

**ORDINANCE NO. 2019- 14**

**AN ORDINANCE OF THE TOWNSHIP OF BARNEGAT,  
COUNTY OF OCEAN, STATE OF NEW JERSEY  
AMENDING CHAPTER 55-166 OF THE TOWNSHIP  
CODE ENTITLED “LOCATION AND ASBUILT PLAN  
REQUIREMENTS”**

**NOW THEREFORE BE IT ORDAINED** by the Mayor and Township Committee of the Township of Barnegat, County of Ocean and State of New Jersey that Chapter 55-166 of the Township Code entitled “Location and Asbuilt Plan Requirements” is hereby amended as follows:

**SECTION 1.** Section 55-166 of the Township Code entitled “Location and Asbuilt Plan Requirements” and specifically subsection “A” thereof entitled “Proposed Location Plans” shall be amended to include the following subsections therein:

- (16) 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. (All plot plan review checklists will be copied to the Zoning Official and Construction Official).
- (17) The Zoning Official and Construction Official shall not issue a construction permit until the Township Engineer approved the proposed individual plot plan.
- (18) 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 first floor, basement and garage floor elevations of the proposed structure; top of pool and sidewalk elevations; and adjacent dwellings, corner elevations, and topography within 25 feet of property lines. 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

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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).

- (19) Location of any storm drainage pipes within 25 feet of the property including pipe size, grade, and invert.
- (20) Lot grading which shall be designed to provide positive runoff with grades at a minimum slope of 1.5% and a maximum slope of 10%.
- (21) Other items that may be required by the township Engineer for proper construction of the site.
- (22) If a basement is proposed, a subsurface soil investigation certified by a licensed engineer shall be submitted with the plot plan.

**SECTION 2.** The first paragraph of Section C entitled “Final Asbuilt Plan” shall be amended and supplemented to read as follows:

Prior to the issuance of Certificate of Occupancy the Zoning Officer shall require four, (4) copies of a Certified Asbuilt Plan to be submitted, signed and sealed by a New Jersey Professional Land Surveyor. No fax submissions will be accepted in lieu of required plan. For all applications, the plans submitted for request for Certificate of Occupancy shall be reviewed by the Township Engineer, who will, in addition to said review, cause an on-site inspection and a written report to the zoning officer and/or construction code official as to the status of all improvements required and asbuilt conditions that conform satisfactorily to the approved plans and a recommendation regarding whether or not a Certificate of Occupancy may be issued.

**SECTION 3.** Section 55-166D entitled “Fees” is hereby amended and supplemented to read as follows:

- (1) Unchanged.
- (2) *Individual Lot Grading and Asbuilt Plan.* The costs associated with said review, inspection, reinspection, report preparation and any other associated costs for both the grading and asbuilt plans shall be paid for by the applicant.

- (a) A fee of \$600 shall be paid by the applicant for the initial grading plan review, review of foundation location plan, and review of asbuilt plan.
- (b) A fee of \$50 shall be paid by the applicant for any review required for re-submission and re-review of any grading plan, foundation location plan, and asbuilt plan.

**SECTION 4.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 5.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 6.** This ordinance shall take effect after second reading and publication as required by law

**NOTICE**

**NOTICE IS HEREBY GIVEN** that the foregoing ordinance was introduced and passed by the Township Committee on first reading at a meeting of the Township Committee of the Township of Barnegat on the 1<sup>st</sup> day of October, **2019**, and will be considered for second and final passage at a meeting of the Township Committee to be held on the 7<sup>th</sup> day of November, **2019**, at 6:30 PM ~~AM~~ at the Municipal Building located at 900 West Bay Avenue, Barnegat, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

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**MICHELE RIVERS, RMC, Clerk**  
Township of Barnegat

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