

Borough of Englewood Cliffs

Building Department

482 Hudson Terrace, Englewood Cliffs, NJ 07632

(phone) 201-568-9262 - (fax) 201-227-7775

CHECKLIST FOR CONSTRUCTION PERMITS Rev. 03/15/16

- **SITE PLAN/SURVEY AND ARCHITECTURAL DRAWINGS TO BE SUBMITTED IN ELECTRONIC FORM (CD - PDF FORMAT) TO INCLUDE ALL INFORMATION LISTED ON PLAN REVIEW SUBMISSION CHECKLIST. UPON ZONING APPROVAL THE FOLLOWING MUST BE SUBMITTED - FOUR SEALED SITE PLANS AND FOUR ARCHITECTURAL PLANS - NO PLANS ARE TO BE SUBMITTED DIRECTLY TO BOROUGH ENGINEER**
- BUILDING, PLUMBING, ELECTRICAL, FIRE PROTECTION AND ELEVATOR PERMIT APPLICATION FORMS FULLY COMPLETED.
- EXCAVATION PERMIT NUMBER FROM P.S.E. & G. (1-800-272-1000)
- ENGINEERING REVIEW FEE - Payment \$500.00 check made out to Borough of Englewood Cliffs. Ord. #16-04 (b)
- ENGINEERING ESCROW - Payment of \$1,000.00 check made out to Borough of Englewood Cliffs. Ord. #16-04(c)
- PERFORMANCE GUARANTEE - In the form of cash or bond \$5,000.00 to prevent erosion or flooding onto land or streets adjacent to the lot and to eliminate any soil disturbance condition. Ord. #16-04 (f)
- ZONING PERMIT -\$500.00 check made to Borough of Englewood Cliffs. Ord. #30-12.14A(g)
- SOIL DISTURBANCE PERMIT - Payment of \$250.00 check made to Borough of Englewood Cliffs. Ord. 16-04 (a)
- APPROVAL FROM ROAD DEPT. (D.O.T.) WHEN REQUIRED.
- COPY OF CERTIFICATION OF BUILDER'S LICENSE (DCA License).
- RESOLUTION FROM PLANNING BOARD if required.
- DUMPSTER PERMIT- Form to be completed and returned with \$100.00 fee payment.
- BOROUGH SEWER AND WATER CONNECTION ORDINANCE #2005-05 - Form to be completed and returned with \$2000.00 fee for residential, \$10,000.00 for commercial.
- BERGEN COUNTY SEWER CONNECTION FORM- return completed form to the Building Dept. to be faxed. Reply will be sent to applicant. (see attached)
- BERGEN COUNTY SOIL CONSERVATION-As of 11/15/06 Contractors/owners must call 201-261-4407 and submit Eng. plans prior to issuance of Demo or Building Permit. They will then issue a Soil Erosion Certification. (see attached)
- COUNCIL FOR AFFORDABLE HOUSING (COAH). 1% for residential of the assessed values. 50% of fee payable at issuance of building permit and 50% of fee payable at time of C.O.

FINAL AS BUILT REQUIREMENTS: Items must be depicted on the Final As Built Drawing:

- -Roof Peak Elevation
 - -As Built Retaining Walls
 - Top & Bottom of Wall Elevation
 - -Roof Leaders must have slotted overflow caps
 - -Impervious Coverage Calculations
 - Total Lot Coverage
 - Front Yard Coverage
 - Rear Yard Coverage
 - -Building Height
 - -Grades – Corner & Mid Points
 - -Utilities
 - Gas
 - Electric
 - Water
 - Sewer
 - -Stormwater
 - Seepage Pits
 - Inlets, Cleanouts, Overflow
 - -Pools
 - Equipment
 - Cabana
 - -Trees
 - All trees over 4” in caliper
 - -Mechanicals
 - A/C Units
 - Generator
 - -Patios/Walkways
 - -Sheds
 - -Property Corners Permanently Marked
 - -Drop Curb Opening Widths
 - -Easements
- **As Built to be emailed in pdf format to cscancarella@englewoodcliffsnj.org along with 2 signed sealed copies submitted to Building Dept.**

Borough of Englewood Cliffs
482 Hudson Terrace, Englewood Cliffs, NJ 07632
Phone - 201-569-5252
Fax - 201-563-4356

Dear New Property Owner/Homeowner,

Welcome to Englewood Cliffs!

The borough is pleased to welcome you to our beautiful town. The pride that our homeowners have regarding their property is quite evident as you pass through the street of Englewood Cliffs. As a new property owner, we are sure that you appreciate the value that a well groomed property adds to the overall value of your neighborhood. In order to preserve our property values, each resident is obligated to adhere to our Property Maintenance Ordinance 8925.

This ordinance stated that all property both vacant and improved shall be maintained free of debris, foliage, litter, and junk. This is equally applicable whether you are moving into the existing home or demolishing the home in order to build a new home.

Landscaping must be maintained neatly and grass must be cut on a regular basis from the date of purchase. Tall grass and weeds are not only unattractive to your neighbors, but also create an attraction for rodents.

Failure to comply with our property maintenance ordinance will result in a lien being placed against your property tax bill should the Department of Public Works be forced to cut the grass and a summons will be issued for further noncompliance.

Thank you in advance for your cooperation.

Very Truly Yours,

Mayor Mario Kranjac

Borough of Englewood Cliffs Building Department

**482 Hudson Terrace
Englewood Cliffs, NJ 07632
P -201-568-9262
F-201-227-7775**

CONSTRUCTION SITE SAFETY RULES & REGULATIONS

All Construction sites should be operated with safety in mind. Unattended sites need to be fenced and secure in compliance with the building department regulations. Safety issues of main concern are open pits and pooling of water.

A name and telephone number of the general contractor including after hours contact information is needed. This is necessary should a problem arise so that a person of authority can correct the situation.

NOTHING is to be placed on the roadway-such as sod, dirt, dumpsters, unattended trailers, rocks etc.

Vehicles should be properly parked and not interfering with visibility for traffic and pedestrians.

Construction vehicles that enter the street – must be properly registered; license plates should be visible on every vehicle. Trailers, bobcats, machinery, etc.

Construction site noise: All must abide by the Borough's noise ordinances vehicles should not be idling; machinery should not be running prior to the authorized work times listed in the ordinances. Main concern is the early morning back-up alarm while positioning equipment.

The streets must be left clean-no mud, dirt, or debris. High volume dust should be limited with the use of sprays to keep dust down from construction such as cutting pavers/stone and demolition.

Proper discharge of pumped water through appropriate filters must be done in compliance with regulations.

Whenever a hydrant is used there must be a water meter attached to this line.

No fire or open burning is allowed. i.e. barrel with burning materials.

NONE COMPLIANCE TO THE ABOVE COULD RESULT IN A STOP WORK ORDER BEING ISSUED BY THE BUILDING DEPARTMENT OR POLICE ENFORCEMENT.

Borough of Englewood Cliffs Building Department

**482 Hudson Terrace
Englewood Cliffs, NJ 07632
P-201-568-9262
F-201-227-7775**

PROPERTY MAINTENANCE CODE SECTION 10-7.2e

When you rent or sell your houses, your application for Continued Certificate of Occupancy should be made at least **two weeks** prior to your closings. Please be advised that complaint with our Property Maintenance Code Section 10-7.2e, "no Certificate of Occupancy shall be issued for any building unless it complies with the provisions of the ordinance" regarding address:

A house or building number shall be:

1. In Arabic numerals or letters.
2. A minimum height of three inches unless the house or building is more than 50ft from the curb, then the letters must be six inches and clearly visible from the street of which the property fronts without obstructions.
3. Of a contrasting color to the background and arranged so as to be clearly visible day and night.
4. If the house or building is set back from the street in a location that the provisions of the ordinance cannot be complied with, then the owner/occupant must provide a post, rod or other type of fixture with the number affixed thereon conspicuously and visible from the street on which the property fronts.

Our community, keeping with safety and high standards, appreciates your cooperation.

If there are any questions or to acquire a copy of the Property Maintenance Ordinance, you may contact this department at the above number Monday through Friday between 9am – 4pm.

