

BERND E. HEFELE
COUNSELLORS AT LAW

21 BOWLING GREEN PARKWAY, SUITE 200
LAKE HOPATCONG, NJ 07849

HEFELELAW.COM

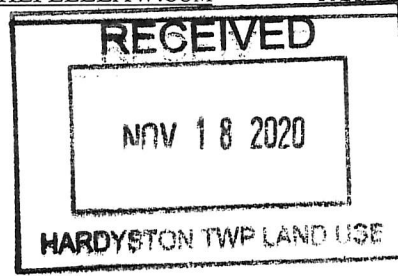
BERND E. HEFELE, ESQ.
TYLER R. ZEBERL, ESQ.

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EMAIL: LEGAL@HEFELELAW.COM

PHONE: (973) 663-5595
FAX: (973) 663-5596

November 4, 2020

Hardyston Township Administration
Municipal Building
149 Wheatsworth Road
Hardyston, New Jersey 07419
Attn: Ann Marie Wilhelm



RE: Preliminary and Final Site Plan and Subdivision
Boomerang Parking Lot Block 16 Lot 1.09 Block 16.32 Lot 1

Dear Ms. Wilhelm:

In connection with the above matter this office represents the interests of Minerals Resort and Spa SPE LLC. Our client filed an application to add additional surface parking stalls to the Boomerang parking facility under cover letter dated November 20, 2019. Enclosed please find additional application materials as well as a listing of what was previously submitted. At this point we believe all comments have been addressed and the application is ready to be heard.

Enclosed:

1. 17 additional copies of an amended and fully completed Application as well as Affidavit of Ownership and Authorizations to inspect. You are in possession of the original application with original signatures. Please note the application no longer seeks to convert the building to a banquet facility and only contemplates adding additional surface parking spaces.
2. Copies of the Administrative checklist, Preliminary Site Plan checklist, Preliminary Subdivision checklist, Final Site Plan Subdivision checklists and Waiver Summary were submitted by Tom Graham under separate cover dated August 28, 2020.
3. 17 copies of the Stormwater Management Calculations were submitted by Tom Graham under separate cover dated August 28, 2020.

4. 17 copies of revised Subdivision and Engineering Plans as well as 17 copies of an updated General Development Plan were submitted by Tom Graham under separate cover dated August 28, 2020.
5. The application fees escrow fees and the tax map maintenance fee were submitted with the original application and under my cover letter of November 20, 2020.
6. Certification of paid taxes attached.
7. Legal Notice attached.
8. No other agency approvals are required other than Sussex County Soil Erosion which application will be made provided the Municipality approves the Application. As such a temporary waiver for completeness only has been requested.
9. A CD containing the application materials is attached.

I would ask that you kindly review the application for final completeness and confirm a public hearing date so that we may appear at your next regularly scheduled meeting. Kindly contact my offices in the event you require any additional information relative to the Application or the hearing.

Thank you for your courtesies and consideration

Very truly yours,



BERND E. HEFELE, ESQ.

BEH/sg

cc: Crystal Springs
LAM Development
Dykstra Walker

TOWNSHIP OF HARDYSTON
LAND USE APPLICATION

TO: Zoning Board of Adjustment ☐
Planning Board ☒

DATE: 11/20/19

PROJECT NAME: Boomerang Parking Lot
Minerals Resort and Spa SPE LLC

Block: 16 Lot: 1.09 'Crystal Minerals' Tax Map Page (s):
16.32 1 "Crystal Minerals"
16.32 1.17 "Lam"
16.32 1.18 "Lam"

Physical Address:

Zone: Please check the appropriate box below to identify the application's zone.

Midd-10	Minimum Impact Development District		Midd-5	Minimum Impact Development District		Midd-3	Minimum Impact Development District	
GC	Golf Course		OSGU	Open Space/Gov. Use		R-3	Lakeside Residential	
R-4	Medium Density Residential		R-C	Residential Commercial		C-R	Commercial Recreation	✓
C-R (VC)	Village Center		B-1	Neighborhood Commercial		B-2	Highway Business	
TC-SCD	Town Center Shopping District		I-1	Limited Industrial		I-2	Medium Industrial	
R-5	Attached Single-Family/Multifamily Residential District							

Section I. APPLICATION TYPE:

Please check the appropriate box to identify the application type.

Concept Plan	Minor Subdivision	C Variance	
Minor Site Plan	Preliminary Subdivision	D Variance	
Preliminary Site Plan	Final Subdivision	Conditional Use	
Amended Preliminary Site Plan	Amended Preliminary Subdivision	Certificate of Non-Conforming Use*	
Final Site Plan	Amended Final Subdivision	Appeal	
Extension of Approval	Amended Final Site Plan	Interpretation	
General Development Plan			

*Applications for a Certificate of Non-Conformity must also include the prior zoning designation.
Previous Zone:



TOWNSHIP OF HARDYSTON
LAND USE APPLICATION

Section II. DEVELOPMENT TEAM CONTACT INFORMATION:

	Name	Address	Telephone	Fax	Email
Applicant	Minerals Resort and Spa SPE LLC Applicant & Owner	3621 Rt 94 Hamburg NJ 07419	973 445 8635		amulvihill@ crystalgolfresort .com
Owner	Lam Development	115 River Rd Suite 103 Edgewater NJ 07020	201 399 7777		Anthony lam usa @ gmail.com
Engineer	Dykstra Walker Design Thomas Graham PE	21 Bowling Green Suite 204 Lk. Hopatcong NJ 07849	973 663 6540	0024	tgraham @ dykstrawalker .com
Attorney	Bernd Hefele Esq	21 Bowling Green Lk Hopatcong NJ 07849	973 663 5595	5596	hefelelaw@ optonline.net
Planner					
Surveyor					
Other					

To avoid processing delays, please complete the entire form. Identify items that do not apply as n/a.



