

**Borough Of Montvale**

12 DePiero Drive
Montvale, NJ 07645
(201) 391-5700

Planning Board**Site Plan Review & Variance Application**

Date: _____

Please note: 20 sets of the completed application form must be submitted to the Board Secretary
Also note: Untold plans will not be accepted

Please indicate the purpose of this application:

- ☐ Presubmission Conference or Informal Site Plan Review
(Complete Parts 1, 3, 4, 5, 6, 7 & 8)
- ☐ Application for Formal Site Development Plan Review
(Complete all Parts)
- ☐ Informal Review of an Amendment or change to previously Approved Site Development Plan
(Complete Parts 1, 3, 4, 5, 6, 7 & 8)
- ☐ Formal Review of an Amendment or change to previously Approved Site Development Plan
(Complete all Parts)

Part 1

1a. Name of Applicant: _____

1b. Street: _____

1c. Town /State/Zipcode: _____ New Jersey - _____

1d. Phone: _____

1e. Email: _____

2. Is the above listed applicant:

- ☐ an individual
- ☐ a partnership
- ☐ a corporation
- ☐ or other _____

3. If partnership or corporation, state 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:

4. If applicant is represented by a NJ Attorney:

4a. Name of Attorney: _____

4b. Firm: _____

4c. Street: _____

4d. Town /State/Zipcode: _____ New Jersey - _____

4e. Phone: _____

4f. Email: _____

5. To whom should correspondence and notices be sent?

5a. Name: _____

5b. Street: _____

5c. Town /State/Zipcode: _____ New Jersey - _____

5d. Phone: _____

5e. Email: _____

6. Montvale Tax Assessment Map description of land involved:

6a. Block: _____ 6b. Lot: _____

6c. P.O. Street Address: _____

6d. Nearest Cross Streets: _____

6e. Zone District: _____

7. If applicant is not the record owner of the land described in number 6 above, state applicant's legal interest:

☐ Contract purchaser

☐ Contract tenant

☐ Attorney for record owner

☐ Other: Describe: _____

8. Purpose of application: (Give a detailed description of the use of the property, present and proposed, including the number of new building lots to be created):

9. Has there been any previous proceedings before the Montvale Planning Board or the Zoning Board of Adjustment regarding the lands described above?

☐ Yes

☐ No

If yes, give the dates, details and disposition of the previous proceedings:

10. Has an application been submitted to the Bergen County Planning Board?

- ☐ Yes
☐ No

If yes, give the dates, details and status of the application:

If no, state the reason why an application has not been submitted to the Bergen County Planning Board:

11. Are the following documents attached and made a part of this application:

- | | | |
|---------------------------|--------------------------|---|
| ☐ Yes | ☐ No | Certification of Applicant |
| ☐ Yes | ☐ No | Affidavit of Consent of Record Owner |
| ☐ Yes | ☐ No | Certification of Payment of Taxes
(attach copy of certification of tax collector as to status of real property taxes related to subject property)
Application will be deemed incomplete if taxes aren't paid up-to-date. |
| ☐ Yes | ☐ No | Completed Site Plan Checklist |
| ☐ Yes | ☐ No | Proof of Ownership or Property Interest
(set forth and attach copy of deed or other instrument by which sufficient interest in property is claimed to justify application and hearing) |
| ☐ Yes | ☐ No | W-9 Form-Request for Taxpayer ID # |

If any of the above items are checked no, state why:

Part 2

1. Is the following document attached and made a part of this application:

☐ Yes ☐ No

Proof of Notification to Property Owners
(attach copy of notice and proof that at least 10 days prior to date set for hearing,
property owners within 200' of the subject property have been notified in accordance
with the Municipal Land Use Act)

If checked no, state why:

2. Provide below the names and addresses of the property owners notified:

Part 3 - Application for Zoning Variance Relief

In connection with your application for subdivision zoning variance relief from the terms of the comprehensive Revised Montvale Zoning Ordinance, as amended and supplemented, please set forth:

A. The Section(s) of the applicable Ordinance(s) of the Borough of Montvale from which deviation relief is requested:

B. The nature of the Zoning Variance relief requested:

C. In what manner, in this particular case, the strict application of the foregoing Zoning Regulations will result in practical difficulties or undue hardship upon the applicant inconsistent with the general purpose and intent of said regulations:

