FOR OFFICIAL USE ONLY:

Application #: 01 L16A701 Escrow Account Number: _____ Designation: _____ Related Application #(s): _____

Date Filed: 3/8/17 Block: 17 Lot: 9

Date Deemed Complete: _____

Hearing Date: TRC. 3/16/17

Amount Application Fee Paid: _____

GREEN TOWNSHIP PLANNING BOARD APPLICATION

Application is hereby made pursuant to the Land and Subdivision Ordinance of the Township of Green for: Classification, preliminary approval, final approval, re-approval, (underline appropriate word(s) of a proposed subdivision as shown as described on the accompanying plats and documents).

NOTICE: The instructions for the completion of this application are shown below. Unless completed by the applicant as directed, the application will be declared incomplete and will not be considered by the Planning Board.

1. Applicant's Name: Ambrosia Real Estate of North Jersey LLC
Address 5220 Hood Rd STE 101 Palm Beach Gardens FL 33418
Phone 561-578-8600 E-mail: nalberto@ambrosiatc.com

2. Owner's Name: Michael and Anne Carretta
Address 73 Pequest Road, Green Township, NJ 07821
Phone _____ E-mail: _____
If other than No. 1 above, state nature of legal relationship between owner and applicant.
x I am under a contract of sale with the present owner (attach copy of contract) .
_____ I am applying with the express consent of the present owner.
_____ Other: (explain) _____

3. Engineer / Planner/ Architect's Name(s): Joseph Morrison, Director of Planning and Development
Address Ambrosia Treatment Centers, 5220 Hood Rd STE 101 Palm Beach Gardens FL 33418
Phone 561-578-8600 E-Mail: jmorrison@ambrosiatc.com

29 & 30 all over No. Jersey Major Site Plan

4. Attorney's Name Holly T. Schepisi
Address Huntington Bailey LLP, 373 Kinderkamack Rd, Westwood, NJ 07675
Phone 201-666-8282 E-Mail hts@huntingtonbailey.com

5. If Applicant is Corporation or Partnership:
Name of President or Partner: Gerald D. Haffey, President
Address Ambrosia Treatment Centers, 5220 Hood Rd STE 101 Palm Beach Gardens FL 33418
Phone 561-578-8600 E-Mail jhaffey@ambrosiatc.com
Name and address of all other partners or stockholders of the corporation required to be disclosed by N.J.S. 40:55D-48.1 et seq. (attach separate page if necessary).
Gerald D. Haffey, President - 100 percent

NOTE: If applicant is a corporation, it may only appear before the Board through a New Jersey attorney.

6. If there have been any prior applications to this Board for this property, give date of
Previous Application Site Plan dated May 18, 1992 provided to Applicant but unsure as to whether applied to board
Applicant's Name: Michael and Anne Carretta
Application No. _____

7. **Type of Action Requested:**

		Type of Application ;	
Classification	_____	Major Subdivision	_____
Preliminary	_____	Minor Subdivision	_____
Final Approval	_____	Site Plan Review	_____
Re-Approval	_____	Conditional Use	_____

Date of previous action taken by Board Type of Action: _____
Type of Action: _____

8. This application proposes to subdivide 0 acres into lots, or concerns review of a site plan for property consisting of 44.4 acres.

9. Have there been any material changes in the present Plat submitted from your previously submitted Plats? If so, indicate the nature of the changes: _____
_____

10. List of Plats and other material made part of this submission:

Items	No. of Copies	Title of Document
a.		
b.		
c.		
d.		
e.		
f.		
g.		
h.		

11. Does this application require any relief concerning zoning ordinance requirements?
Yes x No ____ If so, state nature of relief sought: conditional use or use variance.
Block 17, Lot 9 is located in the AR Agricultural Residential District. See attached for more information

_____ A. Variance from Section _____ Green Township Zoning Ordinance respecting:
1). Lot area _____
2). Lot dimension _____
3) Set back _____
4). Yard requirements _____

_____ B. Direction for issuance of building permit for building or structure in mapped street, drainage way, flood control basin on public area.

_____ C. Direction for issuance of a permit for a building or structure not related to a street.

x D. Conditional use.

NOTE:
If the application requests any of the relief set forth immediately above, the Applicant is required to give public notice of the hearing on said application pursuant to Ch. 291, P.L. 1975 (C. 40:550-12) and to file proof of full compliance therewith the Secretary of the Planning Board.

The Municipal Land Use Law (Ch. 291, P.L. 1975 C. 40:550-12 et seq.) sets forth the procedural requirements for the notices required to be given by Applicants for any Official Action of this Board which requires a public hearing.

This law also sets forth the statutory tests of when such official Action can be taken and what relief may be granted to the Applicant.

If you are uncertain as to what must be proven to the Board in order to justify granting of the relief sought or how it must be proven, you should obtain competent advice or assistance.

I (We) do hereby certify that the information contained in the within Application is complete and accurate and understand that the Green Township Planning Board will be relying thereon in taking Official Action upon my Application.
Dated: 3/6/17
Applicant: _____

As a condition of subdivision approval of a tract into six or more lots, or approval of a site to be used for commercial purposes, the applicant, where it is a corporation or partnership, shall submit as part of this application a list of the names and addresses of all stockholders or individual partners owning at least 10% of the interest in the corporation or partnership, as the case may be, pursuant to R.S. 40:55D-48.1, et seq., if applicable.

Full disclosure pursuant to the requirements of N.J.S. 40:55D48.1, et seq., is hereby made in the within application or on the attached sheet and it's hereby certified to be accurate to the best of knowledge.

I (We) do hereby certify that the facts presented in this application and all attached information hereto are correct and accurate.

_____ 3/6/17
(Applicant's Signature)

NOTARY

State of New Jersey

County of _____

Sworn to before me, this _____ day of _____ in the year _____.

_____
Notary Public of New Jersey

SEAL

APPLICATION FOR SUBDIVISION
or SITE PLAN REVIEW

SUSSEX COUNTY PLANNING BOARD
County Administrative Center
1 Spring Street
Newton, NJ 07860
(973) 579-0500

FILE NUMBER_____
DATE RECEIVED_____
DATE COMPLETED_____
DATE PROCESSED_____
REVIEW DATE_____
ACTION DATE_____

PRIOR APPLICATIONS
COUNTY NUMBER_____
ACTION TAKEN_____
DATE_____

APPLICATION BY _____

FOR
- ☐ CONCEPTUAL REVIEW
- ☐ NEW APPLICATION
- ☐ REQUIRED REVISION
- ☐ REVISION BY APPLICANT
- ☐ REVISION AFTER DISAPPROVAL

MUNICIPALITY_____
BLOCK NUMBER_____
LOT(S) NUMBER_____
ZONE (EXISTING)_____
TAX MAP NUMBER_____
STREET ADDRESS_____

SITE ABUTS
PRIVATE STREET OR RIGHT OF WAY_____
MUNICIPAL STREET_____
COUNTY ROAD NUMBER_____ STATE HIGHWAY_____
COUNTY PROPERTY_____ BLOCK_____

SITE AFFECTS
COUNTY BRIDGE NO._____ ON_____
DRAINAGE ON COUNTY ROAD_____ ROUTE_____

SITE DEVELOPMENT IS ☐ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☐ (QUASI) PUBLIC

SITE REQUIRES DEDICATION OF ☐ ROADS ☐ ADDITIONAL R.O.W. ☐ OPENSPACE ☐ RECREATION AREAS

SITE REQUIRES EASEMENTS FOR ☐ DRAINAGE ☐ SLOPE ☐ SIGHT ☐ SIGHT TRIANGLES ☐ UTILITIES

WAIVERS REQUIRED FOR SITE ☐ SIGHT DISTANCE ☐ SIGHT TRIANGLES ☐ OTHER _____

CONTAINS ☐ FLOOD HAZARD AREAS ☐ WETLANDS ☐ OPEN WATER ☐ DETENTION BASINS

TOTAL CONTIGUOUS LAND AREA OWNED (UNDER CONTRACT) BY APPLICANT_____ ACRES

SUBDIVISION PROPOSES CREATION OF_____ NEW LOTS CONTAINING_____ ACRES

SITE PLAN PROPOSES DEVELOPMENT (TOTAL DISTURBED AREA) OF_____ ACRES

SITE PLAN PROPOSES DEVELOPMENT (BUILDING AREA) OF_____ SQ. FT.

