



Fee Date: 05/26/2021
Check #: 1001
Cash: 0

ZONING REVIEW

ID: 554970471

Date: 05/26/2021

Fee: \$ 35.00

PROPOSED WORK

- Adding a New Use to a Property
- Air Condensor Unit(s)
- Commercial Addition
- Continuing/Changing Use
- Deck/Balcony
- Driveway / Sidewalk / Apron
- Fence/Retaining Wall
- Other: _____
- Home Occupation
- Interior Remodel - Comm / Res
- New Accessory Structure
- New Commercial Business
- New Ownership of Property/Business
- New Residence
- Porch
- Private Garage
- Residential Addition
- Signs
- Solar
- Storage Shed
- Swimming Pool/Hot Tub
- Zoning Determination

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be found online at www.neptunetownship.org/departments/land-use.

ALL APPLICATIONS WITHIN THE HISTORIC DISTRICT REQUIRE HPC APPROVAL.

IF ANY OF THE REQUESTED INFORMATION IS SUBMITTED INCOMPLETE, THEN THIS APPLICATION SHALL BE RETURNED UNPROCESSED.

1. Location of property for which zoning permit is desired:

Street Address: 28 TREMONT DRIVE Block: 5408 Lot: 8.02 Zone: R-2

2. Applicant Name: GRECO, ROBERT & KRISTEN Phone No. [REDACTED] Fax No.

Applicant's Address: 28 TREMONT DRIVE NEPTUNE, NJ 07753

Email: grecor@me.com

3. Property Owner Name: GRECO, ROBERT & KRISTEN Phone No. [REDACTED] Fax No.

Property Owner's Address: 28 TREMONT DRIVE NEPTUNE, NJ 07753

Email: grecor@me.com

4. Present Approved Zoning Use of the Property: Detached Single Family Residence

5. Proposed Zoning Use of the Property: Detached Single Family Residence

6. Describe in detail the activity or activities you are proposing. If you are proposing construction, then describe in detail the dimension and setbacks. If you are proposing a use, then describe the proposed use.

"Building retaining wall on perimeter rear of property per engineering drawing attached. Purpose of this retaining wall is to allow for proper grading and support as the rear of the property. We have a son who has a catastrophic illness. He is confined to a wheelchair and we are looking to provide adequate access. The plans have been designed to allow him unobstructed and independent access to the backyard from the rear or front of the property."

7. Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF

ADJUSTMENT or PLANNING BOARD?

Yes No If Yes, state date:

Board: Resolution # (if any): (submit a copy of the Resolution)

8. **For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:**

Building Coverage: 0

Lot Coverage: 0 (Please include calculations)

40:55D-68.3.Penalty for false filing. Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58-1 et seq.

-----FOR OFFICE USE-----

Zoning Review Notes:

05/26/2021 This zoning permit application submission consists of:

- One (1) copy of the Zoning Permit Application;
- Two (2) copies of the Boundary & Topographic Survey by Insite Surveying dated 12-17-2020;
- Two (2) copies of the GRECO GRADING PLAN by R.C. Associates Consulting, Inc. dated 03-03-2021.

The applicant/property owner certify that the premises has not been the subject of prior applications to the Zoning Board of Adjustment and Planning Board.

The property is located within the R-2 Zoning District.

The applicant indicates the present and proposed Zoning Use of the property to be "residential". The applicant does not demonstrate if the use of the property is a conforming Detached Single Family Residence, a listed permitted use as indicated in Land Development Ordinance section 403.02-B-4, or a Nonconforming Two Family/Multifamily Residence. The present zoning use of the property is determined to be a Detached Single Family Residence.

The applicant describes the proposed work in detail:

"Building retaining wall on perimeter rear of property per engineering drawing attached.

Purpose of this retaining wall is to allow for proper grading and support as the rear of the property.

We have a son who has a catastrophic illness. He is confined to a wheelchair and we are looking to provide adequate access. The plans have been designed to allow him unobstructed and independent access to the backyard from the rear or front of the property."

The applicant does not describe all proposed work and structures as defined by the Land Development Ordinance in the detailed description and in the submitted plans.

In reviewing the submitted application, it appears the applicant is proposing work in reference to:

- Zoning Permit Application Information Sheet;

- Definitions;

- Swimming Pools, Hot Tubs, and Tennis Court Requirements;

- Fence Requirements;

- Slope Regulations And Retaining Walls;

- Zoning Schedule B: R-2;

ZONING PERMIT APPLICATION INFORMATION SHEET;

With each Zoning Permit Application you are required to submit: (for all projects within the Historic Zoning Districts) three (3) copies of a current survey/site plan and three (3) sets of construction plans; **(for all projects outside of the Historic Zoning District) two (2) copies of a current survey/site plan and two (2) set of construction plans.** Survey's must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys must be prepared by a land surveyor. Survey information may be transposed to a site plan if the date of the survey and by whom and for whom it was prepared is noted on the site plan. Vegetation, general flood plain determinations or general location of existing utilities, buildings or structures may be shown by an architect, planner, engineer, land surveyor, certified landscape architect or other person acceptable to the reviewing governmental body. **On all plans you are responsible for showing the actual shape and dimensions of the lot to be built upon, the exact location, size and height of all existing and proposed structures and substructures (drawn to scale),** the number of dwelling units the structure is designed to accommodate, the number and location of off-street parking spaces and off-street loading areas and such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Ordinance.

DEFINITIONS;

Yard – An open space that lies between the principal building or buildings and the nearest lot line. The minimum required yard as set forth herein is to be unoccupied and unobstructed from the ground upward except as may be provided in this Chapter.

Yard, Front – An open, unoccupied space (unless occupied by a structure hereinafter specifically permitted) extending across the full width of the lot and lying between the street line and the building line. All yards abutting a street shall be considered a front yard. In the Historic District-Oceanfront District the yard, front shall be the yard between the building line and leasehold line abutting the Historic Flared Avenue Open Space.

Yard, Rear - An open, unoccupied space (unless occupied by an accessory structure) extending across the full width of the lot between the rear lot line and the building line.

Yard, Side - An open, unoccupied space (unless occupied by an accessory structure) extending along the side lot line from the front yard to the rear yard and lying between the side lot line and the building line.

hot tub or spa - A structure placed on or below the surface of the ground and filled with water. Any hot tub located outdoors shall have a cover capable of being locked. The hot tub system includes devices to heat, circulate and filter the water and may or may not have an accompanying deck. Facilities with more than sixty (60) square feet of water surface area shall be considered swimming pools.

swimming pool – An accessory structure whether located above or below the ground, designed and maintained for swimming and bathing purposes by a private residence for use by household members and guests, having a depth of more than 18 inches and/or a water surface in excess of 100 square feet.

swimming pool, portable – A swimming pool which is located above ground level, otherwise not permanently installed, does not require water filtration, circulation and purification, does not exceed a water surface of 100 square feet, and does not require braces or supports.

accessory structure – A structure or building detached from a principal building located on the same lot and customarily incidental and subordinate to the principal building or use. Where a structure is attached to a principal building by a breezeway, roof, common wall, or the like, such a structure shall be considered part of the principal building.

Impervious Coverage - Any structure, surface or improvement that reduces and or prevents infiltration into the surface shall be considered impervious; Driveways or other similar areas that experience loading that are constructed of open cell pavers or stone shall be considered impervious. Patios that are constructed at grade are impervious.

Decks that are twelve (12) inches or more above average grade shall be considered pervious. Porous paving, gravel, crushed stone, crushed shells and similar surfaces not utilized in driveways or other areas that experience heavy loading shall be considered pervious.

Open cell pavers shall be considered fifty percent (50%) pervious if filled with vegetation. Grass, lawns or other similar vegetation shall be considered pervious. Water area of pools shall not be counted as impervious.

building coverage – The percentage of the lot area that is covered by building area, which includes the total horizontal area when viewed in plan.

ZONING NOTES:

- Please review Land Development Ordinance section 201 to aid in the identification and definition of additional structures and terms as defined by the Neptune Township Land Development Ordinance.

SWIMMING POOLS, HOT TUBS, AND TENNIS COURT REQUIREMENTS;

Land Development Ordinance section 411.12 states:

Swimming pools, hot tubs and tennis courts shall be permitted on all lots used for single family dwellings in residential districts and on any tract developed for multi-family development. Swimming pools, hot tubs and tennis courts are considered accessory structures, and shall require an approved zoning permit prior to construction, and shall be subject to the following provisions:

A Location. Any swimming pool, hot tub or tennis court shall only be permitted in a rear or side yard area.

ZONING NOTES:

- The applicant indicates the proposed construction of an inground Swimming Pool in the Rear Yard Area.

