

**EVALUATION GUIDELINES FOR REVIEW OF  
SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS AND  
REZONING APPLICATIONS**

1. Is the proposed use in conformance with the Comprehensive Plan's Land Use Plan ?
2. Is the proposal supportive of the goals and objectives for the overall Plan and for the Land Use element that applies to this kind of development?
3. Is the development suitable for the location requested with respect to soil limitations, steep slopes, woodland, and floodplains?
4. What will the impact be of the proposed development on safety and present capacity of public services such as schools, roads, sewers, water storm drainage, solid waste system capacity, or police or fire protection?
5. Has adequate evidence been submitted that demonstrates the developer's intent to minimize or eliminate possible negative effects on the natural environment, community services, adjacent properties, and the surrounding neighborhood?
6. Are there any historic features on or near the property? What effect will this proposal have on such sites?
7. What effect will the proposed use have on the character and rate of future development? Will this effect inhibit or encourage the achievement of the Comprehensive Plan's Goals and Objectives?
8. If the developer is proposing to dedicate open space to the Township and/or Borough, is this open space fulfilling a useful purpose as described in the Comprehensive Plan, or is the dedication of this open space area a convenient way of isolating land which is difficult or unfit to develop. Dedicated open space should add to the inventory of recreation assets, benefit the residents of the development and the municipality through preservation of natural features, and/or create a needed buffer between incompatible uses.

Design of open space must include provision for future maintenance.

Adequate vehicular access routes must be provided to all open space that may require some maintenance, including natural areas, and especially stream or water areas.

If land is to be used for recreation, is it large enough to be realistically used for the kind of recreation it is offered for, and is it "front yard" type space with ample public accessibility? If it is small, what kind of recreation activities is it to be used for that cannot be accommodated in the private yards of the residents of the development? Is the open space highly observable from public areas? Is it highly fragmented or does it serve as an extension of private yards? Does the open space back up to numerous private yards where noise or activity in the open space may reduce the privacy of the private property? If the open space is a linear element to be used for walking, cycling, jogging, and other similar activities, is it along public areas, or does it run along the lot lines of private yards?

What precautions or design features will ensure that the open space boundaries will be respected by the adjoining property owners?

If the land is dedicated as a buffer, is a buffer really needed? If the buffer is needed, is the location of the buffer an effective one? Buffers may be useful between land uses or activities that generate adverse acoustic or visual effects. They are not desirable in situations where the uses are simply different scales of similar kinds of land use. Linear buffers should be continuously accessible from public streets or create borders that are contiguous to public or semipublic open space.

Is land set aside to preserve special environmental features contiguous to other similar areas on adjacent parcels? How important is the natural feature or condition being set aside? Is the natural area part of a larger dedicated open space parcel? How will natural areas be preserved and maintained? Is there a legal document that describes the limits of future clearing or disturbance that will be allowed?

If the land is to be set aside as a landscape feature, who will maintain it? Is the feature one that will be a public amenity? Is the feature one that will improve the appearance of the township and/or borough as well as that of the development?

Are there any landscape features that exist on the land now that will be destroyed by the proposed development? Are those features more

important or attractive than the ones being proposed, and if so, can the existing features be incorporated?

9. If the site is not suitable for the proposed use, but the use is particularly desirable or necessary in the township and/or borough, is there any other land available that would be more suitable? Conversely, is there a better use for the land proposed for development?
10. If the proposal involves redevelopment of an existing property, what impact does the project have on the existing character of the neighborhood? Are the existing structures or landscape elements worth retaining and how can they be integrated into the proposed development?