DEVELOPMENT PROPOSES DEDICATION OF ADDITIONAL RIGHTS OF WAY_____ ACRES

DEVELOPMENT PROPOSES DEDICATION OF OPEN SPACE OF_____ ACRES

TYPE OF APPLICATION				FEE REQUIRED
SITE PLAN	☐ PRELIMINARY	☐ MINOR	☐ FINAL	$_____
PLANNED DEVELOPMENT	☐ PRELIMINARY		☐ FINAL	$_____
SUBDIVISION MINOR	☐ AGRICULTURAL		☐ LOT CONSOLIDATION	
	☐ LOT LINE RELOCATION			
	☐ UNPERFECTED SUBDIVISION		☐ MINOR	$_____
SUBDIVISION TECHNICAL MAJOR ☐				$_____
SUBDIVISION MAJOR	☐ PRELIMINARY		☐ FINAL	$_____

AUTHORIZED ACTIONS
- ☐ EXEMPT
- ☐ REVIEWED
- ☐ APPROVAL

FEE $_____ CASH/ CHECK NO____
RECEIVED FROM_____
DEPARTMENT REPRESENTATIVE_____
DATE _____

Applicant's Name _____ Title _____
Firm or Company _____
Mailing Address _____
Corporate Representative _____
Telephone Number ( ) _____
Email Address _____
Signature of Applicant _____ Date of application _____

_____ _____
print name of person completing application signature of person completing application

Owner's Name _____
Mailing Address _____
Corporate Representative _____
Telephone Number ( ) _____
Email Address _____
I/we hereby authorize the above named applicant to submit this application for the proposed development on my /our property.

_____ Date _____
Land Surveyor's Name _____ License No. _____
Firm or Company _____
Mailing Address _____
Telephone Number ( )
Email Address _____
Engineer / Architect Name _____ License No. _____
Firm or Company _____
Mailing Address _____
Telephone Number ( ) _____
Email Address _____
Attorney Name _____
Firm _____
Mailing Address _____
Telephone Number ( ) _____
Email Address _____
Realtor or other Representative _____ Title _____
Firm _____
Mailing Address _____
Telephone Number ( ) _____
Email Address _____
Comments or Notes _____
_____
_____

COUNTY PLANNING BOARD REVIEW ACTION

This application has been acted upon in accordance with the N. J. County Planning Enabling Act R.S. 40:27-6-2 through 40:27-6.4 or 40:27-6.6 as follows:

_____Received & Filed – Application stands (Approved) (Approval Withheld) (Disapproved)
_____Previewed – Comments on conceptual plan are attached.
_____Exempt – Site plan will have no adverse effect on any County Property.
_____Reviewed – Subdivision will have no adverse effect on County Property
_____Approved as it relates to County roads, bridges, drainage structures, and/or property.
_____Approval withheld subject to conditions (see attached).
_____Disapproved for a number of reasons (see attached).

The aforementioned decision was taken by the County Planning Board's Site Plan & subdivision Review Committee. Any question or appeal shall be directed to the Sussex County Planning

FOR OFFICIAL USE ONLY:

Application #: _____ Escrow Account Number: _____ Designation: _____ Related Application #(s): _____

Date Filed: _____ Block: _____ Lot: _____

Date Deemed Complete: _____

Hearing Date: _____

Amount Application Fee Paid: _____

GREEN TOWNSHIP, BOARD OF ADJUSTMENT APPLICATION

NOTICE: The instructions for the completion of this application are shown below. Unless completed by the applicant as directed, the application will be declared incomplete and will not be considered by the Board of Adjustment.

I (We), Ambrosia Real Estate of North Jersey LLC
(Name)
5220 Hood Rd STE 101 Palm Beach Gardens FL 33418
(Mailing Address & ZIP)

do hereby make a request for a [X] Variance, [ ] Exception, [ ] Appeal, [ ] Interpretation from / of the provisions of Articles XIII, Section(s) 30-34 of the Green Township Zoning Ordinance as to be permitted to own and operate a Residential Substance Use Disorder Treatment Facility with approximately thirty patient beds.

1. **The subject property or premises is commonly known as (street number & name)** 73 Pequest Road, Green Township, NJ 07821 **being Tax Block** 17 **Lot Number** 9 **in the** AR **zone.**
2. Owner's Name: Michael and Anne Carretta
   Address 73 Pequest Road, Green Township, NJ 07821
   Phone _____ E-mail: _____
3. Engineer / Planner/ Architect's Name(s): Mike Avila, Avila Engineering
   Address 228 West White Horse Pike - Suite B
   Phone 856-809-2572 E-Mail: _____
4. Attorney's Name Holly T. Schepisi, Esq.
   Address Huntington Bailey LLP, 373 Kinderkamack Rd, Westwood, NJ 07675
   Phone 201-666-8282 E-Mail hts@huntingtonbailey.com

Property Description:

5. Property is approximately _____ feet in frontage by _____ feet in depth, having 44.4 acres and _____ square feet in area and having _____ percentage occupied by buildings or Structures.

6. The building(s) proposed by this application will have the following property setbacks:

No Variances requested

SETBACK	REQUIRED	EXISTING	PROPOSED
Front			
Rear			
Left Side			
Right Side			

Said building(s) will measure _____ feet front (wide) by _____ feet deep and will contain an area of _____ square feet above ground and timbers.

7. Has a previous application been filed or heard involving these premises? [ ] Yes [X] No
If so, give date and decision of Board at that time _____

_____

8. The "prevailing setback" of adjoining buildings, within the block is approximately _____ feet.

9. I (We) do hereby certify that the facts presented in this application and all attached information hereto are correct and accurate.

_____ 3/6/17

(Applicant's Signature) **(Date)**

GREEN TOWNSHIP APPLICATION
PLANNING BOARD and ZONING BOARD OF ADJUSTMENT

FORM #1: APPLICATION CHECKLISTS

Project: _____ **Zone District:** AR

Street Location: 73 Pequest Road, Green Township, NJ 07821 **Block:** 17 **Lot:** 9

Applicant: Ambrosia Real Estate of North Jersey LLC

Applicant's Signature: _____

Date Submitted: March 6, 2017

Any section for which a waiver is specifically being requested shall be accompanied by a narrative paragraph explaining why the applicant is entitled to such waiver. The waiver may be approved for administrative purposes, but required prior to the approval of the applications.

PLANNING BOARD *(Tables 1-4 Below)*

1	**General Information Checklist** Written Information Required for Complete Application (And Any Other Requirement that the Board Adopts by Resolution)	Complete	Waiver Requested	N/A
1.01	Twenty (20) copies of this application checklist form completely filled in.	X		
1.02	A certificate from the Tax Collector that taxes are paid. (FORM #2)	X		
1.03	A certificate from the Municipal Clerk that all and assessments are paid to date.	X		
1.04	A receipt indicating that application and escrow fees are paid.	X		
1.05	Twenty (20) copies, blue or black on white prints of all drawings.			
1.06	Twenty (20) copies of all accompanying reports, calculations or other required documents.			
1.07	Affidavit of ownership. If applicant is not owner, applicant's interest in land. (FORM #5)	X		
1.08	If a corporation or partnership, list the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock of any class as required by N.J.S. 4O".5SD-48.1 et seq. (FORM #6)	X		
1.09	Statement as to any requirements for which waivers are sought, together with a statement of reasons why waivers should be granted.			
1.10	One of the following (Note: The Planning Board may waive the below requirements where it can be established by applicant and verified by the Board and its professionals that wetlands exist on site or on contiguous property owned by the applicant):			
	a) A letter of interpretation from the NJ.D.E.P. indicating the absence of freshwater wetlands, or indicating the presence and verifying delineation of the freshwater wetlands, or,			
	b) A letter of exemption from the NJ.D.E.P. certifying that the proposed activity is exempt from the Freshwater Wetlands Protection Act, and regulations promulgated there under, or,			
	c) A copy of any application made to the NJ.D.E.P. for any permit concerning a proposed regulated activity in or around freshwater wetlands.			
1.11	One (1) copy of the letter of transmittal indicating documents which have been submitted to the Sussex County Planning Board for its consideration.			