TOWNSHIP OF HARDYSTON
LAND USE APPLICATION

Section III. Fees and Escrow *(Separate checks are required)*

Amount enclosed for fees: \$ 341.82 Check No. _____

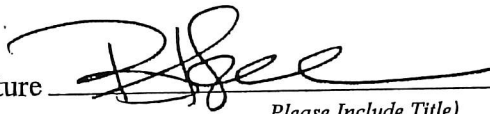
Amount enclosed for escrow: \$ 8075.⁰⁰ Check No. _____

Section IV. Required Documents:

1.

CERTIFICATION

The undersigned has submitted the accompanying plans, applications, (public notice documents can be submitted under separate cover) and other necessary supporting data, and hereby certifies that all information submitted is accurate and complete.

Applicant's Signature  Date: 11/20/19
Please Include Title)
Bernal Hefele Esq.
Attorney for Applicant

STATE OF NEW JERSEY

COUNTY OF _____

SWORN TO AND SUBSCRIBED, before me,
this 20 day of November, 2019



SUSAN GAMBUTI
Notary Public of New Jersey
My Commission Expires 05/22/2024



Notary Public, State of New Jersey

To avoid processing delays, please complete the entire form. Identify items that do not apply as n/a.



STATE OF NEW JERSEY

COUNTY OF Sussex

Julie Mulvihill Pres. of

of full age, being duly sworn according to

law on oath deposes and says, that the deponent resides at

3621 Rt 94 Hamburg NJ 07419

in the municipality of

in the County of

and

the State of , that

Minerals Resort & Spa SPE LLC

is the owner in fee of all that certain lot, piece or parcel of land situated, lying, and being in the municipality aforesaid, and known and designated as

Block(s) 16

Lot(s) 1.09

16.32

1

Owner's Signature X

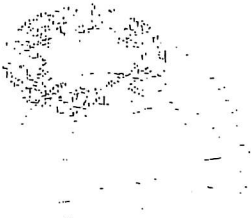
Julie Mulvihill Pres
(Please Include Title)

Date: 11/20/19

STATE OF NEW JERSEY

COUNTY OF Sussex

SWORN TO AND SUBSCRIBED, before me,
this 20 day of November 2019



Maureen J. Cowell
Notary Public, State of New Jersey

MAUREEN J. COWELL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 16, 2020

TOWNSHIP OF HARDYSTON
LAND USE APPLICATION

2.

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY

COUNTY OF *Sussex*

Anthony Lam Managing Member
of Lam Development LLC of full age, being duly sworn according to
law on oath deposes and says, that the deponent resides at *115 River Rd Suite 103*
Edgewater NJ 07020

in the municipality of

in the County of

and

the State of

, that *Lam Development LLC*

is the owner in fee of all that certain lot, piece or parcel of land situated, lying, and being in the
municipality aforesaid, and known and designated as

Block(s) *16.32*

Lot(s) *1.17*

16.32

1.18

Owner's Signature

Date:

11/20/19

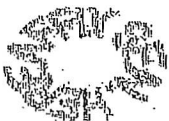
(Please Include Title)

Anthony Lam Managing Member

STATE OF NEW JERSEY

COUNTY OF *Monmouth*

SWORN TO AND SUBSCRIBED, before me,
this *21* day of *November* 20*19*



A handwritten signature in black ink, appearing to read "B. Hefe", written over a horizontal line.

Notary Public, State of New Jersey

Bernd E. Hefe, ESQ.

21 Bowling Green Pkwy. Suite 200
Lake Hopatcong, NJ 07849

To avoid processing delays, please complete the entire form. Identify items that do not apply as n/a.



TOWNSHIP OF HARDYSTON
LAND USE APPLICATION

3.

OWNER'S AUTHORIZATION

If anyone other than the owner is making this application, the following authorization must be executed:

is hereby authorized to make the within application.

Dated: 11/20/19

X

(Owner's Signature/ Title)

Anthony Lam Managing Member

4.

SITE INSPECTION AUTHORIZATION FORM

I Anthony Lam
Managing Member hereby give permission for Hardyston Township Municipal Agencies and their agents
Lam Development
upon and inspect these premises with respect to this application for

Minerals Resort & Spa SPE LLC

on Block (s) 16.32 Lot (s) 1.17
16.32 1.18

Applicant's Signature:

X

(Please Include Title)

Anthony Lam Managing Member

Date: 11/20/19

To avoid processing delays, please complete the entire form. Identify items that do not apply as n/a.



If anyone other than the owner is making this application, the following authorization must be executed:

is hereby authorized to make the within application.

N/A same as applicant.

Dated: _____

(Owner's Signature/ Title)

4.

SITE INSPECTION AUTHORIZATION FORM

Julie Mulvihill Pres of Minerals Resort and Spa SPE LLC
I hereby give permission for Hardyston Township Municipal Agencies and their
upon and inspect these premises with respect to this application for

on Block (s) *16* Lot (s) *1.09*
16.32 *1*

Applicant's Signature: *x*

Julie Mulvihill Pres.
(Please Include Title)

Date: *11/20/19*

Maureen J. Cowell 11/20/19

MAUREEN J. COWELL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 18, 2020

TOWNSHIP OF HARDYSTON
LAND USE APPLICATION

5.

Lam Development
CORPORATION OR PARTNERSHIP FORM

Applications before the Planning Board/Zoning Board of Adjustment by a Corporation or Partnership for a subdivision of 6 or more lots or 25 or more family units or for approval of a site plan to be used for commercial purposes shall list below the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the Partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1.

Name: *Anthony LAM 100%*

Address: *115 River Rd Suite 103
Edgewater NJ 07020*

Name:

Address:

Name:

Address:

Name:

Address:

Name:

Address:

Name:

Address:

Please note: "No Planning Board, Board of Adjustment or Municipal Governing Body shall approve the application of any Corporation or Partnership which does not comply with the Act" as per N.J.S.A. 40:55D-048.1 et seq., P.L. 1977, Chapter 336, Section 3.

To avoid processing delays, please complete the entire form. Identify items that do not apply as n/a.



TOWNSHIP OF HARDYSTON
LAND USE APPLICATION

5.

Minerals Resort & Spa SPE LLC
CORPORATION OR PARTNERSHIP FORM

Applications before the Planning Board/Zoning Board of Adjustment by a Corporation or Partnership for a subdivision of 6 or more lots or 25 or more family units or for approval of a site plan to be used for commercial purposes shall list below the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the Partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1.

50%
Name: Gail Mulvihill 2014 GST
Non Exempt Irrevocable
Trust
Address: 362 Rt. 94
Hamburg NY 07419
Address:

50%
Name: Rosalind Davidowitz
Address: 362 Rt. 94
Hamburg NY 07419
Address:

Name: Address:

Name: Address:

Please note: "No Planning Board, Board of Adjustment or Municipal Governing Body shall approve the application of any Corporation or Partnership which does not comply with the Act" as per N.J.S.A. 40:55D-048.1 et seq., P.L. 1977, Chapter 336, Section 3.

To avoid processing delays, please complete the entire form. Identify items that do not apply as n/a.



TOWNSHIP OF HARDYSTON
LAND USE APPLICATION

Section V. APPLICATION SUMMARY:

1. Present provide a description of the current and proposed use

Application for an increase of 60 parking spaces
to the existing Boomerang Parking Lot.

2. Has there been any previous appeal, request, or application to this or any other Township, Board, Court, or the Construction Official involving these premises? If yes, state the nature, date, and disposition of said matter.

Prior Approval of the Boomerang Parking Garage
and Surface Parking Lot.

To avoid processing delays, please complete the entire form. Identify items that do not apply as n/a.



TOWNSHIP OF HARDYSTON
ORDINANCE #2011-14

AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY AMENDING CERTAIN PORTIONS OF CHAPTER 88, FEES, OF THE REVISED GENERAL ORDINANCES TO INCLUDE FEES FOR RESUBMISSIONS, REAPPROVALS AND AMENDMENTS TO SITE PLANS AND GENERAL DEVELOPMENT PLANS, AND AMENDING THE REQUIREMENTS FOR MINIMUM ESCROW DEPOSITS

BE IT ORDAINED by the Municipal Council of the Township of Hardyston, County of Sussex, State of New Jersey, as follows:

SECTION 1. Chapter 88, Fees Section 88-3, Land Use Fees, Subsection A. (3) of the aforesaid Revised General Ordinances is hereby amended to read as follows:

(3) Site plans - application fees.

- * (a) Preliminary site plan application: \$200 base fee plus \$10 per 100 square feet of proposed building space plus \$0.50 per 1,000 square feet of disturbed land area (including areas to be re-vegetated.).
- * (b) Final site plan application: 50% of preliminary site plan application fee.
- (c) *Resubmission, re-approval or substantial amendment to prior approval: \$2.50 per 100 square feet of the proposed total building space if any changes are proposed to buildings plus \$0.25 per 1,000 square feet of the land area to be disturbed based on the amendment (including areas to be re-vegetated.) Minimum application fee shall be \$500.00*
- (d) Minor Site Plans: \$100.00

SECTION 2. Chapter 88, Fees, Section 88-3, Land Use Fees, Subsection H. (1) (d) of the aforesaid Revised General Ordinances is hereby amended to read as follows:

- (d) Escrow amounts for land disturbance. The escrow funds for review of applications involving land disturbance, but not site improvements or review of conceptual plans, shall be calculated as follows:

Area of Land Disturbance	Escrow Fund
* Over 5,000 square feet	0.1 x area of disturbance
Concept Plan Review	\$500

$$\begin{aligned}
 (a) &= \$200 + \frac{\$10}{100\text{SF}} (0.5\text{SF BUILDINGS}) + \frac{\$0.50}{1000\text{SF}} (55,750\text{ SF DISTURBANCE}) \\
 &= \$200 + \$10 + \$27.88 \\
 &= \$227.88 \\
 (b) &= (0.50)(\$227.88) = \$113.94 \quad \rightarrow \text{Application Fee Total } \$341.82 \\
 (d) &= (0.1)(55,750) = \$5,575 \quad \rightarrow \text{Escrow Fee Total } \$8,075.00 \\
 (e) &= (1500) + (1000) = \$2,500
 \end{aligned}$$

(e) Minimum escrow deposits for land-use applications shall be as follows:
follows:

		Minimum Escrow Deposit
Subdivision:		
Initial subdivision	Minor	\$1,000
	Preliminary	\$1,500
	Final	\$1,000
Amendment	Minor	\$500
	Preliminary	\$750
	Final	\$500
Site plan:		
Initial subdivision	Minor	\$1,000
	Preliminary	\$1,500
	Final	\$1,000
Amendment	Minor	\$500
	Preliminary	\$750
	Final	\$500
Conditional Use:		
Only		\$750
As part of another application		\$200
Variance:		
Only a, b, c, 35/36		\$700
As part of another application		\$200
Only "d" variance		

HARDYSTON TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
149 WHEATSWORTH ROAD
HARDYSTON, NJ 07419

**NOTICE TO PROPERTY OWNERS
AND OTHERS ENTITLED TO SERVICE**

PLEASE TAKE NOTICE, that the undersigned, Minerals Resort and Spa SPE LLC has filed an application with the Hardyston Township Planning Board seeking land use approvals to add 60 additional exterior surface parking spaces to an existing parking garage. The subject property consists of approximately 30 acres and is identified as Block 16 Lot 1.09 and Block 16.32, Lot 1 on the Tax and Assessment Map of the Township of Hardyston. Within the Township of Hardyston, the site is located in the Commercial Recreation Zone District. The Applicant is seeking approval from the Hardyston Township Planning Board in order to amend the prior final site plan approval and add additional property to the tract in order to expand the number of surface parking spaces, all as more specifically set forth on the plans.

The Applicant seeks the following:

1) Amended preliminary and final subdivision plan approval under the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-48 and N.J.S.A. 40:55D-52 as well as the Land Use and Zoning Ordinances of the Township of Hardyston.

2) Amended preliminary and final site plan approval under the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50 as well as the Land Use and Zoning Ordinances of the Township of Hardyston.


The Applicant may also apply for such variance relief, exceptions, waivers, permits, approvals or licenses that are deemed necessary or appropriate by the Applicant or the Board and which may arise during the course of the hearing process.

This application is on the calendar for the Planning Board for the Township of Hardyston. The initial public hearing in regard to this application will take place on Thursday, December 17, 2020 at 7:30 p.m. at the Hardyston Township Municipal Building, 149 Wheatsworth Road, Hardyston, New Jersey 07419. Members of the public will be permitted to participate electronically and/or telephonically using the below link or telephone number.

<https://zoom.us/j/97900766943?pwd=SWZmOFpuWVpLRW80eUJ0RldjM3N1Zz09> or or you may dial 1 646 558 8656 and enter webinar id 979 0076 6943 followed by # and passcode 650422 followed by #

When the case is called, you may appear either electronically or by telephone either pro se or via an attorney to present any evidence which you may have regarding the application. This case may be heard on the above date or any adjourned date designated by the Land Use Board at this public meeting without additional notice. The maps, plans, plats and applications for approval of this matter are on file with the Office of the Planning Department and are available for inspection at the Planning Department located within the Hardyston Township Municipal Building, 149 Wheatsworth Road, Hardyston, New Jersey 07419 during normal business hours. The application materials and plans will also be available on the official Township of Hardyston website, on the Land Use Page.

This Notice is being published in accordance with the requirements of the Municipal Land Use Law and the Ordinances of the Township of Hardyston.



Bernd E. Hefe, Esq.