**BOROUGH OF ENGLEWOOD CLIFFS
PLAN REVIEW SUBMISSION CHECKLIST**

ALL PLANS TO BE SUBMITTED DIRECTLY TO BUILDING DEPARTMENT ONLY

1. SUBMIT FOUR SETS OF SITE PLAN TO MAINTAIN OR SHOW:

- A. Drawings to be clear properly sealed by licensed professional engineer or land surveyor (when applicable), correctly titled with address, lot and block number(s).
- B. A north arrow with a site location map depicting properties within a 200 ft. radius of said property shall be placed on the drawing.
- C. A Zoning Table shall be depicted on the drawing noting all applicable zoning criteria
- D. Plot Plan depicting all yard setback dimensions, required by the Borough's Code, shall be prepared by a licensed land surveyor.
- E. Building height calculations to be properly presented in accordance with Borough Ordinance 2005-08 and Architectural drawings to be submitted to enable the confirmation of building height. Maximum height permissible cannot exceed 32 ft. taken from center line of curb to top of the ridge for one family home. Applicant/Developer to show all elevations employed when calculating building height such as all curbing elevations and all existing and proposed grades.
- F. Existing Contours presented clearly. Extend existing contours at building corners and interim points along the build periphery when required by code.
- G. Certified Drainage Calculations signed and sealed by a licensed professional engineer. Stormwater Management Design should follow the Borough's Stormwater Management Control Ordinance and follow NJDEP Best Management Practice (BMP) Guidelines. Drainage shall be designed to fully retain the runoff from the 10-year – 60 minute duration storm. This storm has 2"/hr. intensity and amounts to 2 inches of rainfall. The drainage systems shall be designed to include the total amount of impervious area tributary to said structure; not just the difference of the proposed and existing conditions.
- H. Location of all drainage pipes, type of pipe(s), inverts elevations, etc. Show all drains proposed for all window wells along with all interconnecting piping.
- I. Proper details of drainage structures. When seepage pit(s) are proposed show inside and outside diameter dimensions, wall thickness dimensions, and depth and width of stone. The stone employed shall be 2 ½ inch clean stone.
- J. When seepage pits are proposed percolation test results shall be submitted to verify that the soil should be sufficiently permeable to drain the pit within a 48-hour period.
- K. Soil log results to be performed to a depth at least 2 ft below the proposed drainage structure to determine, types of soil encountered the depth to groundwater and rock.

- L. Provide construction details for drainage structures, seepage pits, sidewalks, pavement, connections to municipal sewers (storm and/or sanitary) including cleanout locations, water connections.
- M. If an Applicant proposes retaining walls on site plans, the following standard wording should be part of the notes depicted on said plans for the Borough's review:
 - i. The Applicant/Developer proposes to construct retaining walls on-site. All retaining walls greater than three feet (3 ft) in exposed height require retaining wall stability calculations to be provided by a Professional Engineer Licensed in the State of New Jersey, signed and sealed, for the Municipality's review and approval prior to construction.
 - ii. Top and bottom wall elevations must be shown on the site plan. The maximum exposed retaining wall height must be provided on the retaining wall detail.
 - iii. All retaining walls greater than three feet (3 ft) constructed on-site will require a certification of a licensed Professional Engineer that he/she has provided on-site inspection during the wall construction, proper methods were utilized in the construction, the wall had been constructed in accordance with the approved design drawings, the wall has been properly stabilized and the wall will be adequate for the intended purpose. Inspecting engineers must also certify appropriate batter; heights and locations have been respected pursuant to the approved design drawings. Two (2) signed and sealed copies of these certification are to be forwarded to the Borough's Building Department who will forward one (1) copy to the Municipal Engineer.
- N. Soil Moving Calculations to be prepared by a licensed professional engineer along with corresponding section locations presented on the plan to depict the location(s) where calculations have been performed.
- O. Preservation or removal of all trees 6" diameter or over must be noted as per Borough Ordinance #2004-04.
- P. Zero-run off on adjacent properties as per Borough Ordinance #9604.
- Q. Imperious coverage of front and rear yard as per Borough Ordinance #9906
- R. Architectural drawings must include framing checklist (see attached), wiring, and plumbing diagram (including carbon monoxide detectors within 10 feet of any bedroom door).

REVIEW FOR A POOL REQUIREMENTS:

- N. Pool contractor to prepare calculations signed and sealed by a licensed professional engineer to support soil-moving quantities that he/she provides on said application.
- O. All yard setback dimension, required by the Borough's Code, shall be prepared by a licensed land surveyor.
- P. All proposed pool equipment shall be located on plan with dimensions to property line.



BOROUGH OF ENGLEWOOD CLIFFS

482 HUDSON TERRACE, ENGLEWOOD CLIFFS, NJ. 07632



PAUL RENAUD

CONSTRUCTION CODE OFFICIAL/ZONING OFFICER

(201) 568-9262

FAX (201) 227-7775

Site Plan – Recommended Schedules for Zoning Review

The following information will be needed for a prompt response.

Owner Name: _____

Address: _____

Block: _____ Lot: _____ Phone: _____

Engineer/Architect: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

ZONING SCHEDULE	
Zone	
Min Lot Area	
Min Lot Width	
Min Front Yard	
Min Rear Yard	
Min One Side	
Min Both Sides (RA-30% lot width at setback line) (RB-31.5% lot width at setback line)	
Max Lot Coverage	

IMPERVIOUS COVERAGE	
Lot Coverage	
Driveway	
Sidewalks	
A/C Pads	
Patios	
Pool and Spa	
Pool Equipment	

LOT COVERAGE	
Dwelling	
Porch & Steps	
Rear Deck & Steps	
Chimney	
Shed	
Cabana	

REAR YARD IMPERVIOUS COVERAGE	
Rear Yard Area	
Impervious Coverage	
Coverage =	

BUILDING HEIGHT COMPUTATIONS	
Average Grade	
Mean Curb Level	

CIRCULAR DRIVEWAY COVERAGE	
Front Yard Area	
Circular Driveway Area	
Coverage =	

	MOTION	SECOND	YES	NO	ABSTAIN	RECUSE	ABSENT
AVERSA							
CONGALVO							
OH							
MCMORROW							
PARK							
LIANG							
MAYOR (TIE)							

**BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

ORDINANCE NO. 16-04

**ORDINANCE AMENDING CHAPTER 9 OF THE REVISED GENERAL
ORDINANCES OF THE BOROUGH OF ENGLEWOOD CLIFFS AND PROVIDING
FOR BUILDING AND HOUSING**

BE IT ORDAINED by the Mayor and Council of the Borough of Englewood Cliffs, in the County of Bergen and State of New Jersey, as follows:

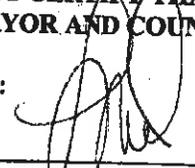
- Chapter 9 of the Revised General Ordinances of the Borough of Englewood Cliffs entitled "BUILDING AND HOUSING FEES", shall be amended by the following amendment to subsection 9-22.9 which shall read in its entirety as follows:

9-22.9 Fees

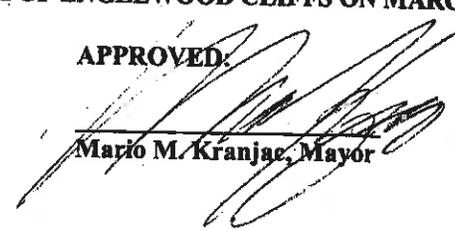
- The basic fee for a Soil Disturbance Permit application shall be two hundred fifty (\$250.00) dollars.
 - The basic fee for engineering review of an application shall be five hundred (\$500.00) dollars.
 - The applicant shall post one thousand (\$1,000.00) dollars in engineering escrow for engineering inspections of site improvements associated with the project, including drainage, grading and soil erosion.
 - The applicant will be required to post a one hundred twenty five (\$125.00) dollar fee per revision for review of revisions made to the engineering plan of the site for drainage, grading and soil erosion.
 - In addition, the applicant shall deposit in cash or bond, a Performance Guarantee in the amount of five thousand (\$5,000.00) dollars to prevent erosion or flooding onto lands or streets adjacent to the lot and to eliminate any soil disturbance condition which is likely to be dangerous to health and safety. This amount shall be returned to the applicant upon final inspection and approval by the Borough Engineer.
 - The applicant is required as part of the project to provide an as-built drawing showing all site conditions including final drainage, grading and site features for the property, prior to receiving certificate of occupancy for the property. This document shall be reviewed and approved by the Borough Engineer prior to the release of the performance guarantee.
- If any section or provision of the Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance except so far as the section or provision so declared invalid shall be inseparable from the remainder of any portion thereof.
 - All ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.
 - This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

**I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF AN ORDINANCE ADOPTED BY
THE MAYOR AND COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS ON MARCH 9, 2016**

ATTEST:


Lisette M. Duffy, RMC, Borough Clerk

APPROVED:


Mario M. Kranjac, Mayor

BOROUGH OF ENGLEWOOD CLIFFS
COUNTY OF BERGEN

ORDINANCE 2008-07

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER XXX, ENTITLED "ZONING ORDINANCE" OF THE GENERAL ORDINANCES AND REVISED CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS, SPECIFICALLY SECTIONS 30-5.1, 30-6.1, 30-6.3, AND 30-7.2 ENTITLED "USE REGULATIONS".