2	**Plan/Plat Map, Site Plan & Subdivision Checklist** Written Information Required for Complete Application (And Any Other Requirement that the Board Adopts by Resolution)	Complete	Waiver Requested	N/A
2.01	All survey maps shall be prepared and sealed by a New Jersey licensed Professional Land Surveyor with the name, address, signature and embossed seal of the preparer.			
2.02	All plans/plats, including buildings or site improvements, shall be prepared and sealed by a New Jersey licensed Professional Engineer or Land Surveyor with the name, address, signature and embossed seal of the preparer.			
2.03	All plan/plat maps clearly and legibly drawn or reproduced at a scale not smaller than 1" = 30' for site plans, or 1" = 50' for minor subdivisions, or 1" = 100' for major subdivisions. All plans shall have both written and graphic scales of the map.			
2.04	Three full size plans, plats and drawings shall be of standard size 30" x 42" or 24" x 36". Plans/plats may be 15" x 21" for a minor subdivision or site plan only. Remaining balance of submitted plans may be supplied as 11" x 17".			
2.05	All plans/plats shall include the name and address of the land owners and the applicant.			
2.06	All plans/plats shall include the name of the map(s), municipality, county and state.			
2.07	Key map, drawn at a minimum scale of 1" = 800', showing the entire subject property in relation to the surrounding area and all features within 500' of the tract boundaries (or 800' for a major subdivision) including the following: existing roadways and railroads, existing waterways and drainage ways, existing zone and municipal boundaries, and existing block and lot numbers and boundaries.			
2.08	Title block containing name of applicant, preparer, tax map sheet(s), block and lot numbers, date prepared, date of all revisions, and name of the development (if any).			
2.09	All plans to include a North arrow giving the reference meridian.			
2.10	All plans shall show the Zone district in which the tract is located and indicate all required zoning criteria for the particular district, including proposed information for each lot or the project, both written and graphically.			
2.11	All plans shall show the existing property line bearings (to the nearest second) and distances (to the nearest 0.01 feet) for all lots on the plan or in the development.			
2.12	All plans shall show lot area, in square feet and acres for the entire tract, for each existing lot, proposed lot(s) and all remaining lands.			
2.13	All plans/plats shall include a tax map sheet that shows existing and proposed lot and block numbers for all lots.			
2.14	All minimum and actual setback distances from property lines to existing and proposed structures shall be clearly shown.			
2.15	Total building and pavement coverage in square feet, acres and percentage of lot area.			
2.16	Adjoining lots and the names of property owners within 200' of property shall be shown.			
2.17	Location of man-made features within 200' or properly including: existing and proposed easements, right-of-ways, structures, drainage features, and any other features.			
2.18	Location of natural features within 200' of the property including: water courses, wetlands, floodplains, cliffs or rock outcroppings, wooded areas, tree lines, and any other terrain features.			
2.19	All existing and required monuments shall be shown according to the map filing law.			

2	Plan/Plat Map, Site Plan & Subdivision Checklist (Continued) Written Information Required for Complete Application (And Any Other Requirement that the Board Adopts by Resolution)	Complete	Waiver Requested	N/A
2.20	The location and results of soil logs, percolation tests or other permeability tests.			
2.21	Existing and proposed property line bearings (to the nearest second) and distances (to the nearest 0.01 feet) for all lots in the development.			
2.22	Location of existing features within 200' of the property including: buildings and structures, drainage features and pipes, bridges, waterways, wetlands, wooded areas and tree lines, rock outcroppings or cliffs, slopes of fifteen percent (15%) or greater, flood hazard areas based upon N.J.D.E.P and FEMA mapping, and any other features.			
2.23	Topography within 200 feet of the subject property, based upon sea level datum with a two foot contour interval, and reference to monuments utilized to establish datum, including the identification of at least two (2) permanent bench marks set adjacent to the property.			
2.24	Identification of all soils tests, including locations and test results, which were conducted to determine soils suitability of each proposed lot for an individual subsurface septic disposal system.			
2.25	Identification of all soils on the subject property as designated on the Sussex County Soil Survey, including boundaries, soil types and specific characteristics of each soil type (including the following: suitability for septic disposal, depth to seasonal high water table, depth of bedrock, erosion hazard(s), limitations for foundations/footings, and limitations for roads and streets).			
2.26	Environmental impact statement.			
2.27	Residential cluster details (if applicable) including the following: amount and location of common open space to be provided, description and location of any common facilities, and description of the organization to be established for the ownership of any common open space or facilities.			
2.28	Existing and proposed easements including the following: sight easements, utility easements, conservation easements, drainage easements, slope easements, and any other appropriate easements.			
2.29	Proposed lot numbering as assigned by the Township Tax Collector.			
2.30	Plans, profiles and cross sections at 50 foot intervals of all proposed streets and improvements to existing public roads. Plans and profiles of all proposed drainage facilities. Scales for plans and profile not less than: 1" = 50' horizontal, 1" = 5' vertical, and 1" = 5' cross section scale horizontal or vertical.			
2.31	Construction details of all proposed improvements.			
2.32	Storm water management plan provisions, including calculations, profiles, watershed map, and a general description of the proposed future maintenance of the storm water facilities.			
2.33	Soil erosion and sediment control plan.			
2.34	Plans for all proposed street intersections drawn at a scale of 1" = 20' indicating proposed spot grades along all road returns and proposed contours at 1' intervals.			
2.35	Sight profiles for all proposed driveways and intersections.			
2.36	Buffer zones and landscaping plan including the size, location, species and quantity of any trees and shrubs, and all other grass areas and/or plant materials.			

