

**55-295. VEGETATION, LANDSCAPING AND SCREENING. [Amended 6-5-89 by Ord. No. 1989-14; 12-15-96 by Ord. No. 1996-60 § 49]**

- A. All clearing and soil disturbance activities shall be limited to that which is necessary to accommodate an activity, use or structure which is permitted by this chapter;
- B. Where practical, all clearing and soil disturbance activities associated with an activity, use or structure, other than agriculture, forestry and resource extraction, shall:

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- (1) Avoid wooded areas, including New Jersey's Record Trees as published by the New Jersey Department of Environmental Protection in 1991 and periodically updated; and
  - (2) Revegetate or landscape areas temporarily cleared or disturbed during development activities.
- C. All applications for major development shall contain a landscaping or revegetation plan which incorporates the elements et forth in paragraph D. below.
- D. In order to conserve water, conserve natural features and reduce pollution from the use of fertilizers, pesticides and other soil supplements, all landscaping or revegetation plans prepared pursuant to paragraph C. above or required pursuant to § 55-148C shall incorporate the following elements:
- (1) The limits of clearing shall be identified;
  - (2) Existing vegetation, including New Jersey's Record Trees as published by the New Jersey Department of Environmental Protection in 1991 and periodically updated, shall be incorporated into the landscape design where practical;
  - (3) Permanent lawn or turf areas shall be limited to those specifically intended for active human use such as play fields, golf courses and lawns associated with a residence or other principal nonresidential use. Existing wooded areas shall not be associated with and adjacent to a proposed structure; and
  - (4) Shrubs and trees authorized by N.J.A.C. 7:50-6.25 shall be used for revegetation or landscaping purposes other shrubs and trees may be used in the following circumstances:
    - (a) When the parcel to be developed or its environs contain a predominance of shrubs

and tree species not authorized by N.J.A.C. 7:50-6.25;

- (b) For limited ornamental purposes around buildings and other structures; or
- (c) When limited uses of other shrubs or tree species is required for proper screening or buffering.

E. No development shall be carried out unless it is designed to avoid irreversible adverse impacts on the survival of any local populations of those Pinelands threatened and endangered plants listed in N.J.A.C. 7:50-7.27.

F. *Screening of Motor Vehicles.*

- (1) No more than ten (10) automobiles, trucks or other motor vehicles, whether or not they are in operating condition, shall be stored on any lot unless such motor vehicles are adequately screened from adjacent residential uses and scenic corridors. All vehicles not in operating condition shall be stored only if the gasoline tanks of such vehicles are drained. This shall not apply to vehicles in operating condition which are maintained for agricultural purposes.
- (2) Other screening requirements set forth in § 55B-162 and landscaping requirements in this section shall also apply.

G. *Screening of Utility Structures.* Above ground generating facilities, switching complexes, pumping stations, and substations shall be screened with vegetation from adjacent uses in accordance with this section and § 55-162, where applicable.