D. In what manner in this particular case, there exists exceptional circumstances or conditions applicable to the premises which are the subject of this application, which do not apply generally to other premises located in the same zone district or neighborhood:

E. In what manner, in this particular case, the purpose of Zoning would be advanced by a deviation from the Zoning Ordinance requirements and the benefits of the deviation would substantially outweigh any detriment:

F. In what manner, in this particular case, the granting of the variance relief requested will not be substantially detrimental to the public welfare or injurious to the premises in the area in which the premises which are a subject of this application are located:

Part 4 - Application for Modification or Waiver of Site Plan Details

In connection with your application for modification or waiver of site plan details, please set forth:

A. List the Section(s) of the Site Plan Ordinance requiring Site Plan Details which are purposely omitted from your Site Plan:

B. Set forth the peculiar conditions applicable to the premises which are the subject of this application or applicable to the proposed construction thereon, which render the omitted details unnecessary to properly evaluate the Plan or Plat:

Application prepared by: _____
Name

Address

Signature: _____

Date: _____

Part 5 - Certification of Applicant

I, (We,) the undersigned applicant(s), being duly sworn, upon my (our) oath(s) depose and say that the statement contained herein are true to the best of my (our) knowledge, information and belief.

Signature of Applicant _____

Signature of Applicant _____

Subscribed and sworn to before me this _____ day of _____

Notary Public

Part 6 - Affidavit of Consent of Record Owner

State of _____)

SS:

County of _____)

_____, of full age,

having duly sworn, according to law on his oath, deposes and says that

he resides at _____

in the _____ of _____

in the County of _____

in the State of _____

that he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and

being in the Borough of Montvale aforesaid, and known and designated as

Block(s) _____, Lot(s) _____, and that he hereby consents

and authorizes the applicant to make the within application.

Signature of Record Owner

Subscribed and sworn to before me this _____ day of _____

Notary Public

Part 7 - Certification of Payment of Taxes

Date: _____

I, _____ Tax Collector of the Borough of
Montvale, hereby certify that the property taxes on the property known as
Block(s) _____, Lot(s) _____, as shown on the Borough Tax
Assessment Maps, have been paid through the _____ quarter and that the
taxes on the aforementioned property are not past due nor are there any
penalties, assessments, or interest due or outstanding as of this date.

Signature of Tax Collector

**BOROUGH OF MONTVALE
SITE PLAN SUBMISSION CHECKLIST**

Applicant Name:	Type of Application
Applicant Address:	Site Plan
Owner Name:	Sketch Plan Preliminary Final
Owner Address:	
Project Name:	
Block: Lot(s):	
Street Address:	
Checklist Prepared By:	

Site Plan			ALL APPLICATIONS AND SUPPORTING MATERIALS MUST BE SUBMITTED TO THE BOARD SECRETARY AT LEAST 21 DAYS PRIOR TO THE REGULARLY SCHEDULED BOARD MEETING.		TO BE COMPLETED BY THE APPLICANT			TO BE COMPLETED BY THE BOROUGH		
Sketch Plan	Preliminary	Final	Number	✓ REQUIRED DOCUMENTS TO BE SUBMITTED WITH APPLICATION	Provided	N/A	Waiver Requested	Provided Y/N	Waiver Requested	Waiver Requested
✓	✓		1.	Lot and block designation(s) of the property and the development name.						
✓	✓		2.	Property address.						
✓	✓		3.	Name and address of the applicant and record owner of the property, if other than the applicant.						
✓	✓		4.	Name, phone number, email address, license number, and seal of the person, firm, or organization preparing the sketch plat/plan and for whom the sketch plat/plan has been prepared.						
✓	✓		5.	Name, phone number, email address, license number of the Architect, Landscape Architect, Planner, and Traffic Engineer, if applicable.						
✓	✓		6.	Date prepared with all subsequent revisions noted on the sketch plat and dated.						
✓	✓		7.	North arrow, written and graphic scales, and reference meridian.						
✓	✓		8.	A key map as required by ordinance.						
	✓		9.	Sufficient description or information to designate precisely the boundaries of the property bearings which begin to the nearest 10 seconds or closer. The error of closure shall not exceed one in 10,000.						
	✓		10.	An aerial photograph with the property boundaries to evaluate effects upon existing vegetation and surrounding land uses.						
✓	✓		11.	The location, names, and existing widths of the adjacent streets, rights-of-way, and curblines.						
✓	✓		12.	Names of all owners of record of adjacent properties within 200 feet of the tract, together with the lot and block numbers of the properties as shown on the most recent municipal tax records.						
✓			13.	The existing zoning of the property and on all adjacent lands.						
	✓		14.	Location, width, and purpose of all existing and proposed easements, including, but not limited to, utility, drainage, sight, and access easements, within or joining the property.						
✓	✓		15.	Tabulation of all applicable zone district bulk requirements with a comparison to the existing and proposed conditions as required by ordinance.						

Site Plan			ALL APPLICATIONS AND SUPPORTING MATERIALS MUST BE SUBMITTED TO THE BOARD SECRETARY AT LEAST 21 DAYS PRIOR TO THE REGULARLY SCHEDULED BOARD MEETING.		TO BE COMPLETED BY THE APPLICANT			TO BE COMPLETED BY THE BOROUGH		
Sketch Plan	Preliminary	Final	Number	✓ REQUIRED DOCUMENTS TO BE SUBMITTED WITH APPLICATION	Provided	N/A	Waiver Requested	Provided Y/N	Waiver Requested	Waiver Requested
✓	✓		16.	List of all variances and waivers/exceptions being sought by the Applicant.						
✓	✓		17.	Location and width of any existing watercourse, existing rock outcrops, depressions, lakes and ponds, wooded areas, marshes, and any other significant environmentally sensitive or natural terrain features as may be determined by survey.						
	✓		18.	Location of any wetland areas and wetland transition areas as determined by a letter of interpretation from the NJDEP or a qualified wetlands expert and a metes and bounds survey of said wetlands. Said areas shall be appropriately flagged in the field.						
✓	✓		19.	Location of any flood hazard areas with delineation and elevation of the 100-year flood boundary or stormwater overflow within 200 feet of the tract.						
✓			20.	Location of uses and outline of structures including walls, fences, culverts, underground storage tanks, bridges, and roadways presently located on the subject property and on properties immediately adjacent thereto for a distance of 200 feet.						
✓	✓		21.	Location of existing wells and septic systems on-site and within 100 feet of the property.						
✓			22.	Location of paved areas, sidewalks, vehicular accesses, and circulation elements between the property and public streets.						
✓			23.	Location of any existing sewers, culverts, or waterlines.						
✓			24.	The location of existing and proposed buildings with front, rear, and side yard setback dimensions and structural improvements.						
	✓		25.	Location of all uses, buildings, and structures drawn to scale on and within 100 feet of the subject property. All structures including walls, fences, culverts, bridges, roadways, underground storage tanks that are existing and proposed to remain shall be indicated with spot elevations. Structures to be removed shall be indicated by dashed lines.						
✓			26.	Location and area of proposed sidewalks, driveways, loading areas, off-street parking, or other paved areas.						
	✓		27.	The location, arrangement, and construction of proposed sidewalks, driveways, loading areas, off-street parking areas, bicycle parking areas, solid waste and recycling disposal areas, fences, retaining walls, outdoor storage areas, or other paved areas. Improvements such as roads, parking areas, sidewalks, and other design details shall be indicated including dimensions of parking stalls, access aisles, curb radii and traffic flows, and handicapped persons access facilities shall be provided.						
	✓		28.	Location of all paved areas, sidewalks, vehicular access, and circulation elements, including rights-of-way, traffic control, directional signage, and railroads, between the site and public streets.						
✓			29.	Any proposed grading as required by ordinance.						
✓			30.	Any proposed utilities, including stormwater drainage.						
	✓		31.	Location and design of proposed utility structures and lines, on-tract stormwater drainage with manholes, inlets, pipe sizes, grades, inverts, and flow directions, telephone, electric, water, gas, sanitary sewer, and cable TV lines.						

