

**SCHEDULE B
HARMONY TOWNSHIP
PRELIMINARY MAJOR SUBDIVISION
PLAT CHECKLIST**

	Does Not Waiver	Code	
Complies	Comply	Sought*	Ref.

X			148-6A	Taxes and Assessments
X			148-6B	List of Parties with 10% or More
			148-8B	(1) Submission of Preliminary Plat
X				(a) Five Copies of Application Forms
X				(b) Eight Copies of Plans
X				(c) Filing Fees as per 148-40A (2)

			148-11A	Common Requirements
X				(1) Appropriate Sheet Size
X				(2) Appropriate Scale
X				(3) Title Block Data
X				(4) North Arrow and Revision Dates
		W		(5) Lot Location Certification
N/A				(6) Driveway Location Certification
N/A				(7) Driveway Feasibility

			148-11B	Preliminary Plat Requirements
X				(1) Appropriate Preparer
X				(2) Title Block Data
X				(a) Name and Address of Subdivider
X				(b) Name and Address of Owner
X				(c) Total Tract Acreage
X				

* : If Waiver is Requested, Specific Reasons for Consideration Must be Submitted

NOTE: The Checklist Item Descriptions are not all-inclusive. The Applicant is Directed to Refer to the Harmony Twp Ordinance for More Specific Detail on Requirements for Completeness.

Complies	Does Not Waiver Comply	Code Sought*	Ref.
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X		
		W
X		
X		

- (d) Total Acreage within each Section
- (e) Total Acreage with each Zone
- (f) Total Number of Proposed Lots
- (g) Key Map

148-13A Preliminary Plat Survey Data

X		
X		

- (1) Field Traverse
- (2) Topography

148-13B Existing Site Conditions

X		
X		
N/A		
N/A		
N/A		

- (1) Streets within Subdivision and 500'
 - (a) Name
 - (b) Location and Width
 - (c) Intersections
 - (d) Centerline Elevations
 - (e) Typical Cross Section

X		
X		
X		

- (2) Other Right-of-Ways and Easements
 - (a) Identification and Description
 - (b) Location and Width
 - (c) Restrictions on Use

X		
X		
N/A		

- (3) Drainage Structures
 - (a) Type of Structure
 - (b) Location and Size
 - (c) Capacity

X		
X		
X		
		W

- (4) Utility Structures
- (5) Marshes, Ponds, Streams, Etc.
 - (a) Location of High Water Level
 - (b) Water Level on Date of Survey
 - (c) Maximum Water Depth
 - (d) Capacity of Streams

- (6) Test Holes
- (7) Public Lands
- (8) Building within 200ft
- (9) Trees

Complies	Does Not Waiver Comply	Code Sought*	Code Ref.
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148-13C Proposed Site Conditions

N/A		
N/A		
N/A		
N/A		
N/A		
N/A		
N/A		

- (1) Streets
 - (a) Name
 - (b) Right-of-Way Width
 - (c) Tentative Centerline Elevations
 - (d) Tentative Centerline Gradients
 - (e) Tentative Cross Sections
 - (f) High Points and Low Points
 - (g) Sight Distance Analysis

X		
X		
X		
X		
		W

- (2) Lot Layout
 - (a) Lot Lines and Dimensions
 - (b) Building Setback Lines
 - (c) Easements and Restrictions
 - (d) Lots/Parcels for Special Use
 - (f) Sight Triangles

X		
X		
X		

- (3) Storm Water Drainage System
 - (a) Proposed Drainage Facilities
 - (b) Watershed Outlines
 - (c) Preliminary Design Computation

- (4) Existing Trees to Remain
- (5) Sanitary Sewer System
- (6) Other Utilities
- (7) Estimated Traffic Demands
- (8) Tentative Grading Plan
- (9) Final Plat Sections
- (10) Impact on Community Services
- (11) Other Appropriate Data

X		
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148-32 E.I.S. Submittal, 15 copies

X		
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148-33A Project Description

148-33B Site Description and Inventory

X		
X		
X		
X		
X		
X		
X		

- (1) Types of Soils
- (2) Topography
- (3) Geology
- (4) Vegetation
- (5) Wildlife
- (7) Scenic and/or Historic Features
- (8) Existing Development Features

X		
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(9) Miscellaneous

Does Not Waiver Code
 Complies Comply Sought* Ref.

X		
N/A		
N/A		
X		
X		

148-33C Environmental Performance Controls

- (1) Drainage Plans/Soil Erosion
- (2) Sewage Disposal Techniques
- (3) Water Supply/Conservation
- (4) Energy Conservation
- (5) Noise Reduction

X		
X		
X		
X		
X		
N/A		
N/A		
X		
X		
N/A		
X		
X		

148-33D Impact

- (1) Soil Erosion and Sedimentation
- (2) Flooding
- (3) Surface Water Quality
- (4) Groundwater Pollution
- (5) Reduction of Groundwater
- (6) Sewage Disposal
- (7) Solid Water Disposal
- (8) Vegetation Destruction
- (9) Disruption of Wildlife
- (10) Destruction of Scenic/Historic Features
- (11) Air Quality Degradation
- (12) Noise Levels
- (13) Energy Utilization

		W
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148-34F Financial

X		
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148-36 E.I.S. and C.I.S. Fees

