

APPLICATION FOR BOARD ACTION    Planning Board   
DCP FORM #00, PAGE 1 of 5  
(Revised March 14, 1988)                      Zoning Board \_\_\_\_\_

Application # \_\_\_\_\_  
Date Filed \_\_\_\_\_  
Received by \_\_\_\_\_  
Hearing Date \_\_\_\_\_  
Final Hearing \_\_\_\_\_

**APPLICATION FOR BOARD HEARING**

=====

APPLICATION IS HEREBY MADE FOR:

1.     \_\_\_\_\_ Appeal of Administrative Action Pursuant to Section C.40:55-70a (Attach Form #01)
2.     \_\_\_\_\_ Appeal for Interpretation Pursuant to Section C.40:55D-70b (Attach Form #02)
3.      Application for Hearing (Attach Form #00)
4.      Relief from Zoning Requirements Pursuant to Section C.40:55D-70c (Attach Form #03)
5.     \_\_\_\_\_ Use Variance Pursuant to Section C.40:55D-70d (Attach Form #04)
6.     \_\_\_\_\_ Conditional Use Authorization Pursuant to Section C.40:55D-67 (Attach Form #05)
7.     \_\_\_\_\_ Approval of Subdivision (Attach Form #06)
8.     \_\_\_\_\_ Final Approval of Major Subdivision (Attach Form #07)
9.     \_\_\_\_\_ Preliminary Approval of Site Plan (Attach Form #08)
10.    \_\_\_\_\_ Final Approval of Site Plan (Attach Form #09)
11.    \_\_\_\_\_ Direction to Issue a Building Permit Pursuant to Section 602 or 604 of the Elizabeth Development Control Ordinance
12.     Hearing Application Checklist (Attach Form #18)

NOTE: IF AN APPLICATION FOR DEVELOPMENT HAS BEEN SUBMITTED FOR THIS PROPERTY WITHIN THE LAST TEN YEARS, PLEASE PROVIDE THE FOLLOWING INFORMATION:

DATE OF APPLICATION  
P-05-10

TYPE OF DEVELOPMENT  
Unknown to the Applicant

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPLICATION FOR BOARD ACTION Planning Board   
DCP FORM #00, PAGE 2 of 5  
(Revised March 14, 1988) Zoning Board \_\_\_\_\_

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Hearing Date \_\_\_\_\_  
Final Hearing \_\_\_\_\_

APPLICATION FOR BOARD HEARING (con't)

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PROJECT'S GENERAL INFORMATION

PROPERTY:

Address: 25 South Broad Street  
Owner (s): 25 S. Broad St. Associates c/o Phil Mandelbaum  
Address (es): 820 Morris Turnpike, Suite 301, Short Hills, NJ 07078

Date of Purchase N/A Property Tax Account # 6-1254

APPLICANT:

Name: Walgreens, Co.  
Address: 104 Wilmot Road, MS#144G, Deerfield, IL 60015  
Contact Person: Mike McGill  
Telephone: (414) 529-3500

PROPOSED OWNERSHIP STATUS\*:

Proprietorship \_\_\_\_\_ Partnership \_\_\_\_\_ Corporation   
Lessee \_\_\_\_\_ Contingent Purchaser \_\_\_\_\_  
Other \_\_\_\_\_ (Explain) \_\_\_\_\_

PROJECT'S ATTORNEY:

Name: Stephen F. Hehl, Esq. Telephone: (908) 687-7000  
Firm: Javerbaum, Wurgaft, Hicks, Kahn, Wikstrom & Sinins, PC  
Address: 370 Chestnut Street, Union, NJ 07083

PROJECT'S ARCHITECT: N/A

Name Telephone ( )  
Firm  
Address

New Jersey License #

PROJECT'S ENGINEER: N/A

Name Telephone ( ) -  
Firm  
Address  
New Jersey License #

PROJECT'S LAND SURVEYOR: N/A

Name Telephone ( ) -  
Firm  
Address  
New Jersey License #

\*Note: If the applicant is not the proprietor, then the applicant is required to submit a letter signed by the property owner, authorizing the filling and processing of this application (attach Form #13). Corporations and partnerships must attach Form #14. **CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY.**

APPLICATION FOR BOARD ACTION Planning Board  Zoning Board   
 DCP FORM #00, PAGE 3 of 5  
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**APPLICATION FOR BOARD HEARING (cont'd)**

**PHYSICAL DEVELOPMENT INTENT**

Property Description  
 Address: 25 South Broad Street  
 Owner (s): 25 S. Broad St. Associates c/o Phil Mandelbaum

Property Tax Account #6-1254 Zoning: C-5  
 Lot Area: ±156,937.968 sf Tract Area: ±156,937.968 sf

<u>FRONTAGE:</u>	<u>STREET</u>	<u>LINEAR FEET</u>
	N/A	N/A

STRUCTURES: N/A

<u>INTENT*</u>	<u>STORIES</u>	<u>CONSTRUCTION TYPE</u>	<u>USE**</u>	<u>FLOOR AREA (Sq. Ft.)</u>	<u>EFF. UNITS</u>	<u># OF BR / UNIT</u>				
						<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>

\*Note: Definition of Intent  
 A: Addition to Existing  
 B: New Construction  
 C: Existing to Remain  
 D: To Be Demolished

\*\*Note: Definition of Use Type  
 R: Residential  
 C: Commercial  
 W: Warehousing  
 M: Manufacturing  
 A: Accessory  
 I: Institutional  
 O: Office

BUILDING LOTS (Please complete if property is to be subdivided): N/A

<u>Proposed</u>	<u>LOT AREA (Sq. Ft.)</u>	<u>LOT FRONTAGE (Sq. Ft.)</u>
Lot # A		
Lot # B		

APPLICATION FOR BOARD ACTION Planning Board   
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Hearing Date \_\_\_\_\_  
Final Hearing \_\_\_\_\_

**APPLICATION FOR BOARD HEARING (con't)**

=====  
CERTIFICATION FOR EXEMPTION FROM SITE PLAN APPROVAL (Please complete for projects other than  
one or two family residence):

**NOT APPLICABLE FOR TWO-FAMILY HOUSES**

- |    | <u>YES</u> | <u>NO</u>                           |   |
|----|------------|-------------------------------------|---|
| 1. | _____      | <input checked="" type="checkbox"/> | Will the development require conditional use authorization ?  |
| 2. | _____      | <input checked="" type="checkbox"/> | Will the project involve a use requiring screening ?  |
| 3. | _____      | <input checked="" type="checkbox"/> | Does the lot width exceed 80 feet and will there be a change of use from one Schedule II Category to another ?          |
| 4. | _____      | <input checked="" type="checkbox"/> | Will the building construction or reconstruction cover more than 300 square feet ?                                      |
| 5. | _____      | <input checked="" type="checkbox"/> | Will the lot have 5 or more parking stalls and will stalls, aisles or driveways be established, altered or eliminated ? |
| 6. | _____      | <input checked="" type="checkbox"/> | Will the development involve the removal of soil exceeding 1 foot in depth ?  |
| 7. | _____      | <input checked="" type="checkbox"/> | Will 5,000 square feet or more of residential open space be provided ?  |

Note: A Yes response to one or more of the above questions indicates the need for a site plan review or, a certification from the City Engineer, City Planner and Zoning Administrator that improvements meet the criteria for exemption from site plan hearing requirements.

APPLICATION FOR BOARD ACTION Planning Board X  
DCP FORM #00, PAGE 5 of 5  
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Application # \_\_\_\_\_  
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Hearing Date \_\_\_\_\_  
Final Hearing \_\_\_\_\_

APPLICATION FOR BOARD HEARING (con't)

Present Use Category: P  
Principal Use (s): Community Retail: Shopping Center  
Major Accessory Use (s):

Proposed Use Category: P  
Principal Use (s): Community Retail: Shopping Center  
Major Accessory Use (s):  
USE:

Describe the PRESENT USE of the property including both indoor and outdoor activities:

Community Retail: Shopping Center

Describe the PROPOSED USE of the property including both indoor and outdoor activities:

The Proposed Signage strictly applies to the conversion of Rite Aid signs to Walgreens signs

REQUIRED ATTACHMENTS:

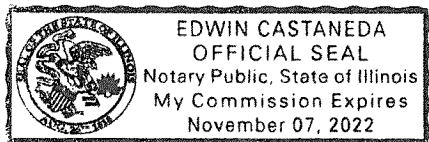
- |    | <u>YES</u> | <u>NO</u> |   |
|----|------------|-----------|---|
| 1. | _____      | <u>X</u>  | Is a new public street right-of-way proposed? If yes, please attach description.  |
| 2. | _____      | <u>X</u>  | Are off-tract facilities proposed? If yes, please attach description.   |
| 3. | _____      | <u>X</u>  | Are there any deed restrictions which affect the subject property in effect or contemplated? If yes, please attach description. |
| 4. | _____      | <u>X</u>  | Is the subject property located in "A" Flood Hazard Area? If yes, please attach copy of necessary permit or waiver.             |
| 5. | _____      | <u>X</u>  | Is the subject property within 500 feet of a tidal water body? If yes, please attach a copy of the necessary permit or waiver.  |

I hereby depose and say that all the statements contained in these papers submitted herewith are true and correct. I also authorize City Officials and Board members to have physical access to the property and any structures on the property as necessary for the purpose of gathering information relevant to this application.

Edwin Castaneda  
NOTARY PUBLIC  
DATE: 2/18/2020

[Signature]  
APPLICANT'S SIGNATURE  
DATE: 02/17/20

STAMP OF NOTARY PUBLIC



DCP FORM #03  
 APPEAL FOR RELIEF  
 FROM ZONING REQUIREMENTS  
 (Revised 3/25/83)

Planning Board   
 Zoning Board \_\_\_\_\_

Application No: \_\_\_\_\_  
 Date Filed: \_\_\_\_\_  
 Filing Fee: \_\_\_\_\_  
 Received by: \_\_\_\_\_

Appeal is hereby made, pursuant to Section C.40: 55D-70c of the New Jersey Municipal Land Use Law, for permission to vary requirements of the zoning article of the Development Control Ordinance of the City of Elizabeth as follows:

SECTION	REQUIREMENTS	RELIEF REQUESTED
§17.48.060.B.1.a	1 sign per facade	Total of 5 signs proposed
§17.48.060.B.1.a	Maximum 14 feet from ground	16 feet 6 1/2 inches from ground proposed (Sign A1)
§17.48.060.B.1.a	Maximum 14 feet from ground	16 feet 6 1/2 inches from ground proposed (Sign A2)
§17.48.060.B.1.a	Maximum sign box height	32 1/2 inches (Sign A1)
§17.48.060.B.1.a	Maximum sign box height	32 1/2 inches (Sign A2)
§17.48.060.A.1	No Cabinet/Box Sign	Cabinet/Box signs proposed

Arguments must be submitted in support of the requested relief. On a separate sheet, for each variance requested, explain fully how the physical characteristics of the property in question prevents compliance with the strict application of the code requirements creating an undue hardship for the applicant.

2. Public Hearing Notification Information: \*See attached Statement of Principal Points\*

Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the city agency holding the hearing at least two (2) days prior to the date of the hearing.

- a) Is the subject property located within two hundred (200) feet of any municipal boundary? If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. (Note 1) Yes  No
- b) Is the subject property adjacent to an existing or proposed county road or adjoining other County land? If yes, County Planning Board shall be notified of hearing by applicant. (Note 1) Yes  No
- c) Is the subject property adjacent to a State highway? If yes, applicant shall notify the Commissioner of Transportation of the hearing. (Note 2) Yes  No

THE APPLICANT SHALL NOTIFY ALL OWNERS OF PROPERTY LOCATED IN THE STATE AND WITHIN TWO HUNDRED (200) FEET IN ALL DIRECTIONS OF PROPERTY IN QUESTION.

3. Disclosure Information Yes  No   
 Is applicant and/or owner a corporation or partnership and does the application involve variances to construct a multiple dwelling of 25 or more family dwellings? If yes, submit disclosure of all stockholders holding 10% or more stock or partners with 10% or greater interest in the partnership pursuant to N.J.S.A. 40:55D-48.1 et. seq. (Form # 14)

DCP FORM #03  
APPEAL FOR RELIEF  
FROM ZONING REQUIREMENTS  
(Revised 3/25/83)  
Page 2

Planning Board   
Zoning Board

Application No: \_\_\_\_\_  
Date Filed: \_\_\_\_\_  
Filing Fee: \_\_\_\_\_  
Received by: \_\_\_\_\_

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NOTES:

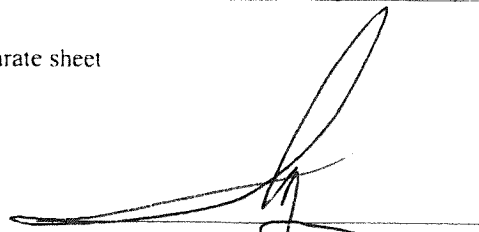
- "1" Union County Planning Board, Attn: Union County Department of Engineering and Planning, Union County Administration Building, Elizabethtown Plaza, Elizabeth, NJ 07207
- "2" New Jersey Department of Transportation, 1035 Parkway Avenue, P.O. Box 101, Trenton, NJ 08625

**Corporation Disclosure Statement**

=====  
PURSUANT TO THE REQUIREMENTS OF NEW JERSEY STATUTE 40:55D-48.1 ET SEQ., I. (NAME & TITLE) John Miologos, Sr. Director Store Development, HEREBY CERTIFY THAT THE FOLLOWING IS A TRUE AND COMPLETE LIST OF THE NAMES AND ADDRESSED OF ALL INDIVIDUALS WHO OWN TEN PERCENT (10%) OR MORE STOCK OR OTHER INTEREST IN (NAME OF CORPORATION/PARTNERSHIP), Walgreens, Co., WHICH IS A CORPORATION WITH PROPERTY INTERESTS IN THE PROPERTY LOCATED AT 25 South Broad Street FOR WHICH AN APPLICATION HAS BEEN FILED WITH THE City of Elizabeth PLANNING BOARD  / ZONING BOARD \_\_\_\_\_. I FULLY UNDERSTAND THAT FAILURE TO DISCLOSE ANY AND/OR ALL OWNERSHIP PARTIES WITH TEN PERCENT (10%) OR MORE INTEREST IN THE CORPORATION / PARTNERSHIP OR DELIBERATELY MISREPRESENTING ANY FACTS THEREON IS SUFFICIENT GROUNDS FOR DISAPPROVAL OF THE APPLICATION BY THE BOARD AND CAN RESULT IN A FINE AS PROVIDED FOR BY THE STATUTE.

	<u>NAME</u>	<u>ADDRESS</u>	<u>% OF STOCK OR OTHER OWNERSHIP INTEREST</u>
1.	<u>Walgreens Boots Alliance, Inc.</u>	<u>108 Wilmot Road, Deerfield, IL 60015</u>	<u>100%</u>
2.	_____	_____	_____
3.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____

NOTE: If Additional Space is Required, please attach separate sheet

  
\_\_\_\_\_  
JOHN MIOLOGOS  
Sr. Director Store Development



OWNER'S CONSENT FORM

1. I, MICHAEL GARTENBERG, am the AUTHORIZED REPRESENTATIVE of 25 S. Broad St. Associates, which is the owner of property located at 25 South Broad Street, Elizabeth, New Jersey, Block 6, Lot 1254.
2. I hereby give my consent to the Applicant, Walgreens, Co., to file any necessary Applications with the City of Elizabeth and any other governmental agency in connection with the above referenced property. APPLICANT MUST RECEIVE ANY AND ALL NECESSARY PERMITS BEFORE COMMENCING ANY WORK.

25 S. BROADT ST. ASSOCIATES

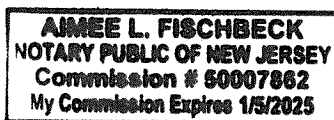
Signature: 

Print: MICHAEL GARTENBERG

Title: AUTHORIZED REPRESENTATIVE

Sworn and Subscribed before me  
This 20<sup>th</sup> Day of January 2020

  
Notary Public



**APPLICANT: WALGREENS CO.**  
**PROPERTY: 25 SOUTH BROAD STREET**  
**BLOCK 6, LOT 1254**  
**C-5 ZONE**

**STATEMENT OF PRINCIPAL POINTS**

The subject application involves a request for bulk variance approvals in connection with the property located at 25 South Broad Street, further identified as Block 6, Lot 1254 on the Tax Maps of the City of Elizabeth (the “Property” or the “Site”). The Site is located within an existing Shopping Center and is situated in the City’s C-5 Zone. The Property is owned by, 25 S. Broad St. Associates c/o Phil Mandelbaum, which has authorized Walgreens Co. (the “Applicant”) to make this Application seeking bulk variance approvals.

The subject application relates only to the installation and/or replacement of building mounted and pylon replacement signage. Specifically, the Applicant seeks to replace three (3) existing wall mounted building signs and one (1) double-sided tenant identification pylon sign. The Applicant is also proposing two (2) additional signs in connection with the existing drive thru. The proposed signage is internally illuminated with high efficiency LED lighting and will improve building identification and site navigation. While the application requires bulk variance relief for the increased signage, the proposed total square footage of the signs is decreasing by approximately 40 square feet.

The Applicant’s proposal is minor in nature and relates only to the installation/replacement of building mounted and pylon replacement signage. No other changes or modifications to the Site are proposed. The testimony to be offered at the hearing on this application will demonstrate the variances requested can be granted without substantial detriment to the public good and without substantial impairment to the intent of the City’s Master Plan. For these reasons, the Applicant respectfully requests the approval of this Application.

**APPLICANT:** WALGREENS CO.  
**PROPERTY:** 25 SOUTH BROAD STREET  
 BLOCK 6, LOT 1254  
 C-5 ZONE

**PROPOSED SIGNAGE TABLE**

<b>Description</b>	<b>Section</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Waiver</b>
Number of Signs	§17.48.060.B.1.a	One sign per façade	3 signs	5 signs	Variance Requested
Sign Height (Sign A1)	§17.48.060.B.1.a	14 feet from ground	N/A	16 feet 6- and one-half inches	Variance Requested
Sign Height (Sign A2)	§17.48.060.B.1.a	14 feet from ground	N/A	18 feet 4- and one-half inches	Variance Requested
Maximum Sign Box Height (Sign A1)	§17.48.060.B.1.a	24 inches	N/A	32- and one-half inches	Variance Requested
Maximum Sign Box Height (Sign A2)	§17.48.060.B.1.a	24 inches	N/A	32- and one-half inches	Variance Requested
Sign Type	§17.48.061.A.1	Cabinet/Box Signs not Permitted	3 Cabinet/Box Sign	4 Cabinet/Box Sign	Variance Requested

ORDINANCE NO. 2915

AN ORDINANCE TO AMEND CHAPTER 40 OF THE CODE OF THE CITY OF ELIZABETH ENTITLED "LAND DEVELOPMENT CONTROL" FOR THE PURPOSE OF REVISING THE DEVELOPMENT APPLICATION COMPLETENESS CHECKLIST BY AMENDING SECTIONS 3 AND 83 AND REPEALING SECTIONS 91 THROUGH 93.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ELIZABETH:

WHEREAS, it is intended that the requirements for a complete application be simplified and made more relevant to the review process.

SECTION 1. Chapter 40 Section 83 is hereby amended to read as follows:

§40-83. Incomplete applications. An application for development shall be deemed to be complete for the purpose of commencing the period within which Board action is to be taken upon submission unless the Board or the Board's designee determines that it does not fulfill the criteria for a complete application. The Board may subsequently require corrections, additions or revisions to the documents as needed to make an informed decision as to whether the application is entitled to approval.

A. Notification. The Board or the Board's designee shall have notified the applicant in writing of the deficiencies of the submitted application within forty-five (45) days of such application.

B. Waivers. The applicant may request that one or more of the completeness requirements be waived, in which event the Board or its authorized committee shall grant or deny the request within forty-five (45) days.

C. Checklist. All applicants shall be provided with the criteria for a complete application which shall serve as a checklist.

D. Criteria for basic application documents shall be as follows.

- (1) All development applications shall include the following documents.
  - ✓(a) Completed application forms with original signature of the applicant or an authorized representative and notarized;
  - ✓(b) Evidence of payment of required fees;
  - ✓(c) Disclosure Statement of all ownership interests pursuant to N.J.S.A. 40:55D-48.1 et seq.;
  - ✓(d) A development proposal containing the minimum elements as required and specified herein (The approving authority may, at its discretion, require building elevation drawings with specifications of facade materials);

- (2) *N/A* In addition, Final Major Subdivision and Site Plan applications shall include the following documents.
- (a) A statement as to the fulfillment of all conditions imposed by preliminary approval to which is appended a certified copy of the approving resolution;
  - (b) Completed engineering plans;
  - (c) A statement as to the installation of required improvements indicating whether the improvements have been installed, or that guarantees have been posted, or that guarantees are to be a condition of approval to which is appended the certifications of the Municipal Engineer or Municipal Clerk as appropriate;
  - (d) Certification showing all current tax/water rents paid.

