

Permit Number: G5303/19-02  
(OFFICE USE ONLY)

Date: 05/17/2022

## Grading Permit Application

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> COMMERCIAL ADDITION         | <input type="checkbox"/> NEW ACCESSORY STRUCTURE  | <input type="checkbox"/> RETAINING WALL          |
| <input type="checkbox"/> DECK / BALCONY/PORCH        | <input type="checkbox"/> NEW COMMERCIAL STRUCTURE | <input type="checkbox"/> SHED STRUCTURE          |
| <input type="checkbox"/> DETACHED GARGAE             | <input type="checkbox"/> NEW RESIDENCE            | <input type="checkbox"/> SWIMMING POOL / HOT TUB |
| <input type="checkbox"/> DRIVEWAY / SIDEWALK / APRON | <input type="checkbox"/> PATIO                    | <input type="checkbox"/> EXEMPTION _____         |
| <input type="checkbox"/> HOUSE LIFT                  | <input type="checkbox"/> RESIDENTIAL ADDITION     |  |
| <input type="checkbox"/> OTHER: _____                |   |  |

With this application you are required to submit two (2) copies of a current survey/grading plan. Surveys 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 New Jersey State licensed land surveyor. Survey information may be transported 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 food 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. A proposed grading plan shall be submitted for any retaining wall, construction in a steep slope area (or area abutting a steep slope), any building addition, new dwelling, swimming pool, or any work that would change the existing grading or drainage patterns at the discretion of the engineer.

THE GRADING PLAN SHALL BE IN ACCORDANCE WITH THE LAND DEVELOPMENT ORDINANCE AS ADOPTED BY ORDINANCE #16-47 (ATTACHED).

### ALL APPLICATIONS FOR PROPERTY WITHIN THE HISTORIC DISTRICT REQUIRE HPC APPROVAL

PLEASE NOTE: If any of the requested information is submitted incomplete, this application shall be returned, unprocessed.

Please print clearly:

1. BLOCK: 5303 LOT: 19 ZONE: R-2

2. ADDRESS: 6 PARK PLACE

**OWNER INFORMATION (required):**

3. Name: HEATHROW EXCHANGE, LLC  
Address: 2240 HIGHWAY 33 STE 112  
NEPTUNE, NJ 07753  
Phone: (732)988-1500  
Email: melmiger@oliverandlegg.com

**APPLICANT INFORMATION (required):** ☒ SAME AS OWNER

Name: HEATHROW EXCHANGE, LLC  
Address: 2240 HIGHWAY 33 STE 112  
NEPTUNE, NJ 07753  
Phone: (732)988-1500  
Email: melmiger@oliverandlegg.com

4. PRESENT APPROVED ZONING USE OF THE PROPERTY: MASONRY GARAGE TO BE DEMOLISHED

5. PROPOSED ZONING USE OF THE PROPERTY: SINGLE FAMILY RESIDENTIAL-APPLICATION PENDING

6. PROPOSED SITE IMPROVEMENTS: 0 sq. ft.

7. Describe in detail the activity or activities you are proposing. If you are proposing construction, describe in detail the grading, drainage, existing and proposed conditions. Use additional sheet if needed.

"Application is for the demolition of an existing masonry garage and clean up successional weed growth. No change in grade is proposed."

8. 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: Date: \_\_\_\_\_ Board: ☐ ZONING Resolution # (if any): Application Pending  
☒ PLANNING (Please supply a copy of the resolution)

9. Is this an application for a grading plan exemption? ☐ YES ☒ NO

If YES, describe in detail the reason for exemption:


**Exemption from the requirements of this section for new construction, building addition or land disturbance under 150 square feet (or 50 square feet 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 site evaluation by a Township Engineer or appointed Inspector to verify that the proposed addition will not create drainage problems;
- 3) A notarized letter from the property owner stating that there will be no adverse draining impacts;
- 4) A survey locating the existing dwelling and showing the proposed improvements;
- 5) Submission of a \$75.00 review fee

**In the event that the review of this application does not prove acceptable for an exemption, a full grading plan / plot plan shall be submitted along with the required application and fees for review.**

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**40:55D-68.3 Penalty for false filing.** Any person who knowingly files 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.

Adopted. L 1989, c. 67, 3, effective April 14, 1989. The applicant certifies that all statements and information made and provided as part of this application are true to the best of his/her knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All zoning permits will be granted or denied within ten (10) business days from the date of complete application.

HEATHROW EXCHANGE, LLC  
OWNER NAME - Please PRINT

HEATHROW EXCHANGE, LLC  
APPLICANT NAME - Please PRINT

OWNER SIGNATURE

APPLICANT SIGNATURE

DATE

DATE

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FEE DATE: \_\_\_\_\_ CHECK #: \_\_\_\_\_ CASH: 0 \_\_\_\_\_ REC'D BY: \_\_\_\_\_ RECEIPT #: \_\_\_\_\_

## APPLICATION REVIEW

GRADING PLAN STATUS:

☒ APPROVED

☐ CONDITIONALLY APPROVED

☐ REJECTED

ITEMS RECEIVED:

SOIL EROSION & SEDIMENT CONTROL PLAN - LAST REVISED 1/13/2021

Copy of Original Grading Permit Application

NJDEP PERMIT PACKET - TAW AVERAGING PLAN

COMMENTS:

### GENERAL CONDITIONS

- 1 All materials, methods of construction and detail shall be in conformance with the current Engineering and Building requirements of the Township of Neptune, which are on file in the office of the Township Engineer;
- 2 No Soil shall be removed from the site without the written approval of the Director of Engineering and Planning;
- 3 The applicant/owner shall ensure proper onsite drainage; as per Neptune Township Ordinance 07-11, Section 1010E (12). "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";
- 4 In accordance with Township General Code, Section XII, Property Maintenance 12-1.2 (U), "Leaders and Drains: No leaders or drains shall be constructed, installed, or maintained in such a manner as to cast rain water upon the adjoining property." Therefore, all roof drains shall be connected to an underground recharge system or directed to a point of discharge that will not impact adjacent or downstream properties;
- 5 Upon completion of construction the applicant shall submit three (3) copies of a final as-built survey for new residential or commercial construction and residential or commercial 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;
- 6 Applicant to obtain all other Municipal and outside agency approvals as necessary; this includes obtaining a Zoning permit and Construction permits from the Township for the construction of the improvements. Please note, it is the Applicant/Owner's responsibility to comply with any and all applicable Flood Hazard Regulations. Additional information regarding requirements can be obtained from the Township Flood Plain Manager, William Doolittle;
- 7 No work shall commence on-site without building permits. Any underground piping, including roof leaders, requires plumbing permits prior to the start of work;
- 8 A minimum of forty-eight (48) hours notice shall be provided to the Department of Construction and Department of Engineering, prior to the commencement of work; and,
- 9 All work activities shall be completed during normal working hours as defined in the Neptune Township Noise Ordinance Chapter 3 of the Township General Code.
- 10 Please note, any proposed work within the Township Right-of-Way, including but not limited to the driveway, concrete curb, and utility connections, will require a Township Road Opening Permit prior to the start of construction. Additionally, any sanitary sewer connections shall be coordinated with the Neptune Township Sewer Department, associated permits and fees may be required

REVIEWED BY: Keith Daly

DATE: 05/23/2022

ADDITIONAL APPROVALS REQUIRED: ☒ CONSTRUCTION DEPT ☐ HISTORIC PRESERVATION COMMISSION ☐ ZONING DEPT

CC: