

RESOLUTION 2015-301

RESOLUTION AUTHORIZING WALTERS DEVELOPMENT TO POST A REFORESTATION AND SITE STABILIZATION BOND IN ORDER TO CLEAR LOTS IN THE OCEAN ACRES DEVELOPMENT AREA

WHEREAS, Ryan Homes is currently under contract with Walters Development to purchase buildable lots in Ocean Acres in groups of 7 lots; and

WHEREAS, Walters Development is responsible to clear the 7 lots immediately following their purchase by Ryan Homes to make the lots more marketable; and

WHEREAS, a builder is only allowed to clear a lot, and obtain a tree cutting permit, when they are ready to commence construction; and

WHEREAS, Walters Development is agreeable to posting a reforestation bond with the Township to cover each group of seven (7) lots; and

WHEREAS, the purpose of the reforestation bond would be to guarantee that the lots in question are reforested should they not be developed for whatever reason; and

WHEREAS, the Township Engineer has prepared a bond estimate letter dated September 1, 2015. The bond estimate is based each lot having a minimum lot area of 10,000 sf. As a result the area of clearing for each seven (7) lot group would be 70,000 sf or 1.61 acres.

WHEREAS, the required reforestation bond will be as follows:

Site Stabilization:	1.61 acres x \$8,000.00/acre=	\$12,880.00
Site Reforestation:	1.61 acres x \$6,000.00/acre=	<u>\$ 9,660.00</u>
Reforestation Bond Amount:		\$22,540.00

BE IT RESOLVED, that development must commence within one (1) year of clearing the sites, or reforestation must occur. Site stabilization portion of this estimate consists of replanting the disturbed areas of the site with native grasses. The site reforestation portion of this estimate consists of 800 mixed tree seedlings (6 inch to 12 inch height), 100 mixed tree seedlings (3ft – 4ft height) and 10 mixed trees (bare root, 3ft – 4ft height) per acre of disturbed lands. It must also be noted that the native grass mix and the species of trees used for reforestation purposes must be approved by the Barnegat Township Landscape Architect prior to installation.

BE IT FURTHER RESOLVED, the applicant must post the required reforestation bond with Barnegat Township prior to performing any site clearing operations. In

addition, the applicant must apply for and obtain a tree clearing permit from the Township prior to performing any site clearing operations.

BE IT FINALLY RESOLVED, that the Barnegat Township Committee approves the posting of a reforestation bond in the amount of \$22,540.00 from Walters Development for site clearing in Ocean Acres, based on the Township Engineer's estimate, and for faithful completion of the requirements associated with this approval.

CERTIFICATION

I, Michele A. Rivers, Municipal Clerk of the Township of Barnegat, County of Ocean, State of New Jersey do hereby certify that the foregoing resolution was duly adopted by the Barnegat Township Committee at their regular meeting held on the 21ST day of September 2015, at the Municipal Complex, 900 West Bay Avenue, Barnegat, New Jersey.

Michele A. Rivers, RMC
Municipal Clerk