Site Plan			Number	ALL APPLICATIONS AND SUPPORTING MATERIALS MUST BE SUBMITTED TO THE BOARD SECRETARY AT LEAST 21 DAYS PRIOR TO THE REGULARLY SCHEDULED BOARD MEETING.	TO BE COMPLETED BY THE APPLICANT			TO BE COMPLETED BY THE BOROUGH		
Sketch Plan	Preliminary	Final			Provided	N/A	Waiver Requested	Provided Y/N	Waiver Requested	Waiver Requested
				✓ REQUIRED DOCUMENTS TO BE SUBMITTED WITH APPLICATION						
	✓		32.	Location, dimensions, grades, and flow direction of existing streets, culverts, and waterlines, as well as other underground and aboveground utilities, including sanitary sewer, water, stormwater management, telephone, electric, gas, and cable TV, within and adjacent to the property.						
✓	✓		33.	Existing and proposed contours of the land, with a contour interval of not less than two feet. Existing contours are to be indicated by dashed lines and proposed contours are to be indicated by solid lines.						
✓	✓		34.	Location of all lands with a topographic slope of 15% or greater in its natural state shall be separately designated on the topographic map of the property. A table shall accompany the map that provides existing and proposed steep slopes on the property in both square feet and percent.						
	✓		35.	Any existing buildings, structures, and walls that are of historic importance or are of important archaeological, cultural, scenic or architectural significance on the subject property or within 200 feet of the property shall be so noted on the plans.						
✓	✓		36.	All trees exhibiting a diameter of four inches or more measures 12 inches above the ground shall be specifically located, and all trees proposed to be removed shall be specified and provided in tabular format with size (dbh) and species.						
✓	✓		37.	Landscape Plan as required by ordinance.						
✓	✓		38.	Soil erosion and sediment control plan. If more than 500 cubic yards of soil is proposed to be moved (cut plus fill), an application for a Major Soil Moving Permit and information in accordance with Section 104.4 shall be submitted.						
✓			39.	A written description of the proposed use and off- and on-tract improvements.						
	✓		40.	Approval block for signatures of the Board Chairperson, Board Secretary, Borough Engineer, and any outside agencies required to approve the proposed development.						
	✓		41.	Location and details of existing signage, lighting, landscaping, and solid waste areas to remain.						
	✓		42.	The applicant shall set forth in detail the exact use to be made of the property and the buildings and structures thereon including, but not limited to, required yard and setback areas, lot coverage and building coverage calculations, and building height in feet and stories.						
	✓		43.	The location of the proposed buildings or structural improvements with spot elevations at each corner of the proposed buildings. Floor space of all buildings, number of employees, housing units or other capacity measurements, where required, shall be so indicated.						
	✓		44.	Survey of the site signed and sealed by a licensed professional land surveyor.						
	✓		45.	Location, size, and details of all proposed signs.						
	✓		46.	Lighting plans including location, type, wattage, height, direction, power, time of use, construction details, isolux lines, and location of security lighting, if proposed.						

Site Plan			ALL APPLICATIONS AND SUPPORTING MATERIALS MUST BE SUBMITTED TO THE BOARD SECRETARY AT LEAST 21 DAYS PRIOR TO THE REGULARLY SCHEDULED BOARD MEETING.		TO BE COMPLETED BY THE APPLICANT			TO BE COMPLETED BY THE BOROUGH		
Sketch Plan	Preliminary	Final	Number	✓ REQUIRED DOCUMENTS TO BE SUBMITTED WITH APPLICATION	Provided	N/A	Waiver Requested	Provided Y/N	Waiver Requested	Waiver Requested
	✓		47.	Preliminary architecture plans, prepared by a licensed professional architect, which includes floor plans and building elevations illustrating floor area and room divisions, building height, facade design, and roof-mounted equipment, if applicable.						
	✓		48.	Details of traffic control devices with direction of traffic flow.						
	✓		49.	Location of fire lanes and other parking restrictions.						
	✓		50.	Location of proposed area(s) to be used for snow equipment staging and/or the temporary storage of snow.						
	✓		51.	Location of any contemplated public improvements on or adjoining the property as indicated by the Borough Engineer.						
	✓		52.	If the site development plan is to be developed in phases, a Phasing Plan shall be submitted.						
	✓		53.	A garbage and refuse recycling plan providing for an area reserved for the separation of garbage and recyclable materials, inclusive of provisions for the storage of recyclable and nonrecyclable waste and areas reserved for the pickup of such.						
	✓		54.	Appropriate details to the Borough, County, and State standards including sidewalks, curbs, paving, street signs, drainage, etc.						
	✓		55.	An outline of any existing and proposed deed restrictions or covenants.						
	✓		56.	Environmental Impact Statement in accordance with Article XVII of Chapter 128.						
	✓		57.	Copies of completed and submitted applications to the Bergen County Planning Board and Bergen County Soil Conservation District, if applicable.						
	✓		58.	Stormwater Management Plan, if applicable.						
		✓	59.	The preliminary site plan resolution of approval along with all proposed additions, modifications, or departures from said approval, if applicable.						
		✓	60.	Final site plans, prepared by a licensed professional engineer, for development, including construction details and engineering data.						
		✓	61.	Final architecture plans, prepared by a licensed professional architect, detailing the proposed floor plans and building elevations and the size, materials, colors, and textures of the building façade.						
		✓	62.	Final landscape plans substantially conforming to the preliminary landscape plan and detailing specifications for all landscape improvements, planting details, and irrigation and maintenance details.						
		✓	63.	Certification and will serve letters from water, sewer, electric, and gas utilities.						
		✓	64.	Four copies of all deeds with metes and bounds description for proposed easement dedications including dedication of additional road right-of-way.						