B Coverage. Tennis courts consisting primarily of grass shall not be considered impervious. Hot tubs and tennis courts shall be subject to the applicable lot coverage requirements set forth in this Ordinance. Any area paved with concrete, asphalt, brick or other solid surface which functions as a walkway to or completely surrounds a swimming pool or tennis court shall also be considered impervious.

ZONING NOTES:

- Refer to the Impervious Coverage definition.

C Setbacks. No part of the surface area of a swimming pool, hot tub or tennis court, including structures attached thereto, or any pool filtering equipment whether or not such is attached, shall be closer than ten (10) feet to any side or rear lot line. Any impervious area which functions as a walkway to or completely surrounds a swimming pool or tennis court shall be setback a minimum of three (3) feet from any lot line.

ZONING NOTES:

- The applicant indicates the proposed construction of an inground Swimming Pool setback 11' from the rear yard property line and 10' from the proximal side yard property line.

- The applicant indicates the proposed construction of an impervious area which functions as a walkway to completely surround the proposed Swimming Pool, setback 8' from the rear yard property line and 7' from the proximal side yard property line.

D Swimming pool fencing. A continuous fence consisting of a minimum of four (4) feet in height shall enclose the perimeter of the entire swimming pool area. Such fence shall be designed to securable control access to the swimming pool area. Where such fence is located on a corner lot, and the fence on the side facing the street is non-solid, that portion of the fence shall be adequately screened with evergreen shrubs not less than four (4) feet in height.

ZONING NOTES:

- The applicant indicates a proposed fence enclosing the perimeter of the entire proposed Swimming Pool Area. (refer to the below section for compliance review for the proposed fence)

E Tennis court fencing. A fence consisting of a minimum of eight (8) feet in height to a maximum of twelve (12) feet in height for tennis courts shall be required. Said fence may not be located within a required setback area.

ZONING NOTES:

- N/A

F Swimming Pool Drainage. No swimming pool shall drain into a public sanitary sewer or be located in such a manner that water from the pool or filtering equipment drains onto another property.

ZONING NOTES:

- **CONDITION OF APPROVAL** = The property owner shall comply with this LDO requirement.

Fence And Wall Requirements:

Land Development Ordinance section 412.07-B states:

Fences and walls shall be permitted in all districts, but shall be considered structures requiring an approved zoning permit prior to construction. Adequate surveys, plans and details are to be submitted to the Zoning Officer in accordance with Article X in order for a determination to be made as to the proposed fence zoning conformance.

B Fences and walls in non-historic zone districts. Fences and walls in non-historic zone districts shall be permitted accessory structures subject to the following provisions:

1 Front Yards.

(a) For residential uses, fences shall be permitted to be located in front yards, provided such fences shall not exceed four (4) feet in height, as measured from ground level and shall be constructed so that at least fifty (50) percent thereof is non-solid and open. Fence types such as board-on-board and stockade shall be considered solid fences. Decorative walls are permitted to be located in front yards for residential uses, provided such shall not exceed two and one half (2 1/2) feet in height, as measured from ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed five (5) feet in height. For corner lots the second front yard now considered a side yard may have a solid fence, six (6) feet in height extending to the front buildings line of the dwelling unit and shall not interfere in the site triangle.

ZONING NOTES:

- N/A

(b) For non-residential uses, fences and decorative walls may be erected in the front yard extending to the rear or side lot lines, provided:

(i) When such fences and walls are located within fifteen (15) feet of a street line they shall not exceed four (4) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways shall not exceed five (5) feet in height.

(ii) When such fences and walls are located more than fifteen (15) feet from a street line they shall not exceed six (6) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways shall not exceed seven (7) feet in height.

ZONING NOTES:

- N/A

(c) Chain link fences shall be prohibited in front yards in all zone districts.

ZONING NOTES:

- N/A

2 Side and Rear Yards.

(a) For residential uses, both solid and non-solid fences shall be permitted to be located in side or rear yards, provided such shall not exceed six (6) feet in height, as measured from the ground level. Decorative walls for residential uses are permitted to be located in side or rear yards, provided such shall not exceed four (4) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed seven (7) feet in height.

ZONING NOTES:

- **The applicant indicates the proposed construction of a 4' high solid fence in the side yard area.**

- **The applicant indicates the proposed construction of a 6' high fence in the side yard area.**

- **The applicant indicates the proposed construction of a 6' high fence in the rear yard area.**

(b) For non-residential uses, both decorative walls and solid or non-solid fences shall be permitted to be located in side or rear yards, provided such shall not exceed six (6) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed seven (7) feet in height.