- (3) *N/A* In addition, applications for other than Final Subdivision and Final Site Plan shall include the following additional documents.
- (a) A statement as to the existence and nature of protective covenants and deed restrictions;
  - (b) A Tax Map sheet(s) showing the property in question and all properties within 400 feet;
  - (c) A current survey showing all property lines with dimensions and bearings and depicting existing conditions;

E. Development proposals shall contain the following minimum elements.

- ✓(1) ✓ Variances proposals shall include the following elements.
- ✓(a) Building Layout Plan; and
  - ✓(b) other plans and schedules as required to demonstrate the nature of the relief sought.
  - ✓(c) Zoning Schedule;

- (2) *N/A* Minor Subdivision proposals shall include the following elements.
- (a) Zoning Schedule; and
  - (b) Utility Plan;

- (3) *N/A* Preliminary Major Subdivision proposals shall include the following elements.
- (a) Zoning Schedule;
  - (b) Proposed property lines with dimensions and bearings;
  - (c) Building Layout Plan;
  - (d) Drainage Schedule;
  - (e) Drainage Plan;
  - (f) Utilities Plan; and
  - (g) for areas within the public rights-of-way:
    - [1] Pavement Plan;
    - [2] Lighting Schedule;
    - [3] Landscape Schedule;
    - [4] Landscape Plan.

- (4) Preliminary Site Plan proposals shall include the following elements.
- (a) Zoning Schedule;
  - (b) Building Layout Plan;
  - (c) Drainage Schedule;
  - (d) Drainage Plan;
  - (e) Utilities Plan;
  - (f) Pavement Striping Schedule;
  - (g) Pavement Plan;
  - (h) Lighting Schedule;
  - (i) Landscape Schedule;
  - (j) Landscape Plan

F. Proposal elements shall be prepared in accord with the format and content specifications for plans and schedules as follows. Schedule shall clearly note items which are variances from zoning requirements or exceptions from design standards.

- (1) Sheets for any drawing subject to site plan or subdivision approval shall conform to the following specifications.
- (a) All engineering drawings shall have individual sheets folded to fit within an 8-1/2" x 11" area.
  - (b) All preliminary site plans, subdivision sketch plats and plot plans shall be submitted on standard 8-1/2" x 11" sheets.
  - (c) Maps to be recorded with the county shall be on a sheet size meeting one of four standards:
    - [1] eight and one-half by thirteen (8-1/2 x 13) inches;
    - [2] thirty by forty-two (30 x 42) inches;
    - [3] twenty-four by thirty-six (24 x 36) inches;
    - [4] of fifteen by twenty-one (15 x 21) inches;
  - (d) A title block shall contain:
    - [1] title of proposal;
    - [2] Name and address of applicant;
    - [3] Name, address and seal of architect/engineer/surveyor;
    - [4] Date prepared with revision dates and descriptions;
  - (e) Orientation shall be provided by
    - [1] graphic scale,
    - [2] numeric scale,
    - [3] north arrow; and
    - [4] key map with reference to all streets within three thousand (3,000) feet at a scale of not more than 2,500 feet to the inch to be provided on at least one sheet of any set;

(2) Zoning Schedules shall be titled and arranged in columns describing limits, proposed conditions, and compliance/variance status for:

- (a) Building Height;
- (b) Front street setback;

- (c) Rear street setback;
- (d) Property line setback;
- (e) Building coverage;
- (f) Parking;
- (g) Loading;
- ✓(h) any other code requirements;

- (3) ✓ Building Layout Plan drawings shall be titled and keyed to a legend depicting:
- (a) Building lines with setback dimensions and heights;
  - (b) Building projection lines with dimensions, heights or clearances;
  - (c) New construction;
  - (d) Reconstruction;
  - (e) Demolition;

- (4) *N/A* Drainage Schedules shall be titled and arranged in columns describing:
- (a) Runoff coefficient and limit;
  - (b) design storm frequency;

