

City of Sea Isle City

MAJOR SUBDIVISION FINAL PLAT CHECK LIST REQUIREMENTS

C = Conforms

X = Does Not Conform

NA = Not Applicable

NA = Not Applicable

Name: Frank Edwardi Major Subdivision

Block: 88.03 Lot(s): 16.02, 17.01, 17.02,
18.01, 18.02, 19-21 &
27-29

Reviewed By: Andrew A. Previti, P.E.

Date Reviewed: March 4, 2025

Project No. SIP0094

No application will be deemed complete until all of the following has been provided except for which waiver has been sought and granted.

1.	Completed Application Forms with All Information Provided.	Determined by Board Secretary
2.	Plat with the following requirements:	
	a. Date, name and location of subdivision, name of owner, graphic scale and reference meridian (i.e. indicating true north; or magnetic north with year designated).	C – See Comment III.2.c
	b. Tracts, boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way land to be reserved or dedicated to public use, all lot lines and other site lines; with accurate dimensions bearings, or deflection angles, and radii, arcs, and central angles of all curves.	C
	c. The purpose of any easement or land reserved or dedicated to public use shall be designated and the proposed use of sites other than residential shall be noted.	N/A
	d. Each block shall be numbered and the lots within each block shall be numbered consecutively beginning with number one. When sections of the same block are contained in different subdivisions, care shall be taken not to duplicate lot numbers.	See Comment III.2.j

e. Minimum building setback lines on all lots and other sites.	C – See Variance Chart
f. Location and description of all monuments.	C
g. Names of owners of adjoining unsubdivided land.	N/A
h. Certification by engineer or surveyor as to accuracy of details of plat.	See Comments
i. Certification that the applicant is the owner of the land or his agent, or that the owner has given consent under an option agreement.	See Comments
j. When approval of a plat is required by any officer of body of the municipality, county, or State, approval shall be certified on the plat.	See Comments
k. Cross sections and profiles of streets, approved by the engineer shall accompany the final plat	Waiver Requested See Comments
l. Plans and profiles of storm and sanitary sewers and water mains.	Waiver Requested See Comments
m. Certificate from tax collector that all taxes are paid to date.	See Comments
n. A statement by the engineer that he is in receipt of a map showing all utilities and exact location and elevation, identifying those portions already installed and those to be installed.	Statement Submitted
o. The applicant shall submit a statement by the engineer to the effect that either all of the improvements required under this chapter or otherwise have been installed, or the engineer shall give an estimate of the cost of their installation. The estimate will form the basis of a performance guarantee in accord with Article IV, Section A.2, Certification as to Completion of Improvements; Performance Guaranty.	See Comments
p. House numbers for each building lot on the final site plan plot only.	See Comments

	q. Designated lines for signature of planning board chairman and secretary, and planning board engineer, and date of approval.	C
	r. An escrow account shall be established by the developer to cover the costs of streetlight installation.	See Comments
	s. List any additional required permits from any municipal, County, State or Federal agencies. Such permits may include coastal area facilities, sewer extension, waterfront construction, and soil erosion and sediment control.	C
	t. The applicant shall submit a letter from the Zoning Officer with the application confirming whether the relief sought constitutes a substantial improvement and confirming the FEMA flood zone and design flood elevation for the property. The flood zone and design flood elevation shall be placed on all plans.	See Comments