2	Plan/Plat Map, Site Plan & Subdivision Checklist (Continued) Written Information Required for Complete Application (And Any Other Requirement that the Board Adopts by Resolution)	Complete	Waiver Requested	N/A
2.37	Prior to submission of an preliminary plat or application for a subdivision approval, all proposed lots shall be marked with corner stakes and flags and elsewhere as necessary to determine the boundaries of all lots by visual inspection.			
2.38	After final approval, two (2) mylar drawings shall be filed with the Township Clerk, and one (1) drawing in electronic format (for updating tax maps).			

3	Preliminary & Final Site Plan Checklist Only Written Information Required for Complete Application (And Any Other Requirement that the Board Adopts by Resolution)	Complete	Waiver Requested	N/A
3.01	Size, height, location, etc. of all existing and proposed buildings, structures and signs including tentative architectural floor plans, renderings and elevation of the proposed structures and signs. Plans shall be at a scale of not less than 1/8" = 1'.			
3.02	Proposed circulation (traffic) plans including existing and proposed streets, curbs, aisles, lanes, driveways, fire lanes, parking spaces, loading areas, walks, etc. indicating dimensions and types of pavement.			
3.03	Proposed lighting plan including information and intensity limits on the map.			
3.04	Plans and profiles of proposed water and sanitary sewers showing feasible connections to existing connections to existing facilities or any proposed, new drainage, sewerage, water and solid waste facilities.			
3.05	Detailed designs and information of all pavement, curbing, structures, lighting fixtures, landscaping, etc.			
3.06	A grading plan showing proposed and final site contours, including spot grades at building corners, intersections, in pavement areas, and at appropriate other locations.			
3.07	Location of any existing or proposed above or below grade petroleum storage tanks.			X
3.08	Written description of proposed project, indicating use, nature of operations, number of proposed employees, number and timing of shifts, anticipated traffic and future expansion plans.	X		

4	**Final Major Subdivision Checklist Only** Written Information Required for Complete Application (And Any Other Requirement that the Board Adopts by Resolution)	Complete		Waiver Requested	N/A
4.01	Lot dimensions of whole tract and each proposed lot and easement, including gross and net area to the nearest 0.01 acre and in square feet, bearings, distances to the nearest 0.01 foot, and complete curve data, including radius, length of curve, subtended angle and chord bearing and distance.				
4.02	Metes and bounds on all proposed new easements and any existing easements. The plat shall contain descriptive language concerning each specific type of easement (i.e. sight, future, roadway, drainage, utility, etc.) including the applicable restrictions or purposes thereof.				
4.03	Right-of-way widths of all existing and proposed streets.				
4.04	All municipal boundary lines crossing or adjacent to the territory intended to be shown.				
4.05	All natural and artificial watercourses, streams, shorelines and water boundaries and encroachment lines.				
4.06	Identification or all outbound property corners located or set by the surveyor of record (i.e., pipes, iron pin set, planted stone found, railroad spikes, etc.). All unmarked tract corners along the original boundary will be set and a certification contained on the map.				
4.07	The purpose of any easement or land reserved or dedicated for public use.				
4.08	Six (6) Mylar as-built or constructed drawings showing location of all utilities and site improvements in their exact location and elevation for signature..				
4.09	An engineer's estimate of the quantities and cost of improvements which are required to be covered by a performance guarantee.				
4.10	Performance guarantee (if any), in an amount satisfactory to the Township Engineer and in a form satisfactory to the Township Attorney, to be posted with the Township Clerk.				
4.11	A letter from the applicant's surveyor stating that the final plat conforms to the preliminary plat, as submitted and approved.				
4.12	Plat certifications as required by New Jersey Map Filing Law.				
4.13	After final approval, two (2) Mylar drawings shall be filed with the Township Clerk, and one (1) drawing in electronic format (for updating tax maps).				