Attorney for the Applicant,

Grand Cascades Lodge at Crystal Springs LLC

ADMINISTRATIVE CHECKLIST

TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

CASE NUMBER:		DATE: Nov 20, 20.	
PREPARED BY: Bernd Hefe			
PROJECT NAME: Bomerang Parking Lot Grand Cascades Lodge at Crystal Springs			
		YES	WAIVER REQUESTED AND LISTED ON WAIVER SUMMARY LIST
I.	ALL APPLICATIONS:		
1.	Application fees *	✓	
2.	Escrow account deposit *	✓	
3.	Written explanation of fee and escrow calculation	✓	
4.	One original application package consisting of the completed application form with original signatures, completed Administrative Checklist, completed Schedule A Checklist(s), associated documents**, required plan(s), any additional requirements as noted below, and 17 collated copies of this application package.	✓	
5.	One current quarter certification from the tax collector verifying payment of taxes, liens, and assessments.	✓	
6.	One copy of the legal notice	✓	
7.	List of other agency approvals required and one copy of the application to or approval from each agency. Attach one original list to the original application packet and one copy of the list to each of the 17 packets.	✓	
8.	List of any variances requested including a reference to the ordinance section and a description of the variance (s) requested. Attach one original list to the original application packet and one copy of the list to each of the 17 packets.	✓	
9.	List of waivers being requested from the Administrative Checklist and Schedule A Checklist (technical). Attach one original list to the original application packet and one copy of the list to each of the 17 packets.	✓	
II.	ADDITIONAL REQUIREMENT: ALL SITE PLAN APPLICATIONS		
1.	18 copies of building plans showing elevations and floor plans of any proposed building	N/A	
III.	ADDITIONAL REQUIREMENT: AMENDED SITE PLAN AND/OR AMENDED SUBDIVISION		
1.	Identify, describe, and list the changes made to the original application form and plans. Attach one original list to the original application and one copy to each of the 17 application packets.	N/A	
IV.	ADDITIONAL REQUIREMENT: ALL SUBDIVISIONS		
1.	Provide one original and 17 copies of an Affordable Housing Compliance Plan. Attach the original plan to the original application, and attach one copy to each of the 17 application packets.	N/A	
V.	ADDITIONAL REQUIREMENT: FINAL SUBDIVISIONS		
1.	Provide confirmation from the tax assessor that the proposed lot numbers and street addresses are correct. Attach the original confirmation to the original application, and attach one copy to each of the 17 application packets.	N/A	

* Fees and escrow require separate checks

** Stormwater Management Plan – 4 Copies required



Boomerang Garage Waiver Summary List:

Construction / Preliminary Site Plan Checklist:

- Item 10. Surveys for properties have previously been submitted to the municipality for prior applications on the affected lots.
- Item 34. The data was submitted as part of the original overall development application and was waived as part of the Shotmeyer application, this application proposes no substantial changes to the previously approved plans.

Construction / Final Site Plan Checklist:

- Item 1. This is a temporary waiver request as the data will be provided upon completion of construction.
- Item 12. This is a temporary waiver request as the data will be provided upon completion of construction.
- Item 14. This is a temporary waiver request as the data will be provided upon completion of construction.
- Item 22. The data was submitted as part of the original overall development application and was waived as part of the Shotmeyer application, this application proposes no substantial changes to the previously approved plans.
- Item 23. The data was submitted as part of the original overall development application and was waived as part of the Shotmeyer application, this application proposes no substantial changes to the previously approved plans.
- Item 24. This is a temporary waiver request as the data will be provided upon completion of construction.
- Item 25. This is a temporary waiver request as the data will be provided upon completion of construction.

Preliminary Subdivision Checklist:

- Item 6. Surveys for properties have previously been submitted to the municipality for prior applications on the affected lots.
- Item 29. Sufficient data is provided on the plans and there are no significant alterations or utility services proposed as part of the project.

- Item 34. The data was submitted as part of the original overall development application and was waived as part of the Shotmeyer application, this application proposes no substantial changes to the previously approved plans.
- Item 35. The project does not require a dedicated construction or sales trailer.

Final Subdivision Checklist:

- Item 1. This is a temporary waiver request as the data will be provided upon completion of construction.
- Item 12. This is a temporary waiver request as the data will be provided upon completion of construction.
- Item 14. This is a temporary waiver request as the data will be provided upon completion of construction.
- Item 17. The data was submitted as part of the original overall development application and was waived as part of the Shotmeyer application, this application proposes no substantial changes to the previously approved plans.
- Item 24. This is a temporary waiver request as the data will be provided upon completion of construction.
- Item 25. This is a temporary waiver request as the data will be provided upon completion of construction.

SCHEDULE A CHECKLIST
FINAL SITE PLAN
TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

CASE NUMBER:		DATE: 08/26/2020	
PREPARED BY: Thomas G. Gorman			
PROJECT NAME: Boulderly Park Extension GRAND CASCADES LODGE AT CRYSTAL SPRINGS			
ITEM NO.	FINAL SITE PLAN REQUIREMENTS	PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
1.	As-Built Plans drawn signed and sealed by appropriate New Jersey licensed professional pursuant to N.J.A.C. 13:40-7 et.seq.	✓	✓ Temporary
2.	Map sizes permitted: 8-1/2" x 11", 8-1/2" x 14", 11" x 17", 15" x 21", 24" x 36"	✓	
3.	Scale not be smaller than 1" = 50'	✓	
4.	Key map showing subject property and all lands within 500' thereof with existing streets, zone boundaries, and municipal boundaries shown	✓	
5.	Name of the development, name and address of the owner and the applicant, the date of preparation, street address and block and lot numbers of the subject property, a graphic and written scale, a reference meridian, and a revision box containing the chronology of revisions	✓	
6.	Property lines for the lot(s) involved	✓	
7.	Existing structures with setbacks to all property lines	✓	
8.	Existing streets within and abutting the site, both public and private, showing the right-of-way width and the width of the traveled way	✓	
9.	Location and width of sidewalks within the site and abutting the subject property	✓	
10.	Location and width of driveways, delineation of parking spaces, handicapped parking, loading areas, walls, fences and any other miscellaneous items constructed on the site.	✓	
11.	Existing physical features within and abutting the site including streams, wetlands, wetland buffers, floodplains, floodways, bridges, railroads, and bridges	✓	
12.	All public and common private improvements constructed in conjunction with site plan including but not limited to: curbs, sidewalks, roadways, site and street lights, traffic control signs, landscaping	✓ N/A	✓ Temporary
13.	Storm drainage system shall include a description of each structure, the elevation of all manhole rims and inlet grate, size and slope of all pipes, invert elevation of the pipes entering and exiting each structure and all other appurtenances relating to the system	✓	