ESCROW AGREEMENT

THIS AGREEMENT made this _____ day of _____, 20____, between _____ hereinafter referred to as "Applicant", and the Planning Board of the Borough of Montvale, hereinafter referred to as "Board", and the Council of the Borough of Montvale, hereinafter referred to as "Borough".

WHEREAS, the Applicant is proceeding under the Zoning Ordinance/Land Development Ordinance for approval of a _____; and

WHEREAS, the Ordinance requires the Applicant to establish an escrow whereby work required to be performed by professionals employed by the Board will be paid for by the Applicant as required under the provisions of the Ordinance cited above; and

WHEREAS, both parties feel that it is appropriate to reduce this understanding to written form.

WITNESSETH: IT IS mutually agreed between the parties that:

Section 1. Purposes

The Board authorizes its professional staff to review, inspect, report and study all plans, documents, statements, improvements, and provisions made by the Applicant in conforming to the requirements of the Ordinance cited and referred to above. The Board directs its professional staff to make all oral and/or written reports to the Board of its conclusions and findings derived from the review, study, and investigation and like or similar duties performed as elsewhere authorized. The Applicant agrees to pay all reasonable professional fees incurred by the Board for the performance of the duties outlined above.

Section 2. Escrow Established

Applicant, Borough, in accordance with the provisions of this agreement, hereby create an escrow to be established with the Treasurer of the Borough of Montvale and to be maintained in a banking institution or savings and loan association in this State insured by an agency of the federal government, or in any other fund or depository approved for such deposits by the State, in an account bearing interest at the minimum rate currently paid by the institution or depository on time or savings deposits.

Section 3. Escrow Funded

Applicant by execution of this agreement shall pay to the Borough, to be deposited in the depository referred to in Section 2, such sums as are required by the Zoning Ordinance/Land Development Ordinance. The applicant shall be notified by the Borough in writing of the name and address of the institution or depository in which the deposit is made and the amount of the deposit. Execution of this agreement by the Borough acknowledges receipt of the sums referred to under this paragraph.

Section 4. Increase in Escrow Fund

If during the existence of this agreement the funds held by the Borough shall be insufficient to cover any voucher or bills submitted by the professional staff and reviewed and approved by the Board, Applicant shall within fourteen (14) days from the date of receipt of written notice deposit additional sums with the Borough to cover the amount of the deficit referred to above. During this period the professional staff shall cease all review activities. The written notice shall be sent by the Treasurer setting forth the amount of the deficit and the member or members of the professional staff to whom the additional sums are due. Unless otherwise shown, receipt shall be presumed to have occurred within three (3) days after mailing.

Section 5. Submission of Vouchers by Professional Staff

The professionals referred to in this agreement, upon the completion of their services or periodically during the performance of their services, shall submit vouchers conforming to the requirements established by the Borough for vouchers of the type and kind referred to under this paragraph. Said vouchers shall include the total of all fees and costs incurred as a result of the services set forth under Section 1 of this agreement and shall contain a brief description of the services including the Block and Lot, and name of application, which have been rendered by the professional concerning the applicant's application.

Section 6. Board Review

The Treasurer shall review all vouchers to determine whether they have been submitted in the appropriate form. If the Treasurer determines that the vouchers are in the appropriate form then the vouchers shall be submitted to the Land Use Administrator for review to determine whether the services have been performed in the manner and to a degree required by this agreement. The Treasurer shall process said vouchers in the same manner and under the same terms as are normally employed for vouchers submitted for work performed on behalf of the Borough. Following the determination by the board that services have been performed properly, the Treasurer shall mail a copy of each approved voucher to the Applicant. At the conclusion of this processing the amounts specified in said vouchers shall be deducted by the Borough from the escrow established pursuant to the agreement.