BE IT ORDAINED by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey that Chapter XXX, entitled "ZONING ORDINANCE" of the General Ordinances and Revised Code of the Borough of Englewood Cliffs, is amended and supplemented herein as follows:

30-5.1 Permitted in R-A District (Single-Family Residential).

a. As Principal Permitted Uses:

5. Driveway access to any residential lot shall be limited to a driveway width and cut of no more than sixteen (16) feet per single vehicle driveway and no more than twenty-two (22) feet for a two (2) or three (3) car wide driveway located in the required front yard setback area.

In the case of a circular driveway located in the required front yard area or in front of the front building wall of the residence, the width and cut of the driveway shall be limited to ten (10) feet and not exceed thirty (30%) percent coverage of the required front yard area. A circular driveway may exceed a width and cut of ten (10) feet and up to a maximum of twelve (12) feet provided that it is constructed of pavers. If this occurs, the coverage of the required front yard area shall not exceed thirty-five (35%) percent. There shall be no paving of any other portion of the front or side yards except for sidewalks. It being expressly the intent of the governing body to prohibit paving of said areas for parking or other purposes.

6. In R-A zones, a driveway shall have a minimum side yard of **three (3) feet**. In RB and RB-1 zones, a driveway shall have a minimum side yard of **two (2) feet**.

30-6. REGULATIONS AS TO BULK, HEIGHT AND OTHER REQUIREMENTS.

30-6.1 Schedule. The schedule entitled "Schedule of Regulations", hereto attached and made a part hereof and properly identified as part of this chapter by the signature of the Mayor and Borough Clerk, is hereby adopted and declared to be a part of this chapter, and made by amended in the same manner as any other part of this chapter. The regulations listed in said

scheduled for each district are hereby adopted and prescribed for each district, and unless otherwise indicated, shall be deemed to be the minimum requirements in every instance of their application.

Schedule A - Schedule of Regulations - attached,
which is hereby amended to include two separate Schedules involving required trees for the Environmental Commission and shade trees.

Notes on Specifications:

9. **The maximum coverage in a rear yard shall be no more than sixty percent (60%) impervious coverage and no more than fifty-one percent (51%) impervious coverage of the entire lot.**

30-6.3 Extensions into Required Front, Side or Rear Yard

- a. Extensions of a structure into a required front, side or rear yard shall be permitted as follows:
 1. By cornices, canopies, eaves and similar extensions which are ten (10) feet or more above grade: two feet). Also as controlled by 30-7.9 as applicable.

30-7.2 Accessory Structures.

- d. Permanent barbeque pit or structure shall only be permitted within ten(10) feet of the principal building.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon adoption and publication in accordance with law; and,

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed as to said inconsistencies and conflict, and

BE IT FURTHER ORDAINED that should any part or provision of this Ordinance be held unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part held so unconstitutional or invalid.

This ordinance shall take effect upon final adoption and publication according to law.

**BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

ORDINANCE NO. 14-01

AN ORDINANCE AMENDING CHAPTER XV ENTITLED "LAND SUBDIVISION", SPECIFICALLY SECTION 15-7.3 ENTITLED "REQUIREMENTS FOR BUILDING PERMIT IN NEIGHBORHOOD OR LIMITED BUSINESS ZONE" OF THE GENERAL ORDINANCES AND REVISED CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS

BE IT ORDAINED by the Mayor and Council of the Borough of Englewood Cliffs that Chapter XV entitled "Land Subdivision", specifically Section 15-7.3 entitled "Requirements For Building Permit in Neighborhood or Limited Business Zone" be amended to read as follows:
Section 15-7.3 Requirements for Building Permit in Neighborhood or Limited Business Zone.

Before a building permit is granted on any parcel or plat in the neighborhood and/or limited business zone as shown on the Zoning Ordinance of the Borough of Englewood Cliffs, the following conditions must be met:

a.1- Curbs facing the entire frontage of the property involved shall be installed under the supervision of the Borough Engineer or the Superintendent of Public Works.

a.2 - In the event that a house has been demolished or the property is unimproved, then in that event the building permit shall require that an entirely new curb be installed facing the entire frontage and/or side yards of the property, if the property is located on a corner, which shall be installed under the supervision of the Borough Engineer or Superintendent of Public Works. The curb shall be comprised of concrete only and not blocks.

a.3 - Specifications for curbs can be obtained at the Building Department.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances other than the zoning ordinance of the Borough which are inconsistent with the provisions of this chapter are hereby repealed to the extent of such inconsistency; and

BE IT FURTHER ORDAINED should any part or provision of this Ordinance be held unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part held so unconstitutional or invalid.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF AN ORDINANCE ADOPTED AT A MEETING OF THE MAYOR AND COUNCIL HELD ON FEBRUARY 11, 2014.

ATTEST:



Lisette M. Duffy, Borough Clerk

By: 
Joseph C. Parsi, Jr., Mayor



STATE OF NEW JERSEY
Department of Community Affairs
Division of Codes and Standards
Code Assistance Unit
P.O. Box 882
Trenton, New Jersey 08625-0802

CAV 272009

Jon S. Corzine
Governor

Charles A. Richman
Acting Commissioner

August 31, 2007

Thank you for your recent letter to the Department of Community Affairs regarding the requirements for smoke alarms in the 2006 International Residential Code.

Specifically, your question is:

"You are asking if the 2006 International Residential Code Section R313.1 prohibits the use of low voltage fire alarm systems."

Yes. As per section R313.1 which states "All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72." The 2000 IRC (Section R317.1) did not contain the reference to UL 217, however it did require that "All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72." The text "in accordance with UL 217" was added in the 2006 revision to clarify the intent of the 2000 IRC text. Additional text was added to the end of section R313.1 to further clarify the intent of this section: "Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms in the event the fire alarm panel is removed or the system is not connected to a central station."

The above information and copied code text basically prohibits the use of low voltage systems. However it has come to my attention that many if not all UL 217 listed smoke alarms have limitations of 12 smoke alarms per system. In these cases I would suggest alarm installation companies apply for and obtain a variation for low voltage system installation. Some information that should be included with the variation application follows. "Where a low voltage system or combination burglar and fire alarm system is installed in place of a single or multi-station smoke alarm system it must be supervised. The owner must maintain this supervision and the type of supervision must be central station monitoring. The sensitivity of detectors must be checked within 1 year of installation and two years thereafter. If the detectors are within the listed and marked sensitivity range after the second required test than the tests can be extended until every five years. This system is a required system and must be maintained in accordance with all applicable installation and maintenance requirements for continued occupancy to occur."

I trust this answers your question on this matter. This opinion is, however, advisory in nature and, therefore, non-binding on any of the parties concerned. Should you be in need of further assistance, please contact me at 609-984-7609.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael E. Whalen", written in a cursive style.

Michael E. Whalen
Code Assistance Unit

New Home Construction



Building Energy Codes **RESOURCE CENTER**

High-efficacy lighting in new homes - Code Notes

[2009 IECC and 2009 IRC]

Lighting consumes more than 10% of electric energy used in homes, presenting a substantial opportunity for lowering residential energy consumption. The International Code Council (ICC) recently passed a code change that will appear in the 2009 International Energy Conservation Code (IECC) and the International Residential Code (IRC) requiring that half of the permanent lighting in a new home have high-efficacy lamps.

Requirements

Section 404.1 of the 2009 IECC and Section N1104.1 of the 2009 IRC state that a minimum of 50 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps. ICC defines high efficacy as: 60 lumens/W for lamps over 40W; 50 lumens/W for lamps over 15W to 40W; 40 lumens/W for lamps 15W or less.

Lamp	Efficiency
#15W	40 lumens/W
>15W-40W	50 lumens/W
>40W	60 lumens/W

High-Efficacy Lamps

These efficacy minimums are above the level of current incandescent products. However, many compact fluorescent lamps, all T-8 or smaller diameter linear fluorescent lamps, and most metal halide lamps meet these requirements. A "lamp" is simply the light bulb or tube itself; it is not the fixture. So a chandelier is one fixture but may have many lamps.

The count is based on the number of lamps and includes both pin-based fixtures (fluorescent tubes and pin-based compacts) and standard screw-base fixtures. The provision applies to indoor spaces and outdoor facades of all residential buildings, including accessory structures and garages. The code permits up to 50% of the lamps to be of a standard efficacy, providing flexibility to allow lighting for certain applications that cannot be met with high-efficacy lamps.

Benefits

Compact fluorescent lamps (CFLs) have become more available and have dropped in price. A 60-watt replacement CFL can be purchased for about \$1.50 per lamp. CFLs use about 80% less energy than standard incandescent lighting and last 6 to 10 times longer. At \$1.50 per lamp with electricity at 9 cents per kwh, the payback time is less than two years, assuming that each light is on a half hour each day.

CFLs offer versatile lighting solutions

CFLs are available in a variety of shapes and sizes so they can be used in most areas of the home where standard incandescent lamps would be used. Their longer life makes them ideal for high ceilings and other hard-to-reach spots. Reflector CFLs are now available for recessed downlighting; the best models have passed Elevated Temperature Life Testing, lasting over 6,000 hours without failure (see www.pnl.gov/rlamps).

Energy-efficient chandeliers

While incandescent lamps have traditionally been used in chandeliers because of their ability to dim and their small size possibilities, dimmable high-efficacy CFLs designed for candelabra-sized sockets and other specialty applications are also readily available.

or more information on lighting, see the [ENERGY STAR®](#) web page.

BOROUGH OF ENGLEWOOD CLIFFS

BERGEN COUNTY, NEW JERSEY

ORDINANCE 2012 - 04

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER XXX, ENTITLED "ZONING ORDINANCE" OF THE GENERAL ORDINANCES AND REVISED CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS, SPECIFICALLY SECTION 30-6.3(b) OF THE ZONING ORDINANCE OF THE BOROUGH OF ENGLEWOOD CLIFFS ENTITLED "EXTENSIONS INTO REQUIRED FRONT, SIDE OR REAR YARD", AND PROVIDING CERTAIN STANDARDS FOR PLACEMENT OF STATIONARY GENERATORS WITHIN THE BOROUGH OF ENGLEWOOD CLIFFS

BE IT ORDAINED by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey that Chapter XXX, entitled "ZONING ORDINANCE" of the General Ordinances and Revised Code of the Borough of Englewood Cliffs, is amended and supplemented herein as follows:

30-6.3(b) Extensions into Required Front, Side or Rear Yard.

- 1. All stationary generators within the residential zones of the Borough of Englewood Cliffs are hereby permitted and they are required to be located within the front, side or rear yard.**
- 2. The size of the stationary generator may not exceed ten (10) square feet and would be required to be located no more than three (3) feet from the residential dwelling and be a minimum of five (5) feet from any operable window or door.**
- 3. The stationary generator must be maintained in good working order consistent with manufacturer specifications, may only be powered by natural gas or propane, and shall not exceed a noise level of 85 dba.**
- 4. All stationary generators placed in the front yard shall be screened so as to not be visible from the street.**

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon adoption and publication in accordance with law; and,

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed as to said inconsistencies and conflict, and



BOROUGH OF ENGLEWOOD CLIFFS

482 HUDSON TERRACE, ENGLEWOOD CLIFFS, NJ. 07632



(201) 568-9262

PAUL RENAUD
CONSTRUCTION CODE OFFICIAL/ZONING OFFICER

FAX (201) 227-7775

Requirements for Generator Permits & Inspections

PORTABLE GENERATORS

Electrical Permit:

- One line drawing for wiring installation with conductor & conduit size

PERMANENTLY INSTALLED GENERATORS

Electrical Permit: For Generator & Transfer Switch

- Manufacturer's specifications for generator
- Manufacturer's specifications for transfer switch [for both manual and automatic]
- One line diagram for wiring installation with conduit size
- Load calculations for whole house generators with automatic transfer switches

Electrical Inspections:

- All breaker panels, transfer switches, junction boxes & generator covers **must be removed for inspection**
- Electrical contractor and a copy of the approved plans **must be on site** for inspection & testing of generator
- If the Electrical Contractor **is not on site for inspection** the Building Department must be **notified in writing** that all covers have been installed before a Certificate of Approval is issued
- Copy of approved plans **must be on site** for final inspection

**Per NEC Article 702 Optional Standby Systems section
702.8 Signs:**

All installation of standby generators requires:

**“a sign be placed at the service entrance equipment
that indicates the type and location of on-site optional
standby power sources”.**

SIGN MUST BE IN PLACE FOR FINAL INSPECTIONS.

- **Signage must be placed at:**
- **ELECTRIC METER & IN-DOOR SERVICE PANEL**

**SECOND POWER SOURCE
AVAILABLE/GENERATOR**



BOROUGH OF ENGLEWOOD CLIFFS

482 HUDSON TERRACE, ENGLEWOOD CLIFFS, NJ. 07632



PAUL RENAUD

CONSTRUCTION CODE OFFICIAL/ZONING OFFICER

(201) 568-9262

FAX (201) 227-7775

PLUMBING PERMIT REQUIREMENTS

Water Heater Permit –

Size of water heater must be noted on plumbing tech sheet. Type of venting to be installed. Chimney Verification form completed.

New Boiler Installation –

Specifications of unit to be submitted. Backflow preventer and gas piping must be on tech sheet. Type of venting to be installed. Chimney Verification form completed.

Replacement Boiler Installation –

Specifications of unit to be submitted. Backflow preventer must be on tech sheet. Type of venting to be installed. Chimney Verification form completed.

HVAC New/Replacement Installation –

Specifications of unit to be submitted. If unit is 90% efficient condensate drain has to be inside building to indirect waste line. If 80% efficient or less then condensate drain can be piped out to gutter or somewhere outside building or to indirect waste line. Type of venting to be installed.

Air Condition New/Replacement Installation –

Condensate drain can be piped out to gutter or somewhere outside building or to indirect waste pipe. Condensate pipe to be marked on plumbing tech sheet

A/C Condenser Unit New/Replacement Installation –

Must have lock out caps installed. Lock out cap to be marked on plumbing tech sheet.

**** All Air Condition Units to be installed you must supply KW for each unit on electric tech sheet.**



CHIMNEY VERIFICATION FOR REPLACEMENT OF FUEL-FIRED EQUIPMENT

BLOCK _____ LOT _____ QUALIFICATION CODE _____ PERMIT # _____

WORK SITE ADDRESS _____

Owner in Fee _____

Verifying Individual _____ Company _____

Address _____
Street City State Zip Code

Tel: (____) _____ Fax: (____) _____

Check the Appropriate Box(es):

Type of Replacement:		Existing Vent/Chimney:	Size _____
<input type="checkbox"/>	Oil to Gas Conversion	<input type="checkbox"/>	"B" Label Vent
<input type="checkbox"/>	Gas to Oil Conversion	<input type="checkbox"/>	"L" Label Vent
<input type="checkbox"/>	Gas Appliance Replacement	<input type="checkbox"/>	Flexible Liner
<input type="checkbox"/>	Oil to Oil Replacement	<input type="checkbox"/>	Power Vent/Exhauster
<input type="checkbox"/>	Other _____	<input type="checkbox"/>	Chimney-Interior
		<input type="checkbox"/>	Chimney-Exterior
		<input type="checkbox"/>	Masonry Chimney-Tile Lined
		<input type="checkbox"/>	Masonry Chimney-Unlined
		<input type="checkbox"/>	Other _____
Type	Fuel Type		BTU Rating (Input/hour)

Appliance 1: _____ Oil / Gas / Other: _____

Appliance 2: _____ Oil / Gas / Other: _____

Appliance 3: _____ Oil / Gas / Other: _____

CHIMNEY LINER

If a chimney liner is being installed, all documentation on the liner must accompany the Permit application.

Manufacturer: _____ Model: _____ UL Listing: _____

Material of Liner: Stainless Steel _____ Aluminum _____

Size of Appliance Vent: _____ Size of Liner: _____ Height of Chimney: _____

Length of Connector: _____ Vent Connector Rise: _____

How does the appliance vent? Natural Draft Fan-assisted Other: _____

PLEASE SIGN ONE OF THE FOLLOWING VERIFICATION STATEMENTS

For Oil or Coal to Gas Conversions:

I have verified that the chimney/vent is in good repair and clear of obstruction and is substantially clean of residue from its previous use serving an oil or coal appliance. I have verified that the chimney/vent is appropriately lined and sized for the appliance(s) being installed.