SCHEDULE A CHECKLIST
FINAL SITE PLAN
TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

ITEM NO.	FINAL SITE PLAN REQUIREMENTS	PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
14.	Stormwater management facilities such as drywells, detention basins, infiltration basins, etc., including all as-built features to substantiate conformance with the approved design. In addition a certification shall be provided from the design engineer indicating that the stormwater management facilities have been constructed in accordance with the approved design and conform with all applicable stormwater management requirements		✓ PENDING
15.	Information to be provided for the water system shall include the location of the well or wells servicing the system, the location size, height and elevation of any water storage facilities, the size, material and location of all pipes, location of fire hydrants and valves, location of water services for each lot including the location of curb boxes and shut-offs and all other appurtenances relating to the system.	N/A	
16.	Information to be provided for the sanitary sewer system shall include the elevation of all manhole rims, size and slope of all pipes, invert elevation of the pipes entering and exiting each structure, location and size of disposal beds, location of force mains, pump stations, building laterals including cleanouts, and all other appurtenances relating to sewage disposal.	N/A	
17.	Stormwater Management Maintenance Plan addressing all provisions of Chapter 8 of the New Jersey Stormwater Best Management Practices Manual.		✓
18.	Sight triangle easement on all corner lots	✓	
19.	Setback lines for the lot/(s) based on zone requirements	✓	
20.	Written estimate of construction costs for all required site improvements that have not been completed at the time of application.	✓	
21.	A deed, including a legal description of all lands to be dedicated for public use, i.e., right-of-ways, easements, etc.	N/A	
22.	Copy of all existing and proposed protective covenants or deed restrictions of every nature affecting the subject property including a statement as to whether such deeds or covenants are of record	✓	
23.	If there is no condominium association or similar arrangement for maintenance of common facilities, the developer shall furnish an agreement under which all common facilities will be maintained and other supplementary services provided. Deeds for common lots, lots with easements and detention basin lots shall have their associated maintenance agreements attached	✓	
24.	Affidavit from applicant with reasonable supporting documentation as deemed appropriate by the engineer verifying compliance with all terms and conditions of the preliminary approval		✓ PENDING
25.	Affidavit from applicant certifying that the final site plan is identical to the preliminary site plan. If not, list specific changes with respect to any deviations		✓ PENDING



SCHEDULE A CHECKLIST
PRELIMINARY SITE PLAN
TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

CASE NUMBER:		DATE: 8/26/2020	
PREPARED BY: Thomas Capalano			
PROJECT NAME: Beechline Park Expansion			
ITEM NO.	PRELIMINARY SITE PLAN REQUIREMENTS	PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
1.	Plans drawn, signed, and sealed by appropriate New Jersey licensed professional persons(s) pursuant to N.J.A.C. 13:40-7 et. seq.	✓	
2.	Scale to be not smaller than 1" = 50'	✓	
3.	Key map showing the subject property and all lands within 500' thereof with existing streets and zone boundaries	✓	
4.	Map sizes permitted: 8-1/2" x 11", 8-1/2" x 14", 11" x 17", 15" x 21", 24" x 36"	✓	
5.	Name of the development, name and address of the owner and the applicant, the date of preparation, street address and block and lot numbers of the subject property, a graphic and written scale, a reference meridian, a Table of Contents, and a revision box containing the chronology of revisions	✓	
6.	Zone data box showing zone district, applicable bulk requirements of the zone, and showing how the proposal conforms to the bulk requirements of the zone.	✓	
7.	Plans shall include the following signature box: Approved by the Hardyston Planning (Zoning) Board Planning (Zoning) Board Chairman _____ Date _____ Planning (Zoning) Board Secretary _____ Date _____ Planning (Zoning) Board Engineer _____ Date _____	✓	
8.	A list of all property owners within 200' of the limits of any lot or lots included as part of the site plan as disclosed by the most recent tax records	✓	
9.	Any municipal limits within 200' of the development and the names of the adjoining municipalities	✓	
10.	Survey of the entire tract or property prepared by a NJ licensed surveyor conforming to all requirements of N.J.A.C. 13:40-5.1.	✓	
11.	Existing physical features both on-site and within 100' of the tract including streams, wetlands, floodplains, railroads, bridges, drainage, trees, and utilities	✓	
12.	Location and use of all property to be reserved by covenant in the deed for the common use of all property owners or otherwise	N/A	