BOARD OF ADJUSTMENT CHECKLIST *(Tables 5-7 Below)*

5	Administrative Requirements	Complete	Waiver Requested	Incomplete
5.1	Properly completed Application for Board of Adjustment (20 copies)	X		
5.2	Plans, Maps and Construction Details as required (20 sets)			
5.3	Application Fee Statement (FORM #7) and Escrow Deposits Paid. Fees $_____ Escrow Deposits $_____.	X		
5.4	A certificate from the Tax Collector that taxes are paid. (FORM #2)	X		
5.5	Site Inspection Authorization FORM (FORM #7)	X		
5.6	Compliance with Legal Notice requirements. **(Do not begin notification until application is Deemed Complete and/or placed on the agenda for Hearing. Required for all applications.) See Notice Instructions.**			
5.7	Proof of Publication			
5.8	Affidavit of Proof of Service (FORM #10)			
5.9	A completed Corporation, Partnership or LLC form(FORM #7) (if applicable)	X		
5.10	Affidavit of Application/Ownership (FORM #5)	X		
5.11	Copies of applicable approvals or applications to other agencies as may be required. (Septic permits, Sussex County Planning Board, Sussex County Soil Conservation District, Environmental Protection Agency, Department of Environmental Protection, Highlands, etc.) *			
5.12	A listing of all variance requests and waiver requests of zoning ordinance and miscellaneous design standards.	X		

*Satisfaction of requirements from other agencies governing land use are independent and are not a pre-condition to completeness or approval but must be completed prior to the issuance of a building permit or certificate of occupancy.

6	Variance Map Requirements	Complete	Waiver Requested	Incomplete
6.1	Show North arrow and scale (not less than 1":100')			
6.2	Title block including name of property owner (and developer if applicable)			
6.3	Name and address of applicant			
6.4	Name and address of preparer of the plan(s) submitted			
6.5	Certification of Accuracy (or Seal) by Preparer			
6.6	Date of preparation and each subsequent revision			
6.7	Tax map information showing block and lot numbers, and names of adjacent property owners within 200 feet			

6.8	Name of public street which provides access to property, including driveway(s) and parking areas			
6.9	Zone district and zone setbacks & yard requirements			
6.10	Metes and bounds of Lot(s), area and frontage			
6.11	Key map showing entire site and its relationship to surrounding areas with an outline of the 200' perimeter			
6.12	Area of and building envelope of entire site			
6.13	Locations of all existing and proposed building locations and other structures with all property line set-backs including those on adjoining properties			
6.14	Location of all wells and septic tanks and fields within 100 feet of subject property			
6.15	An approved septic permit for proposed new construction on unimproved lot or increase in the number of bedrooms			
6.16	Labeling of all property zones and use within 200'			
6.17	Road and access locations including type, size, width of Right of Way, paving materials, curbs, sidewalks, guide rails, retention basins, parking areas, etc.			
6.18	Location of drainage areas, wetlands, streams (incl. setback), utilities, Right of Way easements and connections			
6.18	Existing and proposed grades with notations of any unusual topography			
6.20	A table that shows all of the required, existing and proposed setbacks for structures and/or buildings			
	VARIANCE TYPE (Circle as applicable)	"D" / USE	"C" / BULK	Appeal or Interpretation

