

ORDINANCE NO. 16-47

AN ORDINANCE AMENDING AND SUPPLEMENTING
THE LAND DEVELOPMENT ORDINANCE OF THE
TOWNSHIP OF NEPTUNE BY AMENDING SECTION
1010, ENTITLED, "PLOT PLANS AND AS-BUILT
SURVEY" AND SECTION 1012, ENTITLED, "ZONING
PERMITS"

BE IT ORDAINED, by the Township Committee, County of Monmouth, State of New Jersey that the Land Use Ordinance of the Township of Neptune be and is hereby amended as follows:

SECTION 1.

Section 1010 "Plot plans and as-built survey" is hereby amended and supplemented in its entirety as follows:

§ 1010. Plot plans and as-built survey.

- A. Two signed and sealed copies of individual plot plans **in accordance with NJAC 3:40-7.3** shall be submitted to the Township Engineer to accompany any permit application for **any new** construction and for any **building addition or land disturbance greater than 150sf or 50sf in Ocean Grove section**. The individual plot plan shall be utilized to review the project for adequate drainage and grading and compliance to all applicable Township standards.
- B. The **Township** Engineer will review the submitted documents and either disapprove or approve the submitted plot plan. The applicant will be notified if any revisions are required.
- C. The Construction Official shall not issue **any construction** permit until the **Township** Engineer approves the proposed individual plot plan.
- D. Each individual plot plan shall be drawn to scale of not less than one inch equaling 50 feet, signed and sealed in accordance with N.J.A.C. 13:40-7.3 by a professional licensed to practice in the State of New Jersey, and shall be no smaller than 8 1/2 inches by 14 inches.
- E. Individual plot plans shall include the following information:
 - (1) Bearing and distances.
 - (2) North arrow, written and graphic scale.
 - (3) Existing/proposed easement and dedications.
 - (4) Existing/proposed building, pool, decks, patios, porches, sheds and accessory structures dimensions.
 - (5) Existing/proposed sidewalks, driveways and retaining walls.
 - (6) Building envelope graphically depicting and dimensioning zoning setback requirements and/or setbacks approved by the Board if (applicable).
 - (7) Street name, right-of-way width, pavement width and composition of the street(s) fronting the lot.
 - (8) The title block on the plot plan must include the property address, the block and lot number of the property in question and the name of the applicant.
 - (9) Limits of clearing and soil disturbance. Show number of trees over four (4) inches diameter to be removed.
 - (10) Existing trees to be protected and remain. Include tree replacement plan, **if**

- applicable as per 525 of the Land Development Ordinance (LDO).
- (11) Location of wetlands, floodplains, stream encroachment lines and/or any other environmental constraints to the property. If there are no wetlands, then a note should be added to the plan stating that no wetlands exists on the subject property.
 - (12) Sufficient street elevations including center line, gutter and top of curb (if applicable); existing and proposed lot elevations to include, at a minimum, property corners, midpoints of property lines, building corners and center of lot; the finished floor, basement and garage floor elevations of the proposed adjacent dwellings, corner elevations and topography within 10 feet of property lines or as far as necessary to determine adequate drainage characteristics. All elevations shall be according to the NGVD (National Geodetic Vertical Datum) and the source of datum so noted. Any specific circumstances for which elevation requirements cannot be met will be subject to review by the Township Engineer and Construction Official on a case-by-case basis. Under no circumstances shall individual lots be graded in such a manner as to redirect stormwater runoff onto an adjacent and/or downstream property or disturb or change the existing drainage patterns of an adjacent lot. Drainage flow arrows shall be provided to clearly depict the directions of stormwater runoff. No grading or the creation of sump conditions shall be permitted on adjacent lot(s) unless permission has been specifically granted, in writing, by the owner of said adjacent lot(s).
 - (13) Location of any storm drainage pipes within 25 feet of the property including pipe size, grade and invert.
 - (14) Lot grading shall be designed to provide positive runoff with grades at a minimum slope of 1.5%.
 - (15) Swales designed to convey surface runoff shall be designed with suitable subgrade material containing well draining sand or gravel, stone, sand mix topsoil or other material acceptable to the Township Engineer. A construction detail shall be included on the plan.
 - (16) Utility connections, including, but not limited to, water, sanitary sewer, gas, electric, telephone and cable.
 - (17) Elevations, cross sections, details, and dimensions of driveways and retaining walls.
 - (18) The plan shall show new or existing utilities to be utilized in accordance with applicable standards.
 - (19) Location and direction of all existing and proposed downspouts.
 - (20) If sidewalk and/or curbing is proposed details to be provided and sufficient proposed grades to ensure positive drainage.
 - (21) A separate road opening permit is required for any disturbance in the Township Right of Way
 - (22) Prior Board approval or waiver granted for construction in easements.
 - (23) Other items that may be required by the Township Engineer for proper construction of the site
- F. Plot plans of Planning Board approved projects still required individual grading plans and shall match the intent of approved subdivision/site plans.
- G. If a basement is proposed, a subsurface soil investigation certified by a licensed engineer shall be submitted with the plot plan.
- H. The applicant shall submit a foundation survey to the Zoning Officer prior to an inspection of the foundation for approval and backfilling. This survey shall include the location of the foundation and the actual floor elevations. If the as-built survey

establishes locations or elevations different from those submitted in the plot plan, changes in the proposed grading shall be noted. A revised grading plan shall be submitted to the Engineering and Planning Department and a revised building plan to the Construction Official.

- I. The applicant shall submit one (1) copy of a final as-built survey for new construction, building addition or land disturbance over 150sf or 50 sf for Ocean Grove. Building additions signed and sealed by a professional engineer or land surveyor licensed in the state of New Jersey prior to requesting a final certificate of occupancy (CO) inspection from the Municipal Engineer.
- J. The as-built plan shall address constructed conditions and/or location of:
 - (1) Final grading elevations;
 - (2) Roads including curbing and sidewalks;
 - (3) Utilities, new or existing;
 - (4) Building location (s);
 - (5) Driveways and parking lots;
 - (6) Location and direction of downspouts;
 - (7) Stormwater management facilities, including as-built topographic contours and volume calculations;
 - (8) Walls and fences, and
 - (9) Lighting
 - (10) Planting(s)
 - (11) Signage
 - (12) Refuse Area
 - (13) Other structures or conditions deemed pertinent by the Municipal Engineer.
- K. Exemption from the requirements of this section for new construction, building addition or land disturbance under 150sf or 50sf for Ocean Grove requires the approval of the Township Engineer, said exemption to be contingent upon:
 - (1) Proof that the subject addition is not in a flood hazard zone
 - (2) A survey locating the existing dwelling and showing the proposed improvements
 - (3) A site inspection by a Township engineering inspector to verify that the proposed addition will not create drainage problems.
 - (4) A notarized letter from the property owner stating there will be no adverse drainage impacts.
 - (5) Submission of a \$75.00 review fee;In the event that the review of the application does not prove acceptable for an exemption, a full grading plan/plot plan shall be submitted along with required application and fees for review.

SECTION 2

Section 1102, "Zoning Permits" Paragraph C, "Lot grading and elevation plan" be and is hereby amended and supplemented in its entirety as follows:

- C. Lot grading and elevation plan. As a condition precedent to the issuance of a new zoning permit, a proposed plot plan for each individual lot shall be submitted to the Township Engineer for review and approval. Details of the individual plot plan shall conform to the submission requirements outlined in Section 1010 "Plot Plan and As-built Survey".

SECTION 3

All Ordinance, or parts thereof, inconsistent with the provisions of this Ordinance, be and the same are hereby repealed to the extent of such inconsistency.

SECTION 4

Should any section, paragraph, clause or any other portion of this Ordinance be adjusted by a Court of competent jurisdiction to be invalid, such judgment shall not affect or impair the remainder of this Ordinance.

SECTION 5

This Ordinance shall take effect upon its passage and publication according to law and upon the filing of a certified copy thereof with the Monmouth County Planning Board.

APPROVED ON FIRST READING: December 12, 2016

APPROVED, PASSED AND ADOPTED: December 22, 2016

ATTEST:

Richard J. Cuttrell
Municipal Clerk

Kevin B. McMillan
Mayor