SCHEDULE A CHECKLIST
PRELIMINARY SITE PLAN
TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

ITEM NO.	PRELIMINARY SITE PLAN REQUIREMENTS	PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
13.	Location, use, and width of all existing and proposed easements, and a note on the plan as to whether each is public or private	✓	
14.	Location of all structures and driveways within 50' of the development	✓	
15.	Existing property lines with metes and bounds description	✓	
16.	Setback lines based on zone requirements	✓	
17.	Circulation Plan showing pedestrian and vehicular traffic circulation through the development	✓	
18.	Existing and proposed streets, both public and private, showing the right-of-way width and width of the traveled way	✓	
19.	Existing and proposed sidewalks and driveways within the site	✓	
20.	Existing and proposed parking spaces and loading areas	✓	
21.	Public improvements and construction plans for all new streets and improvements to existing streets including centerline geometry, road profiles, road cross sections 50' on-center; and grading plan showing existing and proposed contours	N/A	
22.	Erosion and Sediment Control Plan	✓	
23.	Sign Plan showing location of existing and proposed traffic control signs, street signs, development signs including details showing size, height, and material for each sign	✓	
24.	Lighting Plan showing location of site lights, height, isolux lighting footprints, average maintained foot candle level, maximum to minimum lighting ratio, and construction details	✓	
25.	A Stormwater Management Plan in accordance with Residential Site Improvement Standards and/or municipal ordinances	✓	
26.	Plans and profiles for existing and proposed storm sewers, sanitary sewers, and water mains	✓	
27.	Wetlands areas and proposed transition areas delineated by a qualified professional or a statement indicating no wetlands or wetlands transition areas exist on the property	✓	
28.	Sufficient existing and proposed elevations or contours on-site and up to 25' beyond the property lines. Contours are to be shown at a two foot interval for slopes up to 20% and can be shown at a 10 foot interval for slopes in excess of 20%	✓	
29.	Landscape Plan clearly delineating the limits of disturbance and showing all proposed plantings including species and size of plant materials	✓	
30.	Location of any fences with associated construction details	✓	
31.	Preliminary elevations and floor plans of any proposed buildings showing windows and doors, and roof treatments proposed for the buildings	N/A	
32.	Construction details for all site improvements	✓	
33.	A written estimate of construction costs for all site improvements excluding buildings	✓	



SCHEDULE A CHECKLIST
PRELIMINARY SITE PLAN
TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

ITEM NO.		PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
	PRELIMINARY SITE PLAN REQUIREMENTS		
34.	Environmental Impact Assessment including the following: a.) Plan and description of the proposed development b.) Inventory of existing natural resources c.) Assessment of environmental impacts d.) Unavoidable adverse environmental impacts e.) Steps to minimize adverse environmental impacts f.) Additional issues to be evaluated and addressed include sewage facilities, water supply, storm water, stream encroachments, flood plains, wetlands, solid waste disposal, air pollution, traffic, social and economic impacts, aesthetics, and licenses, permits, etc.		<i>waiver</i>
35.	For sites located within the Highlands Preservation Area, an exemption letter, waiver, or a permit from the NJ Department of Environmental Protection or the Highlands Council for the proposed activity		<i>N/A</i>



SCHEDULE A CHECKLIST
PRELIMINARY MAJOR SUBDIVISION
TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

CASE NUMBER:		DATE: 08/26/2020	
PREPARED BY: Thomas Gresham			
PROJECT NAME: Foxmen Park Exclusion			
	GRAND CASCADES LODGE AT CRYSTAL SPRINGS	PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
ITEM NO.	PRELIMINARY SUBDIVISION REQUIREMENTS		
1.	Plans drawn, signed, and sealed by appropriate New Jersey licensed professional persons(s) pursuant to N.J.A.C. 13:40-7 et. seq.	✓	
2.	Scale to be not smaller than 1"=100'	✓	
3.	Key map showing the subject property and all lands within 500' thereof with existing streets and zone boundaries	✓	
4.	Map sizes permitted: 8-1/2" x 11", 8-1/2" x 14", 11" x 17", 15" x 21", 24" x 36"	✓	
5.	Zone data box showing zone district, applicable bulk requirements of the zone, and showing how each proposed lot conforms with the bulk requirements of the zone	✓	
6.	Survey of the entire tract or property prepared by a NJ licensed surveyor conforming to all requirements of N.J.A.C. 13:40-5.1	✓	
7.	A list of all property owners within 200' of the limits of any lot or lots included as part of the subdivision as disclosed by the most recent tax records	✓	
8.	Any municipal limits within 200' of the development and the names of the adjoining municipalities	✓	
9.	Area of existing and proposed lots	✓	
10.	Existing and proposed streets, both public and private, showing the right-of-way width and width of the traveled way	✓	
11.	Existing improvements on each proposed lot with a note as to whether the improvements are to remain	✓	
12.	Location, use, and width of all existing and proposed easements and a note on the plan as to whether each is public or private	✓	
13.	Existing physical features both on-site and within 50' of the tract including streams, wetlands, floodplains, railroads, bridges, drainage, trees, and utilities	✓	
14.	Sufficient elevations or contours on-site and up to 50' beyond the property lines. Contours are to be shown at a two-foot interval for slopes up to 20% and can be shown at a 10 foot interval for slopes in excess of 20%	✓	
15.	Location of all structures and driveways within 50' of the development	✓	
16.	Wetlands areas and proposed transition areas delineated by a qualified professional or a statement indicating no wetlands or wetlands transition areas exist on the property	✓	