ZONING NOTES:

- N/A

3 Finished Exterior Side. All fences or walls shall be constructed so that a finished side, with no fully exposed structurally supporting members, is located on the exterior facing outward away from the property upon which it is located.

ZONING NOTES:

- CONDITION OF APPROVAL = The applicant shall comply with this Land Development Ordinance requirement.

4 Materials. No fence or wall shall be constructed or installed with barbed wire, metal spikes, or topped with concertina or razor wire, broken bottles or similar materials so as to be dangerous to humans or animals. In addition, chain link fences are specifically prohibited in front yard in all zones.

ZONING NOTES:

- CONDITION OF APPROVAL = The applicant shall comply with this Land Development Ordinance requirement.

5 Drainage. Fences and decorative walls shall be constructed in a manner so as to permit the continued flow of natural drainage and shall not cause surface water to be blocked or dammed to create ponding, either on the property upon which such is located or on any adjacent lot. Those applying for a zoning permit to erect a fence or decorative wall may consult with the Township Engineer to ensure compliance with this provision.

ZONING NOTES:

- CONDITION OF APPROVAL = The applicant shall comply with this Land Development Ordinance requirement.

6 Obstruction. No fence shall be constructed within any sight triangle as defined in this article, or installed so as to constitute a hazard to traffic or public safety.

ZONING NOTES:

- The applicant does not display any sight triangle obstructions.

7 Utility easement. Prior to installing a fence in a utility easement area, a property owner shall secure written approval from the appropriate utility company or appropriate public body. Evidence of approval shall be submitted as a prerequisite to issuance of a zoning permit.

ZONING NOTES:

- The applicant does not display any easements on the property.

8 Retaining Walls. Any permitted wall proposed to be used as a retaining wall may be required to be reviewed by the Township Engineer prior to the issuance of a zoning permit.

ZONING NOTES:

- N/A

9 Exceptions. Fences or walls that constitute a permitted buffer area screen approved as part of a site plan application shall be excepted from the above height and location provisions. In addition, fencing required to enclose a tennis court shall be excepted from the above maximum height provisions. Said fence shall not exceed twelve (12) feet in height, as measured from ground level, and may not be located within a required setback area.

ZONING NOTES:

- N/A

Slope Regulations And Retaining Walls;

LDO section 421:

A The purpose of these regulations is: (1) to minimize potential detrimental impacts that are associated with the disturbance of established vegetation on existing steep slopes; (2) to avoid creating new steep slopes where the potential for detrimental impacts are increased; and (3) to minimize potential detrimental impacts by regulating the scale, mass and location of retaining walls. Detrimental impacts means any adverse impact to: public safety and the general welfare; private or public property; or, any historic, cultural, scenic or other environmental resource caused by the destabilization of a slope area or retaining wall as a result of erosion slumping, runoff or other consequence.

B For the purposes of these regulations, "construction" shall mean any disturbance or improvement to land, including but not limited to buildings, structures, streets, driveways, parking areas, swimming pools, excavations, fill, grading, tree removal, stripping of vegetation and clearing, except that selective thinning of vegetation and site work approved by the approving authority for sidewalks and similar pedestrian ways, subsurface utility installations and drainage facilities shall not be considered construction.

C Steep slopes shall not be disturbed and retaining walls shall not be installed except where the applicant demonstrates that each disturbance and/or retaining wall is essential to the reasonable use of the property and that no adverse impact to adjoining properties will result from the proposed construction.

1 In the case of development applications before the Planning Board or the Zoning Board of Adjustment, the applicant shall submit a separate sheet as part of the overall development plan, identifying the extent of the steep slope disturbance and the use of retaining wall(s) and noting the justification(s) for the disturbance.

2 In the case of Zoning Permit Applications, the applicant shall submit a grading plan in accordance with the zoning permit requirements contained in Article XI of this Land Development Ordinance.

ZONING NOTES:

- The applicant is proposing to create a Steep Slope area with the construction of the proposed Swimming Pool, with Structural Retaining Wall.

- The applicant does not demonstrate compliance with the land Development Ordinance. Zoning Board of Adjustment approval is required.

D Within any development, construction on steep slopes, as defined herein, shall be in accordance with the following provisions.