7	Variance Checklist	Complete	Waiver Requested	Incomplete
7.1	Maps in conformance with the map checklist signed and sealed by an Architect, Engineer, Planner or Surveyor which provides sufficient information (structures, set-backs, lot area, location of adjoining structures, wells and septic systems, wetlands, streams, etc.) upon which a decision can be based.			
7.2	Street, ground level and aerial photographs of the subject property and the surrounding property so that the prevailing zoning and actual uses are clear.			
7.3	A description of the alternative uses for the property that were considered			
7.4	A well-reasoned statement or legal brief which clarifies why the "C" or "D" Variance should be granted and the special reasons or hardship that pertain to the subject property. Particular attention should be paid to relevant Township Ordinances, Master Plan, applicable case law and other New Jersey statutes.	X		
7.5	Architectural drawings of the proposed structure sufficient to determine the dimensions, style, and layout of the proposed property development. All plans must be signed and sealed by architect.			
7.6	A copy of the Tax Map showing the location of the subject premises and all properties within 200 feet including an outline of the 200 foot perimeter.			

8	APPEAL CHECKLIST (In addition to the Variance Checklist)	Complete	Waiver Requested	Incomplete
8.1	Any evidence in the form of documentation, forms, or correspondence which explain the nature of the appeal or interpretation.			
8.2	A statement or legal brief which clarifies the position of the applicant			
8.3	In case of an appeal from the decision of the zoning or other administrative officer, all documents that were submitted and considered to reach the decision.			

Applicant, Ambrosia Real Estate of North Jersey LLC seeks a conditional use variance or in the alternative a use variance pursuant to NJSA 40:55D-70(d) to permit the operation of the property as an operational inpatient substance abuse treatment facility. Applicant is part of an affiliated group of facilities known as Ambrosia Treatment Centers. Ambrosia currently operates facilities in Florida, California and New Jersey, including a 44 bed facility in Medford and a new 30 bed facility which is currently being constructed. All facilities are fully licensed by the State and are staffed with proper medical personnel, including top clinicians and support staff. Applicant is proposing an approximately 30 bed facility to be located on 73 Pequest Road. The subject premises presently and since 1985 has been the location of a private home owned by the Carretta family. The property is located in the AR 5:2 Zone Single Family Residential which permits as a principal use single family residential and as conditional use such items as a hospital.

Applicant will submit a full site plan for preliminary and final approval.

The subject premises is approximately 44.4 acres containing an approximately 6600 square foot primary home, six horse stalls, a paddock, a greenhouse, carriage house, outdoor pool and spa with a pool house, a septic system and a private well.

Should the requested relief be granted, Applicant is seeking to convert the existing principal building into the primary clinical care and treatment facility on the property. An additional 15,000 – 18,000 square foot residence with full dining hall and commercial kitchen would be constructed to provide beds for approximately 30 patients. Any renovations and/or additions on the property would be constructed in a manner to maintain the character similar to the existing home and neighborhood. Average patient length of stay is 30 days or longer as directed by clinical staff. The number of anticipated staff will be between 16 and 24 employees rotating on three shifts with clinical therapists, clinical director, support staff, RN and medical director as well as kitchen and maintenance staff.

As Applicant's planner and engineer will testify to, the relief sought to be granted is entirely consistent with the Township of Green's Master Plan and its Zoning Code and the relief can be provided without any detriment to the public good or without substantially impairing the intent and purpose of the Zoning Plan or Zoning Ordinances. Moreover, Applicant's planner will provide testimony that the proposed use will be under the supervision of the Commissioner of Health and as such, case law, including Scerbo v. Orange Bd. of Adjustment, 121 NJ Super 378, has deemed such use as a "hospital", which has been confirmed as inherently beneficial by the NJ State Legislature in its definition of inherently beneficial use at N.J.S. 40:55D-4 adopted in 2009. You will also hear testimony that even in the event the center wasn't deemed a hospital that there is substantial evidence of a community need for this facility and as such is an "inherently beneficial" use to our area as well as to society in general, particularly under the balancing standard outlined in the New Jersey Supreme Court case of Sica v. Wall Board of Adjustment, 127 N.J. 152 (1992) as well as under Indeed, as the experts will discuss, because of this specific property's unique location, size of 44.4 acres coupled with the private nature and characteristics of the property which will be maintained, the public benefit far outweighs any impairment to the zone plan and zoning ordinance.