Signature Date

Oil to Oil or Gas to Gas Replacements or New/Additional Appliances:

I have verified that the existing chimney/vent is in good repair and clear of obstruction. I have verified that the existing chimney/vent is appropriately lined and sized for the appliance(s) being installed and/or remaining.

Signature Date

Direct Vent Appliance:

I hereby verify that the appliance(s) being installed is a direct vent appliance. I further verify that the existing chimney/vent is appropriately lined and sized for any remaining appliances.

Signature Date

Verification Not Submitted:

I choose not to submit verification. I understand that I will be required to be present for the inspection to remove and reinstall the chimney vent connector.

Signature Date

FOR MINOR AND EMERGENCY WORK, THIS FORM MUST BE PROVIDED WITH YOUR PERMIT APPLICATION. FOR ALL OTHER WORK, THIS FORM MUST BE PRESENTED TO THE CODE OFFICIAL PRIOR TO FINAL INSPECTION.

*All applicable information requested on this form must be supplied.
This form may not be submitted by a homeowner in lieu of the required inspection.*



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO Box 802
TRENTON, NJ 08625-0802

CHARLES J. CODEY
GOVERNING GOVERNOR

CHARLES A. RICHMAN
ACTING COMMISSIONER

August 5, 2005

Dear Construction Official,

Enclosed please find a warning to be distributed to homeowners applying for permits before they sign the Certification in Lieu of Oath found on the permit jacket. We wrote this warning in an effort to stem the tide of homeowners falsely certifying that they are performing their own work or constructing their own houses and then seeking our assistance in remedying problems created by the contractor.

Please have these warnings copied and distributed to homeowners with the permit application. If you have any questions, please call the Code Assistance Unit at (609) 984-7609.

Sincerely,

William M. Connolly

Director

Division of Codes and Standards

Enclosure

Before signing the Certification in Lieu of Oath indicating that you are performing the work yourself, please consider the following:

1. The laws requiring new home builders to be registered and contractors in the various trades, such as plumbing or electrical work, to be licensed were adopted to protect homeowners and homebuyers. If you are signing this Certification to provide cover to an unlicensed homebuilder or contractor, you are forfeiting the protection afforded to you under the law. The contractor that you have hired may or may not be qualified. And if you encounter problems with this contractor, the government will not be able to help you because you signed the Certification indicating that you are performing the work yourself.

In the case of the construction of a new home, you are forfeiting your right to a new home warranty. Every new home builder in New Jersey is required to be registered with the State and to give a warranty to each purchaser. The warranty covers almost all defects in workmanship or materials, including appliances, for the first year; plumbing, mechanical (heating and air conditioning), and electrical systems for the first two years; and major structural defects for ten years. Further, the warranty will actually pay for the correction of defects if the builder fails or refuses to do so. By signing the Certification, you are giving up that protection.

2. You are violating the criminal laws of this State if you sign the Certification indicating that you are doing the work yourself when, in fact, you are paying someone else to do it.

I certify that I have read both sides of this form.

Signed _____ Date _____

PRINT NAME _____



**BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

ORDINANCE 2006-25

**AN ORDINANCE PROVIDING FOR THE
DEVELOPMENT FEES PURSUANT TO
N.J.S.A. 52:27D-301 ET SEQ
BOROUGH OF ENGLEWOOD CLIFFS
COUNTY OF BERGEN, STATE OF NEW JERSEY**

1. Purpose

- a) In Holmdel Builder's Association V. Holmdel Township, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985, N.J.S.A. 52:27d-301 *et seq.*, and the State Constitution, subject to the Council on Affordable Housing's (COAH's) adoption of rules. This ordinance establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH's rules. Fees collected pursuant to this ordinance shall be used for the sole purpose of providing low- and moderate-income housing. This ordinance shall be interpreted within the framework of COAH's rules on development fees.

2. Basic requirements

- a) The Borough of Englewood Cliffs shall not spend development fees until COAH has approved a plan for spending such fees and the Borough of Englewood Cliffs has received third round substantive certification from COAH or a judgment of compliance.

3. Definitions

- a) The following terms, as used in this ordinance, shall have the following meanings:
 - i. "Affordable housing development" means a development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100 percent affordable development.
 - ii. "COAH" means the New Jersey Council on Affordable Housing.
 - iii. "Development fee" means funds paid by an individual, person, partnership, association, company or corporation for the improvement of property as permitted in COAH's rules.
 - iv. "Equalized assessed value" means the value of a property determined by the municipal tax assessor through a process designed to ensure that all property in the municipality is assessed at the same assessment ratio or ratios required by law. Estimates at the time of issuance of a building permit may be obtained utilizing estimates for construction cost. Final equalized assessed value will be determined at project completion by the municipal tax assessor.

4. Residential Development fees

- a) Within all residential district(s), residential developers shall pay a fee of one percent of the equalized assessed value for residential development provided no increased density is permitted.
- b) When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a "d" variance) has been permitted, developers may be required to pay a development fee of six percent of the equalized assessed value for each additional unit that may be realized. In the event that zoning on a site has changed during the two year period preceding the filing of the "d" variance application, the base density for the purpose of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding filing of the "d" variance application.

5. Non-residential Development fees

- a) Within all non-residential district(s), non-residential developers shall pay a fee of two percent of the equalized assessed value for non-residential development.
- b) If an increase in floor area ratio is approved pursuant to N.J.S.A. 40:55D-70d(4), then the additional floor area realized (above what is permitted by right under the existing zoning) will incur a bonus development fee of six percent of the equalized assessed value for non-residential development. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base floor area for the purposes of calculating the bonus development fee shall be the highest floor area permitted by right during the two-year period preceding the filing of the variance application.

6. Eligible exactions, ineligible exactions and exemptions

- a) Affordable housing developments shall be exempt from development fees. All other forms of new construction shall be subject to development fees unless exempted below.
- b) Developments that have received preliminary or final approval prior to the imposition of a municipal development fee shall be exempt from development fees unless the developer seeks a substantial change in the approval.
- c) Development fees shall be imposed and collected when an existing structure is expanded or undergoes a change to a more intense use. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.

7. Collection of fees

- a) Fifty percent of the development fee will be collected at the time of issuance of the building permit. The remaining portion will be collected at the issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy.

8. Contested fees

- a) Imposed and collected development fees that are challenged shall be placed in an interest bearing escrow account by *The Borough of Englewood Cliffs*. If all or a portion of the contested fees are returned to the developer, the accrued interest on the returned amount shall also be returned.

9. Affordable Housing trust fund

- a) Upon approval by COAH and by the Division of Local Government Services, The Borough of Englewood Cliffs will invest development fee revenue and proceeds from the sale of units with extinguished controls into a cash management account, provided that the funds in the cash management account that comprise the deposits and income attributable to such deposits shall at all times be identifiable.
- b) Within seven days from the opening of the trust fund account, The Borough of Englewood Cliffs shall provide COAH with written authorization, in the form of a three-party escrow agreement between the municipality, Bank of America, and COAH to permit COAH to direct the disbursement of the funds as provided for in N.J.A.C. 5:94-6.16(b).
- c) No funds shall be expended from the affordable housing trust fund unless the expenditure conforms to a spending plan approved by COAH. All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities approved by COAH.

10. Use of funds

- a) Funds deposited in the housing trust fund may be used for any activity approved by COAH to address the municipal fair share. Such activities include, but are not limited to: rehabilitation, new construction, RCAs subject to the provisions of N.J.A.C. 5:94-4.4(d), ECHO housing, accessory apartment subsidies, purchase of land for affordable housing, improvement of land to be used for affordable housing, purchase of housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, or administration necessary for implementation of the Housing Element and Fair Share Plan. The expenditure of all funds shall conform to a spending plan approved by COAH.
- b) Funds shall not be expended to reimburse the Borough of Englewood Cliffs for past housing activities.
- c) After subtracting development fees collected to finance an RCA, a rehabilitation program or a new construction project that are necessary to address the Borough of Englewood Cliffs affordable housing obligation, at least 30 percent of the balance remaining shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30 percent or less of median income by region.
 - i. Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, and rental assistance.