Section 7. Applicant's Objection

It is expressly agreed to by the Applicant that the right to object to the payment of any voucher is hereby expressly waived unless written notice is received by the Land Use Administrator by certified mail no later than three (3) days prior to the next regularly scheduled Board meeting following the meeting in which the contested voucher of vouchers had been approved. The writing notice shall have accompanying it a copy of each voucher being objected to. The standard of review to be utilized by the Land Use Administrator and Planning Board Chairman in determining whether the payment of any voucher is proper is whether the fees incurred are reasonable and whether the work has been performed properly. It is furthermore understood that the Applicant shall have the right to make periodic inspections of the records maintained by the Borough during normal office hours to determine the status of the escrow account.

Section 8. *Interest Allocations*

Except as otherwise set forth hereinafter all interest earned on money deposited pursuant to this agreement which shall be held in escrow shall become the property of the Borough as compensation for administrative services rendered in connection with this agreement. An Applicant shall be entitled to payment of interest whenever the Applicant shall have deposited an amount of money in excess of \$5,000.00 and the amount of interest paid on that money shall exceed \$100.00 for the year. If the amount of interest exceeds \$100.00, that entire amount shall belong to the Applicant and shall be refunded by the Borough annually or at the time the deposit is repaid or applied to the purposes for which it was deposited, as the case may be, i.e., for professional services rendered to review applications for development, for municipal inspection fees pursuant to N.J.S.A. 40:55D-53 or to satisfy the guarantee requirements of 40:55D-53.a., however at that time the Borough shall deduct 33 1/3% of the interest for administrative and custodial expenses incurred by the Borough in fulfilling its obligations pursuant to this agreement.

Section 9. *Refund*

In the event that the escrow sums posted are more than those required, or in the event that the Applicant shall abandon the application, excess funds shall be returned to the Applicant within ONE HUNDRED AND TWENTY(120) days of the issuance of the final certificate of occupancy for the project which is the subject of the application or receipt of written notice of the abandonment of the application. Prior to the issuance of the final certificate of occupancy for any project for which Board approval has been received or upon receipt of written notice of abandonment of an application, the Treasurer shall determine from the professional staff whether there are any additional sums required to be paid from the escrow fund. In the event that there are, monies will be held by the Treasurer until notice is received by the professionals, Environmental Commission, Land Use Administrator and Construction Code Official that work has been completed.

Section 10. *Failure to Maintain Escrow Fund*

In the event that notice has been sent to the Applicant and the Applicant has failed to pay the increased amount into the escrow fund within the time period set forth in Section 4 then the Board shall cease further consideration of the application or of any other then pending application of the Applicant until the additional sum is given to the Treasurer for deposit into the escrow fund. The Applicant hereby expressly consents to a continuance of the statutorily mandated period for completion of Board review pursuant to the Municipal Land Use Law for a period of forty-five (45) days from the date of the notice from the Land Use Administrator and hereby expressly consents to an automatic rejection of Applicant's application without prejudice and without any further action by the Board if within said period the additional sum has not been given to the Treasurer.

Furthermore, in the event that notice has been sent to the Applicant and the Applicant has failed to pay the increased amount into the escrow fund within the time period set forth in Section 4 and Board review of the application has been completed, the Applicant is hereby placed on notice that the Borough

will not cause certificates of occupancy to be issued and may take such further action including, but not limited to, refusing to perform any and all further inspection, issuance of stop work orders and other relief as may be necessary, including a lien on the subject property.

Section 11. Performance Escrow – Inspections

The provisions of this agreement shall apply to the performance escrow for inspection to be paid to the Borough. The performance escrow shall be posted prior to construction of an onsite, offsite, on-tract or off-tract improvement. The amount of the escrow shall be 10% of the cost of improvements as calculated by the Board's Engineer.

The Applicant hereby agrees that the Board Engineer will be notified in writing forty-eight (48) hours prior to the start of any construction. Failure of the Applicant to provide such notice may result in additional inspection costs.

Section 12. Addresses to which Notices are to be Sent

All notices required by this agreement in writing shall be sent to the following addresses:

Borough of Montvale
Treasurer and Land Use
Administrator
12 DePiero Drive
Montvale, NJ
07645
201-391-5700

Address of Applicant:

NAME		

ADDRESS		

MUNICIPALITY	STATE	ZIP CODE

TELEPHONE NUMBER		

above.