revision date)



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST H.

'c' Variances

Pursuant to N.J.S.A. 40:55d-70c

See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

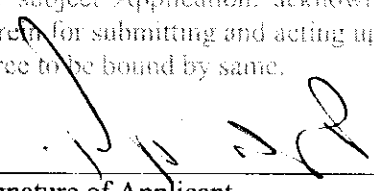
**Each page** of this Checklist must be signed and dated by the Applicant.

**APPLICANTS MAY UTILIZE THIS FORM OR MAY CREATE THEIR OWN SCHEDULE AS LONG AS THE REQUIRED INFORMATION IS INCLUDED.**

'c' VARIANCE JUSTIFICATION NARRATIVE	
Variance Number (from Schedule of Requested 'c' Variances)	Detailed Justification for Variance Request
1.	Variance is an existing non-conformance
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

**(use additional pages if necessary)**

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
Signature of Applicant

11-29-2021  
Date