- ii. Affordability assistance to households earning 30 percent or less of median income may include buying down the cost of low or moderate income units in the third round municipal Fair Share Plan to make them affordable to households earning 30 percent or less of median income. The use of development fees in this manner shall entitle the Borough of Englewood Cliffs to bonus credits pursuant to N.J.A.C. 5:94-4.22.
- iii. Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
- d) The Borough of Englewood Cliffs may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:94-7.
- e) No more than 20 percent of the revenues collected from development fees each year, exclusive of the fees used to fund an RCA, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than 20 percent of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH's monitoring requirements. Development fee administrative costs are calculated and may be expended at the end of each year or upon receipt of the fees.

11. Monitoring

- a) The Borough of Englewood Cliffs shall complete and return to COAH all monitoring forms included in the annual monitoring report related to the collection of development fees from residential and non-residential developers, payments in lieu of constructing affordable units on site, and funds from the sale of units with extinguished controls, and the expenditure of revenues and implementation of the plan certified by COAH. All monitoring reports shall be completed on forms designed by COAH.

12. Ongoing collection of fees

- a) The ability for the Borough of Englewood Cliffs to impose, collect and expend development fees shall expire with its substantive certification unless the Borough of Englewood Cliffs has filed an adopted Housing Element and Fair Share Plan with COAH, has petitioned for substantive certification, and has received COAH's approval of its development fee ordinance. The Borough of Englewood Cliffs shall not impose a development fee on a development that receives preliminary or final approval after the expiration of its substantive certification, nor will the Borough of Englewood Cliffs retroactively impose a development fee on such a development. The Borough of Englewood Cliffs will not expend development fees after the expiration of its substantive certification.

BOROUGH OF ENGLEWOOD CLIFFS
COUNTY OF BERGEN

ORDINANCE NO. 2008-10

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER IX, ENTITLED "BUILDING AND HOUSING" OF THE GENERAL ORDINANCES AND REVISED CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS

BE IT ORDAINED by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey that Chapter IX, entitled "Building and Housing" of the General Ordinances and Revised Code of the Borough of Englewood Cliffs, is amended and supplemented herein as follows pursuant to N.J.S.A. 21:1A-128, et seq. Explosives Act and N.J.A.C. 12:190-7.4.6 (Time of blasting operations)

Blasting

N.J.A.C. 12:190-7.6 Time of blasting operations

a. Blasting, except during normal unusual conditions and when approved by the Commissioner of Labor, shall be conducted only during daylight hours, but shall not be conducted before 8:00 A.M. or after 6:00 P.M. on the day of blasting. Prior to conducting any blasting operations, notification shall be made to the Police Department. Notifications shall include the specific location and intended time of blasting.

b. Blasting shall not be conducted on Sundays except as approved by the Fire Official. Blasting on State legal holidays shall not exceed 100 pounds of explosives in any single blast, except as approved by the Fire Official.

c. Loading of explosives into blast holes shall not be performed in other than daylight hours on the day of blasting, except as approved by the Fire Official.

d. Where loading of blast holes has occurred and blasting cannot be safely accomplished within the limits prescribed by (a) and (c) above, the blast holes shall be attended until the explosives have been disposed of, and the person conducting the blasting operations shall notify the appropriate officials of the Division of Workplace Standards.

N.J.A.C. 12:190-7.3 Notification

a. Any person intending to conduct a blasting operation shall notify the New Jersey Department of Labor, Division of Workplace Standards, Mine Safety Section in Trenton of such intention prior to conducting the blasting operation via phone followed by fax transmittal or in writing. Such notification must be received by the Division of Workplace Standards no later than 3:00 P.M. of the previous business day prior to conducting the blasting operation on forms specified by the Department of Labor. Illegible or incomplete notifications shall not be acceptable. Notifications shall include:

1. The contractor name and address;
2. The specific location of the blasting;
3. The intended time of the blast; and
4. The specific start and scheduled completion dates of the blasting operation.

b. All blasting operations that are continuous projects shall be required to submit a single notice of intention to blast. A continuous project means blasting consecutively every day.

c. Any person intending to initiate blasting operations shall notify the Fire Official having jurisdiction over the municipality in which the blasting operation is taking place, prior to conducting any blasting operations. Notification shall include:

1. The specific location of the blasting, and
2. The intended time of the blasting.

N.J.A.C. 12:190-7.4 Documentation at the blasting site.

Any person conducting blasting operations shall have at the blasting site a current permit to use explosives and evidence of insurance required by N.J.A.C. 12:190-7.5.

Blasting permits are to be obtained from the Fire Official pursuant to State law.

Penalties

The maximum penalty for any act or omission in violation of this section of the ordinance shall be Five Thousand (\$5,000.00) Dollars per violation per day. A violation of N.J.A.C. 50:70-3 or 4 shall subject the violator to a maximum penalty of Five Hundred (\$500.00) Dollars per violation per day pursuant to N.J.A.C. 5:70-2.12.

Chipping

a. Chipping shall be prohibited except during the following days and times:
Monday through Friday, 9:00 a.m. to 4:00 p.m.

b. Chipping permits, obtained through the Building Department, will be limited to 10 business days. Permit fee = \$50.00. The construction Official has the authority to limit the number of permits issued to a specific site.

Penalties

The maximum penalty for any act or omission in violation of this section of the ordinance shall be not be more than Five Hundred (\$500.00) Dollars per violation per day.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon adoption and publication in accordance with law; and,

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed as to said inconsistencies and conflict, and

BE IT FURTHER ORDAINED that should any part or provision of this Ordinance be held unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part held so unconstitutional or invalid.

This ordinance shall take effect upon final adoption and publication according to law.

**Borough of Englewood Cliffs
Building Department**

482 Hudson Terrace
Englewood Cliffs, NJ 07632
P -201-568-9262
F-201-227-7775

CHIPPING PERMIT

Ordinance No. 2008-10

Property Location: _____
Block: _____ Lot: _____

Applicant: _____
Address: _____

Phone: _____

Property Owner: _____
Address: _____

Phone: _____

Dates for Chipping: _____

Chipping shall be prohibited except during the following days and time:
Monday through Friday, 9:00 am – 4:00 pm

Chipping permits are limited to 10 business days.
The maximum penalty for any act or omission in violation of this ordinance
shall be no more than \$500.00 per violation per day.

Office Use Only

Permit Fee: _____

Check Number: _____

Date Rec'd: _____

Approved: _____

**SEWER CONNECTION FEE
BOROUGH ORD. 2005-25**

Block # _____ Lot # _____ Permit # _____

Address: _____

Contractor: _____

Phone # _____

Property Owner: _____

Phone # _____

*Fees must be paid prior to the issuance of
building/demolition permits*

____ Residential \$2,000

____ Commercial \$10,000

Check # _____

Date _____

**BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

ORDINANCE 2005-25

**AN ORDINANCE AMENDING CHAPTER XI
ENTITLED "SEWER AND WATER"
SPECIFICALLY ADDING SECTION 11-1.11**

BE IT ORDAINED by the Mayor and Council of the Borough of Englewood Cliffs that Chapter XI shall be amended to include the following:

1. For any additions, renovations or any new construction, the owner shall be responsible to have a TV inspection of all sewer lines whether existing, new or being replaced and shall submit the inspection to the Department of Public Works Superintendent or his designated representatives to verify same to assure the integrity of the sewer system and the connections and shall further supply a CD/DVD of such inspection and a written report indicating the findings of said inspection. The costs of same to be paid by the owner of the property.

2. The owner shall further pay an impact charge for the ongoing maintenance and inspection of the Borough's sanitary sewer system and the affects, if any of the improvements of said additions, renovations or new construction.

3. The imposition of said charges are for the purpose of the inspection and repairs, maintenance and upkeep of the present sanitary sewer system.

4. If the use of said property is for residential uses, the owner shall pay a sewer fee charge of \$2,000.00 in regard to all new construction or replacement construction and for any renovations or additions where the building fee permit is based on a value in excess of 25,000.00. Said fee shall be paid upon application for a building permit.

5. Commercial properties shall be charged a sewer fee charge of \$10,000.00 in regard to all new construction or replacement construction and for any renovations or additions where the building fee is based on a value in excess of \$25,000.00. Said fee shall be paid upon application for a building permit.