1 Construction on steep slopes of fifteen (15) percent or greater, but less than twenty-five (25) percent, shall be permitted in accordance with the following regulations:

(a) A maximum of thirty (30) percent of the total lot area in this slope category may be used for construction purposes; and,

(b) Construction shall not result in the creation of critical slope areas.

2 No construction shall be permitted in critical slope areas (slopes of 25 percent or greater) unless all of the following criteria are met:

(a) The total soil disturbance in the critical slope area of the lot is no greater than one (1) cubic yard;

(b) The total area of removal or disturbance of vegetation in the critical slope area of the lot is no greater than twenty-five (25) square feet;

(c) The increase in impervious ground cover in the critical slope area of the lot is no greater than twenty-five (25) square feet;

(d) The construction does not include the removal of any tree, having a diameter at point of measurement greater than eighteen (18) inches; and,

(e) The applicant must demonstrate that the proposed slope disturbance is essential to a reasonable use of property.

ZONING NOTES:

- The applicant is proposing to create a Steep Slope area, greater than 25%, with the construction of the proposed Swimming Pool, with Structural Retaining Wall.

- The applicant does not demonstrate compliance with the land Development Ordinance. Zoning Board of Adjustment approval is required.

E Where construction will disturb steep sloped areas and areas abutting steep slopes, the plan shall provide the following design features, as applicable to the situation:

1 Any grading or disturbance in an area of steep slopes or in an area abutting a steep slope shall stabilize the soil as required to avoid detrimental impacts.

2 An area abutting a steep slope may be disturbed or completely removed, provided:

(a) The final grading does not result in a net increase in the total steep slope areas on the lot; and,

(b) The removed soil is redistributed on site and/or removed from the site in accordance with other township requirements.

3 The area along the top of a steep slope may be filled and a retaining wall(s) constructed, provided the retaining wall(s) and all other construction activities conform to regulations set forth herein.

F Landscape Retaining Wall Setback Requirement. Landscape retaining walls shall not be located closer to a property line than one half (1/2) the height of the wall.

ZONING NOTES:

- The applicant is not proposing to construct a Landscape Retaining Wall with the submission of this Zoning Permit Application.

G Maximum Height of Structural Retaining Walls

1 The maximum height of any structural retaining wall, section of structural retaining wall, or tier of a structural retaining wall, shall be no greater than eight (8) feet, unless in a front yard setback area, in which case the maximum height shall be no greater than four (4) feet.

2 Multiple, staggered or tiered walls shall be considered single walls unless the minimum horizontal distance between the top of any single section or tier and the base (toe) of the next higher section or tier is not less than one and one-half (1-1/2) times the height of the lower section or tier. If there are more than three (3) single sections or tiers, the minimum distance between the top of any single section or tier and the base (toe) of the next higher section or tier shall be not less than two (2) times the height of the lower section or tier.

3 A structural retaining wall shall not extend in height for more than one (1) foot above the natural or approved finished grade at its top, unless proper surface drainage requires a greater height.

4 Any combination of a structural retaining wall(s) and a safety fence shall not exceed twelve (12) feet.

ZONING NOTES:

- The applicant is proposing to construct a Structural Retaining Wall, in tiered sections in the rear yard area.

- The applicant indicates the tiered sections to vary in height.

- The applicant indicates the proposed Structural Retaining Wall to present with a setback of zero feet.

- The applicant does not demonstrate compliance with the land Development Ordinance. Zoning Board of Adjustment approval is required.

H Location of Structural Retaining Walls

1 A structural retaining wall (top or bottom) shall be located no closer to a property line than the height of the wall or wall segment closest to the property line, and the applicant's engineer shall certify that a failure of the structural retaining wall will not have an adverse impact on any adjoining property or public right-of-way.

2 Structural retaining walls shall not be located in any public rights-of-way or utility easements.

ZONING NOTES:

- The applicant indicates the proposed Structural Retaining Wall to present with a setback of zero feet.

- The applicant does not demonstrate compliance with the land Development Ordinance. Zoning Board of Adjustment approval is required.

I Safety Requirements of Structural Retaining Walls. The top of any structural retaining wall, or tiered wall, with a height of greater than four (4) feet, shall be protected through the use of fencing with a minimum height of three (3) feet or, in the alternative provided safety concerns are adequately addressed, densely planted vegetation at 50% of the full growth screening.

ZONING NOTES:

- The applicant is proposing to construct fencing at the top of the Structural Retaining Wall portions that present with a zero foot setback.

J Design. A licensed structural or civil engineer shall design all structural retaining walls, with signed and sealed plans submitted for review and approval by the Construction Official, Borough Engineer, Planning Board Engineer or Zoning Board of Adjustment Engineer, whatever the case may be.

ZONING NOTES:

- The applicant submitted Two (2) copies of the GRECO GRADING PLAN by R.C. Associates Consulting, Inc. dated 03-03-2021.

K Inspection. A licensed structural or civil engineer, at the cost of the applicant, shall inspect the construction of all structural retaining walls, and a signed and sealed certification that the wall has been properly constructed shall be submitted to the Construction Official upon completion of the wall.

ZONING NOTES:

- CONDITION OF APPROVAL: R.C. Associates Consulting, Inc., at the cost of the applicant, shall inspect the construction of all structural retaining walls, and a signed and sealed certification that the wall has been properly constructed shall be submitted to the Construction Official upon completion of the wall.

Retaining Walls;

Design and maintenance of structural retaining walls shall be in accordance with the following standards:

A The applicant shall submit a plan indicating how all segments of the structural retaining wall, including any bench area located between two tiered wall sections, shall be maintained.

ZONING NOTES:

- To be reviewed and approved by the Township Engineer.

B The structural or civil engineer certifying the plans shall provide documentation as to the feasibility for replacing the structural retaining wall at the end of its useful life, and method of replacement by the property owner or homeowner's association.

ZONING NOTES:

- The applicant did not provide documentation from R.C. Associates Consulting, Inc., with regards to the feasibility for replacing the structural retaining wall at the end of its useful life, and method of replacement by the property owner.

- The applicant does not demonstrate compliance with the land Development Ordinance. Zoning Board of Adjustment approval is required.

C The top of any structural retaining wall, or tiered wall, with a height of greater than four (4) feet, shall be protected through the use of fencing with a minimum height of three (3) feet or, in the alternative provided safety concerns are adequately addressed, densely planted vegetation at 50% of the full growth screening.

ZONING NOTES:

- The applicant is proposing to construct fencing at the top of the Structural Retaining Wall portions that present with a zero foot setback. The applicant does not provide a fence at all portions of the Structural Retaining Wall. The applicant does not clearly identify the specific sections of the proposed wall where the height exceeds 4' in height, so compliance can be determined.

- The applicant does not demonstrate compliance with the land Development Ordinance. Zoning Board of Adjustment approval is required.

D The bench, or area between the top of one tier and the bottom (toe) of the next higher tier, shall be properly graded to facilitate drainage.

ZONING NOTES:

- To be reviewed and approved by the Township Engineer.

E A licensed landscape architect shall certify that landscaping installed in the vicinity of any structural retaining wall is appropriate for the location and does not have a root system that will impair the integrity of the retaining wall.

ZONING NOTES:

- The applicant did not provide any documentation from a licensed landscape architect certifying that the landscaping installed in the vicinity of any structural retaining wall is appropriate for the location and does not have a root system that will impair the integrity of the retaining wall. .

F Structural retaining walls shall be constructed of permanent materials such as concrete, pre-cast block, or masonry, and shall be designed to allow replacement of the wall at the end of its useful life.

ZONING NOTES:

- To be reviewed and approved by the Township Engineer.

G Landscape retaining walls shall be constructed of durable or preservative treated wood, or other durable materials, and shall be designed to allow replacement of the wall at the end of its useful life.

ZONING NOTES:

- The applicant indicates the proposed shall consist of Keystone and Standard Unit Precast Blocks.

Zoning Schedule B: R-2:

Maximum Percent Total Lot Cover: 40%

ZONING NOTES:

- The applicant indicates the proposed Total Lot Coverage to be 37.92%.

The applicant does not display compliance with the Land Development Ordinance.

Zoning Board of Adjustment and Department of Engineering approvals are required.

*Returned to the applicant:

- One (1) copy of the Zoning Determination.

- One (1) copy of the Boundary & Topographic Survey by Insite Surveying dated 12-17-2020;

- One (1) copy of the GRECO GRADING PLAN by R.C. Associates Consulting, Inc. dated 03-03-2021.

Status

Approved

Denied

Referrals

Construction

HPC

Engineering

Planning Board

Zoning Board

Mercantile

Code Enforcement