SCHEDULE A CHECKLIST
PRELIMINARY MAJOR SUBDIVISION
TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

ITEM NO.		PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
	PRELIMINARY SUBDIVISION REQUIREMENTS		
17.	Setback lines for each proposed lot based on zone requirements	✓	
18.	Plans shall include the following signature box: Approved by the Hardyston Planning (Zoning) Board Planning (Zoning) Board Chairman _____ Date _____ Planning (Zoning) Board Secretary _____ Date _____ Planning (Zoning) Board Engineer _____ Date _____	✓	
19.	A Stormwater Management Plan in accordance with Residential Site Improvement Standards and/or municipal ordinances	✓	
20.	Erosion and Sediment Control Plan	✓	
21.	A written estimate of construction costs for all site improvements excluding buildings	✓	
22.	Percolation or permeability test results including soil logs for each proposed lot. Soil logs shall be witnessed by the municipal health officer	N/A	
23.	Sketch of proposed layout or disposition of any remaining lands within the project limits	✓	
24.	For plats involving any corner lots, the required site easement shall be shown and described with metes & bounds	✓	
25.	Location of existing utilities onsite and within 50' of the site including but not limited to sanitary sewers, septic systems, storm sewers, water lines or wells, existing gas, telephone, electric and cable television	✓	
26.	Landscaping Plan showing proposed shade trees and other landscaping including species and size of plant materials. Buffer element showing berms, vegetation, and fences including all appropriate construction details	✓	
27.	Lighting Plan showing location of street lights including the height of the proposed lights. Details of the proposed lights should be provided	✓	
28.	Location and use of all property to be reserved by covenant in the deed for the common use of all property owners or otherwise	N/A	
29.	Plans and profiles for existing and proposed storm sewers, sanitary sewers, and water mains.	✓	
30.	Public improvements and construction plans for all new streets and improvements to existing streets including centerline geometry, road profiles, road cross sections 50' on-center; and grading plan showing existing and proposed contours	N/A	
31.	Construction details for all site improvements	✓	



SCHEDULE A CHECKLIST
PRELIMINARY MAJOR SUBDIVISION
TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY

ITEM NO.		PROVIDED	WAIVER REQUESTED AND INCLUDED ON WAIVER SUMMARY LIST
	PRELIMINARY SUBDIVISION REQUIREMENTS		
32.	Sign Plan showing location of existing and proposed traffic control signs, street signs, and any development signs. Details showing size, height, materials, and lighting to be provided	✓	
33.	All public property and property in the tract proposed to be dedicated to the municipality, accurately outlined and described with existing or proposed uses designated	N/A	
34.	Environmental Impact Assessment including the following: a.) Plan and description of the proposed development b.) Inventory of existing natural resources c.) Assessment of environmental impacts d.) Unavoidable adverse environmental impacts e.) Steps to minimize adverse environmental impacts f.) Additional issues to be evaluated and addressed include sewage facilities, water supply, storm water, stream encroachments, flood plains, wetlands, solid waste disposal, air pollution, traffic, social and economic impacts, aesthetics, and licenses, permits, etc.	✓	
35.	For sites located within the Highlands Preservation Area, an exemption letter, waiver, or a permit from the NJ Department of Environmental Protection or the Highlands Council for the proposed activity	N/A	
36.	A copy of all existing and proposed protective covenants or deed restrictions affecting the subject property including a statement as to whether such deeds or covenants are of record	✓	
37.	All public property and property proposed to be dedicated in the tract, accurately outlined and described with existing or proposed uses designated	N/A	
38.	Proposed conceptual grading plan for each proposed lot in any MIDD district to show how the lot can be developed in accordance with the requirements of the zone	N/A	
39.	For sites in any MIDD District, the delineation of the limit of disturbance on each proposed lot including the area of disturbance on each	N/A	
40.	For sites in any MIDD District, a Preliminary Design Assessment Report in accordance with Section 185-21A	N/A	
41.	For sites within any MIDD District with an area in excess of 100 acres, a Wildlife Management Plan in accordance with 185-21B	N/A	
42.	For sites in any MIDD District that include a lake or pond of five acres or more, a Lake Management Plan in accordance with 185 -21C	N/A	
43.	Location and use of all property to be reserved by covenant in the deed for the common use of all property owners or otherwise	N/A	
44.	Location of temporary construction or sales office and storage trailers, including temporary facilities for parking, landscaping, drainage, fencing, lighting, and signs	✓	