- (5) *N/A* Drainage Plan drawings shall be titled and keyed to a legend depicting:
- (a) Drainage areas with discharge points and flow direction;
  - (b) Open and piped interconnections between areas;
  - (c) Location and height of terraced and bermed areas;
  - (d) Depth of sheet flow in pedestrian areas for design storm shown in one inch contours;
  - (e) Utilities Plan Drawings shall be titled and keyed to a legend depicting;
  - (f) Water service, hydrants and meters;
  - (g) Sanitary sewer service;
  - (h) Gas service and meters;
  - (i) Electric service and transformers;
  - (j) Heating fuel tanks;

- (6) *N/A* Pavement Striping Schedules shall be titled and arranged in columns describing:
- (a) Parking stall category (resident, employee, customer-short term, customer-long-term, wheelchair accessible)
  - (b) Parking stall width;
  - (c) Stall angle;
  - (d) Stall depth and overhang depth;
  - (e) Pedestrian aisle width along side of stalls;
  - (f) Driveway aisle width;

- (7) *N/A* Pavement Plan drawings for vehicular areas shall be titled and keyed to a legend depicting:
- (a) Curbing with type of material;
  - (b) Driveway aprons and driveways within public rights-of-way with pavement type;

- (c) Parking stalls, aisles and driveways outside public rights-of-way with pavement type;
- (d) Sight distance triangle minimums for intersections of vehicular drives with streets, parking aisles, walls, building corners and walks.

- (8) Lighting schedules shall be titled and arranged in columns describing:
- (a) Functional area (parking/pedestrian area, driveway/aisle intersections, pedestrian hazards, building entry, loading dock);
  - (b) Level (peak, off-hour, late-night security);
  - (c) Minimum point illumination ;
  - (d) Maximum uniformity ratio of average illumination to minimum;
  - (e) Maximum uniformity ratio of maximum illumination to minimum;
  - (f) Fixture type (Flood, spot, cut-off [minimum 81 degrees]);
  - (g) Height limit for features;

N/A

- (9) Landscaping Schedules shall be titled and arranged in columns describing:
- (a) Planting types (deciduous, coniferous, tree, shrub, groundcover)
  - (b) Minimum planting size;
  - (c) Planting condition (bare root, balled, canned)

N/A

- (10) Landscape Plan drawings shall be titled and keyed to a legend depicting:
- (a) Building entrances and exits;
  - (b) Walks, patios and other paved surfaces showing material type;
  - (c) Outdoor storage enclosures for refuse and recyclables;
  - (d) Exterior utilitarian appurtenances which require visual screening (air conditions, transformers, meters, etc.)
  - (e) Fences and walls with height and function (screening, security, or delineative and classified as decorative or utilitarian);
  - (f) Other landscape structures (patios, walks, pools)
  - (g) Existing trees over eighteen (18) inches' caliper;
  - (h) Shade tree canopy drip line at maturity;
  - (i) Screen planting areas with height at maturity;
  - (j) Ground cover planting areas;
  - (k) Decorative planting beds;

N/A

F. Engineering Plan drawings shall contain the following

- (1) For any street improvements: plans, cross sections and center-line profile;
- (2) For any public utilities: plans and profiles with any easements delineated;
- (3) For any pavement: profiles and material specifications;
- (4) For any drainage facilities: contours or spot elevations, profiles and specifications including pipe sizes, invert elevations and capacity.

N/A



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- N/A
- (5) For any exterior lighting: location, mounting, fixture type and specifications for wattage and isofootcandle pattern;
  - (6) For any walls or fences: profiles and specifications;
  - (7) For any planting: expanded planting schedule, including quantity, common and botanical name, height or caliper at time of planting, root condition, seasonal restrictions on installation; specifications for installation including profiles; and mixture of seeding.

SECTION 2. Chapter 40 Section 3 is hereby amended to delete the definition "Complete Application".

SECTION 3. Chapter 40 Sections 40-01 through 40-93 are hereby repealed in their entirety.

SECTION 4. Applications filed prior to the effective date of this ordinance and not found to be incomplete prior to action by the Planning Board, Zoning Board or City Council shall not be governed by the provisions of this ordinance.

SECTION 5. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance shall be and are hereby, to the extent of such inconsistency, repealed.

SECTION 6. If any portion or clause of this ordinance is declared invalid for any reason whatsoever, same shall not affect the validity or constitutionality of any other part or portion of this ordinance.

SECTION 7. The effective date of this ordinance shall be twenty (20) days after its final passage by City Council and approval by the Mayor and publication and filing with the Union County Planning Board and in the manner provided by law.