Violations and penalties.

a. Any person violating any of the provisions of this chapter shall, for each and every violation thereof and for each and every day that said violation continues to be in existence, upon conviction thereof, be subject to a penalty not exceeding one thousand dollars (\$1000.00) or to imprisonment for a period not exceeding thirty (30) days or to community service for a period not exceeding ninety (90) days per violation at the discretion of the magistrate of the Borough of Englewood Cliffs.

b. Failure to obtain the proper permit, make satisfactory improvements, as determined by the Superintendent of Public Works or his designee, or pay the proper permit fee shall be considered a violation and shall be punishable under this chapter.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances other than the zoning ordinance of the Borough which are inconsistent with the provisions of this chapter are hereby

repealed to the extent of such inconsistency; and

BE IT FURTHER ORDAINED should any part or provision of this Ordinance be held unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part held so unconstitutional or invalid.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon adoption and publication in accordance with law; and

BOROUGH OF ENGLEWOOD CLIFFS

482 Hudson Terrace

Englewood Cliffs, NJ 07632

Phone 201-568-9262 Fax 201-227-7775

DUMPSTER PERMIT FORM

**DUMPSTER NOT PERMITTED ON STREET
MUST BE PLACED ON PROPERTY**

**DUMPSTER PERMIT IS NOT AN APPROVAL FOR ANY
CONSTRUCTION OR DEMOLITION UNLESS
ACCOMPANIED BY UCC PERMIT**

Date of Application: _____

Type of Work: New Construction _____ Renovation _____
Demolition _____ Roof _____ Siding _____

Permit Number: _____ Block _____ Lot _____

Worksite Address: _____

Owner Name: _____

Address: _____

Phone: _____

Contractor: _____

Address: _____

Phone: _____

of Dumpsters: _____ Size: _____

Estimated Date of Completion: _____

Applicant Signature: _____

NOTE: Any recyclable material, including, but not limited to: corrugated cardboard, vegetative waste, concrete, asphalt, clean wood, etc., must be delivered to an approved recycling center and/or transfer facility.

Check Number: _____

Date of Receipt: _____

Building Department Approval: _____

**BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

ORDINANCE NO. 14-07

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER XX, ENTITLED "RECYCLING", SPECIFICALLY SECTION 20-18 ENTITLED "PERMITS FOR DEMOLITION, CONSTRUCTION OR RENOVATION" OF THE GENERAL ORDINANCES AND REVISED CODE OF THE BOROUGH OF ENGLEWOOD CLIFFS,

BE IT ORDAINED by the Mayor and Council of the Borough of Englewood Cliffs, County of Bergen, State of New Jersey that Chapter XX, entitled "Recycling", specifically Section 20-18 Entitled "Permits for Demolition, Construction or Renovation", is amended and supplemented herein as follows:

20-18 PERMITS FOR DEMOLITION, CONSTRUCTION, RENOVATION AND DUMPSTERS AND PODS

Provisions of Ordinance 92-01, as amended, are hereby incorporated herein such that prior to the demolition, construction or renovation of any structure pursuant to N.J.A.C. 5:23-2.17 or other applicable regulation, person, firm or entity making such application, shall obtain a permit from the Construction Official, which charges shall be as follows:

1. The Dumpster Permit fee for new construction shall be \$100.00 and will be valid for one year.
2. The Dumpster Permit fee for renovations or for any other purpose shall be \$100.00 and will be valid for six months.
3. The permit fee for Pods shall be \$100.00 and shall be valid for six months and non-renewable. Said pods shall be permitted to be placed only in the driveway.

These charges shall be paid by the person actually requesting the dumpster and/or pod to be placed on the property.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon adoption and publication in accordance with law; and,

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed as to said inconsistencies and conflict, and

BE IT FURTHER ORDAINED that should any part or provision of this Ordinance be held unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part held so unconstitutional or invalid.

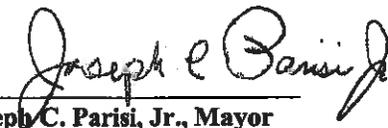
This ordinance shall take effect upon final adoption and publication according to law.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF AN ORDINANCE ADOPTED AT A MEETING OF THE MAYOR AND COUNCIL HELD ON JUNE 18, 2014.

ATTEST:



Lisette M. Duffy, Borough Clerk

By: 
Joseph C. Parisi, Jr., Mayor

Borough of Englewood Cliffs

10 KAHN TERRACE, ENGLEWOOD CLIFFS, NEW JERSEY 07632 — (201) 568-9262



Office of the Construction Official

Date: _____

Tax Collector/Tax Assessor Office

I am requesting a list of addresses for the homes within 200 sq. ft. from the address below.

Owner Name _____

Address _____

Block _____ Lot _____

Signature _____

For Office Use Only

Fee Collected _____

Date _____

**SAMPLE LETTER TO NEIGHBORS WITHIN 200SQ. FT
OF PROPERTY TO BE DEMOLISHED**

Letters are to be sent certified, return receipt

To Whom It May Concern:

Re: insert address of property to be demolished

Please be advised that the said property owned by _____
will be demolished/constructed by the contractor on record with the
Englewood Cliffs Building Department.

Sincerely,

Sample of actual letter to be sent to neighbors with adjoin property

Written consent from owners of the adjoining properties must be obtained prior to entering properties. In those cases where owners refuse access, work shall not proceed unless access to the properties is granted by the courts

Your name
Address
City, state and Zip code

Date

To Whom It May Concern:

Re: insert address of property to be demolished

This notice is to request written permission to enter your property as it adjoined to the property to be demolished. Permission is needed to enter the only grounds only, to determine the measures that must be taken to safeguard properties from damage.

Name of adjoining neighbor _____

Address _____

Permission granted _____
(signature)

Permission denied _____
(signature)

Date signed _____



BOROUGH OF ENGLEWOOD CLIFFS

482 HUDSON TERRACE • ENGLEWOOD CLIFFS, NJ. 07632



(201) 568-9262

PAUL RENAUD
CONSTRUCTION CODE OFFICIAL/ZONING OFFICER

FAX (201) 227-7775

Date: _____

Company: _____

Address: _____

Phone: _____

Name of Property Owner: _____

Worksite Address: _____

I will need no access to any neighbor property to complete the work for permit number _____.

Contractor Signature

Property Owner Signature

UCC 5:23-2.34 – Protection of adjoining properties.

5:23-2.34 Protection of adjoining properties

(a) Owners who undertake construction, rehabilitation, or demolition work at their properties shall protect adjoining properties from damage caused by the work.

(b) The owner intending to undertake the construction, rehabilitation, or demolition work that could potentially damage adjoining properties shall deliver written notice of such intent to the owners of the affected properties. The notice shall request written permission to enter the adjoining properties to determine the measures that must be taken to safeguard the properties from damage.

1. Written consent from the owners of the adjoining properties must be obtained prior to entering the properties.

2. In those cases where owners of adjoining properties refuse access, work shall not proceed unless access to the properties is granted by the courts.

(c) The measures to be taken to safeguard adjoining properties shall be submitted with the permit application for review and approval by the construction official.

(d) Upon approval of the measures to safeguard the adjoining properties, the owner intending to undertake the construction, rehabilitation, or demolition work shall provide a copy of the measures to the owners of adjoining properties and shall request written permission to implement the measures prior to the commencement of work.

i. Written consent from the owners of the adjoining properties to implement the measures to safeguard the properties must be obtained.

Repealed by R.1996 d.236, effective May 20, 1996 (operative January 1, 1997).

See: 27 N.J.R. 4050(a), 28 N.J.R. 2586(a).

Section was "Construction board of appeals".

New Rule, R.2008 d.39, effective March 3, 2008.

See: 39 N.J.R. 2175(a), 40 N.J.R. 1084(a).

Section was "Reserved".

PERMIT #

LOT: BLOCK:

FRAMING CHECKLIST

Instructions: Builder or Builder's representative checks boxes marked 'B'. Building Inspector checks boxes marked 'I'. Responsible Person in Charge of Work signs, initials and dates in spaces provided. Building Inspector initials and dates in spaces provided.

NOTE: ALL ITEMS SHOULD BE AS SHOWN ON THE PLANS OR AS REQUIRED BY CODE.