**SCHEDULE D
HARMONY TOWNSHIP
MAJOR SUBDIVISION FINAL
PLAT CHECKLIST**

	Does Not Waiver	Code
Complies	Comply	Sought*
<u>Ref.</u>		

X			148-6A	Taxes and Assessments
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X			148-6B	List of Parties with 10% or More
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			148-9C	Submission of Final Plat
X				(1) Nine Copies of Application Forms
X				(2) Nine Copies of Plat
		W		(3) Evidence of Improvement Completion
		W		(4) Five Copies of County and/or State Approval
N/A				(5) Five Copies of All Dedication Deeds
X				(6) Filing Fees as per 148-40A

			148-11A	Common Requirements
X				(1) Appropriate Sheet Size
X				(2) Appropriate Scale
X				(3) Title Block Data
X				(4) North Arrow and Revision Dates
		W		(5) Lot Location Certification
N/A				(6) Driveway Location Certification
N/A				(7) Driveway Feasibility

			148-11B	Additional Requirements
X				(1) Appropriate Preparer
				(2) Title Block Data
X				(a) Name and Address of Subdivider
X				(b) Name and Address of Owner
X				(c) Total Tract Acreage
X				(d) Total Acreage Within Each Section
		W		(e) Total Acreage Within Each Zone
X				(f) Total Number of Proposed Lots
X				(g) Key Map

x			148-15	Map Filing Law Compliance and Easements
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* If Waiver is Requested, Specific Reasons for Consideration Must be Submitted

NOTE:

The Checklist Item Descriptions are not All-Inclusive.
The Applicant is Directed to Refer to the Harmony Township Ordinance
for More Specific Detail on Requirements for Completeness.



Zoning Variance Request
FOR
Harmony Sand Solar Farm, LLC
Harmony Township, New Jersey
October 14, 2022
BE # J210466
 Prepared by:
BOHLER ENGINEERING NJ LLC
30 Independence Blvd., Warren, NJ 07059
Harmony Township, New Jersey

Zoning Variance's Requested		
Proposed Subdivision Lot	Type of Variance	Description
1	C Variance	Maximum lot coverage not in compliance. 5% permitted; 8.8% proposed by virtue of the subdivision.
1	D Variance	A use variance for the private drive which is to serve as access to the project on proposed lot 3 & 4.
3	C Variance	Minimum lot width not in compliance. 500' required; 215' proposed as lot does not have frontage on a street as its frontage is proposed to be on the internal drive.
3	C Variance	Minimum front yard setback not in compliance, minimum front yard setback 75' required; proposed lot does not have a frontage or a front yard. The proposed lot fronts on the internal road. The definition of front yard setback in the Ordinance relate to lot frontage on a street. Since there is not street, a variance is requested.
3	C Variance	Minimum side yard setback not in compliance. Minimum side yard 50' required; 35.3' proposed and a variance is requested.
4	C Variance	Minimum lot width not in compliance. 500' permitted; proposed lot does not have frontage on a public road. The definition of front yard setback in the Ordinance relates to lot frontage on a street. Since there is no street, a variance is requested.
4	C Variance	Minimum front yard setback not in compliance. Minimum front yard setback 75' permitted; proposed lot does not have frontage.
4	C Variance	Minimum side yard setback not in compliance. Minimum side yard 50' required; 46.2' proposed.
4	C Variance	Minimum rear yard setback not in compliance. Minimum rear yard 75' required; 59.9' proposed.
5	C Variance	Minimum lot width not in compliance. 500' permitted; proposed lot does not have frontage on a public road. The definition of lot width in the Ordinance relates to lot frontage on a public road. Since there is no street, a variance is requested.
5	C Variance	Minimum front yard setback not in compliance. Minimum front yard setback 75' permitted; proposed lot does not have frontage on a public road. The definition of a front yard setback in the Ordinance relates to lot frontage on a street. Since there is no street, a variance is requested.



WAIVER REQUEST LIST
FOR
Harmony Sand Solar Farm, LLC
 Harmony Township, New Jersey
 October 14, 2022
BE # J210466
 Prepared by:
BOHLER ENGINEERING NJ LLC
 30 Independence Blvd., Warren, NJ 07059
 Harmony Township, New Jersey

Checklist Waiver's Requested			
Code Ref.		Description	Reason
148-11A		Common Requirements	
	5	Lot Location Certification	We respectfully request a waiver for existing lot corner to be located in the field. We request that identification of proposed property corners will be provided as a condition of approval.
148-11B		Preliminary Plat Requirements	
	2b	Title Block - Total Acreage with each Zone	We respectfully request a waiver for a breakdown of total acreage within each zone. The proposed improvements lie entirely within the I zone.
148-13B		Existing Site Conditions	
	5d	Marshes, Ponds, Stremms, Etc. - Capacity of Streams	We respectfully request a waiver for capacity of existing streams. The proposed improvements do not impact the existing stream.
148-13C		Proposed Site Conditions	
	2f	Lot Layout - Sight Triangles	We respectfully request a waiver for sight triangles. The proposed improvements do not impact the existing access drive and available site distances.
148-34F		Financial	We respectfully request a waiver for financial. The proposed improvements do not have significant financial impact.
148-9C		Submission of Final Plat	
	3	Evidence of Improvement Completion	We respectfully request a waiver for evidence of improvement completion. We request that this be provided as a condition of approval.
	4	Five Copies of County and/or State Approval	We respectfully request a waiver for copies of applicable outside agency approvals. We request that this be provided as a condition of approval.