A. BASEMENT OR CRAWL SPACE

1. ANCHORAGE:

BOLTS:

<input type="checkbox"/>	<input type="checkbox"/>	SPACING
<input type="checkbox"/>	<input type="checkbox"/>	SIZE

STRAPS:

<input type="checkbox"/>	<input type="checkbox"/>	SPACING (PER MANUFACTURER'S SPECS)
<input type="checkbox"/>	<input type="checkbox"/>	SIZE

2. SILL PLATES:

<input type="checkbox"/>	<input type="checkbox"/>	SIZE
<input type="checkbox"/>	<input type="checkbox"/>	GRADE, SPECIES
<input type="checkbox"/>	<input type="checkbox"/>	TREATMENT
<input type="checkbox"/>	<input type="checkbox"/>	LAPS
<input type="checkbox"/>	<input type="checkbox"/>	SILL SEALER
<input type="checkbox"/>	<input type="checkbox"/>	PROPER TREATMENT OVER FOUNDATION OPENINGS (BEARING OF JOIST)
<input type="checkbox"/>	<input type="checkbox"/>	TERMITE PROTECTION

3. BEAM POCKETS:

<input type="checkbox"/>	<input type="checkbox"/>	BEARING/SHIMS
<input type="checkbox"/>	<input type="checkbox"/>	TERMITE PROTECTION OR CLEARANCE

4. COLUMNS:

<input type="checkbox"/>	<input type="checkbox"/>	SIZE PER PLAN
<input type="checkbox"/>	<input type="checkbox"/>	ATTACHMENT/PLATES
<input type="checkbox"/>	<input type="checkbox"/>	SPACING/LOCATION
<input type="checkbox"/>	<input type="checkbox"/>	PAINT/COATING

B. FLOOR FRAMING AND FLOORING

1. BOX OR RIM JOIST, OR PERIMETER BAND JOIST:

	1 ST	2 ND	3 RD	FLOOR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIZE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GRADE, SPECIES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SINGLE OR DOUBLE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PRE-ENGINEERED PER MANUFACTURER'S SPECS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CANTILEVERS AS PER DESIGN

2. GIRDERS AND BEAMS:

<input type="checkbox"/>	<input type="checkbox"/>	SIZE PER PLAN
<input type="checkbox"/>	<input type="checkbox"/>	TYPE
<input type="checkbox"/>	<input type="checkbox"/>	GRADE, SPECIES
<input type="checkbox"/>	<input type="checkbox"/>	LOCATION AND RELATION TO THE PLAN
<input type="checkbox"/>	<input type="checkbox"/>	NAILING
<input type="checkbox"/>	<input type="checkbox"/>	ATTACHMENT SCHEDULE
<input type="checkbox"/>	<input type="checkbox"/>	BEARING
<input type="checkbox"/>	<input type="checkbox"/>	LAPPING

3. FLOOR JOIST:

	1 ST	2 ND	3 RD	FLOOR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIZE PER PLAN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GRADE, SPECIES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PRE-ENGINEERED COMPONENTS AS SPECIFIED
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BEARING
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NAILING
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BRIDGING
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CUTTING AND NOTCHING (AS PER CODE)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	POINT LOADS - SUPPORTED AS PER PLAN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SPAN HANGERS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEADERS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FRAMED OPENINGS

4. FLOORING, SHEATHING, OR DECKING:

	1 ST	2 ND	3 RD	FLOOR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MATERIAL
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PANEL SPAN, THICKNESS

5. STAIR ATTACHMENT:

	1 ST	2 ND	3 RD	FLOOR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BEARING
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NAILING

SPECIAL REQUIREMENTS

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EDGE BLOCKING (IF REQUIRED)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GAPPING
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LAYOUT

I hereby certify that I inspected this building using this checklist and it conforms to the released plans and to the requirements of the Uniform Construction Code, N.J.A.C. 5:23.

Responsible Person in Charge of Work: _____ Date: _____

Building Inspector Initials: _____ Date: _____

WOOD FRAM

A-1 ANCHORAGE (SEE DWG. 1) ANCHORS BOLTS SHALL BE 1/2" D AND SPACED AT 48" O.C. IF FOUNDATION WALL IS CMU. BOLTS SHALL BE EMBEDDED IN 4" OF MORTAR. IF FOUNDATION WALL IS POURED CONCRETE, BOLTS SHALL BE EMBEDDED IN MINIMUM 6" OF CONCRETE.

A-2 SILL PLATE (SEE DWG. 2) SILL PLATE SHALL BE NON-ZX STRESSURE TREATED DOUGLAS FIR, UTILITY OR BETTER, ATTACHED TO FOUNDATION WALLS WITH ANCHOR BOLTS. SILL PLATE SHALL RUN CONTINUOUSLY OVER OPENINGS AND SHALL BE NAILED TO RM JOIST AND OPENING HEADER. ROLLED FOAM SEALER SHALL BE INSTALLED BETWEEN SILL PLATE AND TOP OF FOUNDATION WALL, AND UNDERNEATH ALUMINUM TERMITE SHIELD.

A-3 BEAM POCKETS ALL BEAMS SHALL HAVE A BEARING OF AT LEAST 4" ON A SOLID MASONRY WALL. IF A METAL PLATE IS USED, IT SHALL BE AS DESIGNED AND SHOWN ON PLANS. ALL EXPOSED LUMBER DIE TO FIELD CUTS SHALL BE TREATED IN THE FIELD ACCORDING TO ANPA MK.

A-4 COLUMNS ALL WOOD COLUMNS SHALL BE DOUGLAS FIR, COMMON GRADE MK, AND SHALL BE FREE OF CHECKS AND SPLITS. ATTACHMENTS SHALL BE AS SHOWN ON PLANS OR SPECIFICATIONS. WOOD CONNECTORS TO BE CCG-46SOS 2.5 AS MANUFACTURED BY SIMPSON

B-1 RM JOIST (SEE DWG. 3) SINGLE RM JOIST SHALL BE OF SIZE AND LOCATION AS SHOWN ON DRAWINGS, AND SHALL BE SAME AS DIMENSIONAL LUMBER JOIST. WOOD SHALL BE DOUGLAS FIR, COMMON GRADE MK. IF PRE-ENGINEERED LUMBER USE 1/2" X 11 1/2" RM BOARD NAILED TO SILL PLATE W/ 1/2" BOX A 12" O.C. TO DECK W/8D COMMON 6" O.C. AND TOE WALL W/100 BOX 6" O.C.

B-2 GIRDERS AND BEAMS (SEE DWG. 4) SIZE AND LOCATION SHALL BE AS PER PLAN. ALL WOOD SHALL BE DOUGLAS FIR, COMMON GRADE MK. DIMENSIONAL LUMBER JOISTS MAY BE HUNG BY USING GALVANIZED HANGERS MODEL LUZA. USE 100 NAILS. PRE-ENGINEERED LUMBER AS MANUFACTURED BY TRUS JOIST MAY BE HUNG BY USING GALVANIZED HANGERS MODEL WPU AS MANUFACTURED BY SIMPSON. USE 100 NAILS. GIRDERS SHALL BE CONNECTED TO WOOD BEAMS BY USING GALVANIZED CAP CONNECTORS MODEL CCG AS MANUFACTURED BY SIMPSON.

B-3 FLOOR JOIST (SEE DWG. 5) SIZE AND LOC. SHALL BE AS PER PLAN. ALL WOOD SHALL BE DOUGLAS FIR, COMMON GRADE MK. DIMENSIONAL LUMBER JOISTS MAY BE HUNG BY USING GALVANIZED JOIST HANGERS MODEL LUZA AS MANUFACTURED BY SIMPSON. USE 100 NAILS. PRE-ENGINEERED LUMBER SHALL BE HUNG USING GALVANIZED JOIST HANGERS MODEL U AS MANUFACTURED BY SIMPSON. USE 100 NAILS AS SPECIFIED BY MANUFACTURER. JOIST BEARING ON WOOD PLATES SHALL BEAR DIRECTLY ON STUDS OR ON CONTINUOUS PLATES. ALL HEADERS AND CRIPPLE STUDS USED TO FRAME OPENINGS SHALL BE DOUGLAS FIR, COMMON GRADE MK. USE 100 NAILS. PRE ENGINEERED JOISTS AS MANUFACTURED BY TRUS JOIST MAY BE USED.

B-4 FLOORING SHEATHING (SEE DWG. 6) ALL SUB FLOORS SHALL BE 3/4" C-C PLYWOOD WITH MAXIMUM SPAN OF 24" AND SHALL BE NAILED TO JOISTS USING 6D RING OR SCREEN SHANK NAILS AT 6" OC AT EDGES AND 12" OC OVER FIELD OF THE PANEL. GAPS BETWEEN PANELS SHALL BE 1/8".

B-5 STAR ATTACHMENT (SEE DWG. 7) STAR STRINGERS SHALL BE 2X12 COMMON GRADE MK LUMBER AND SHALL BE NAILED TO FRAMED OPENING AND FLOOR STRUCTURE BELOW WITH 100 NAILS AT 6" OC.

C-1 EXTERIOR WALL FRAME (SEE DWG. 8) EXTERIOR WALL SHEATHING SHALL BE 1/2" CDX PLYWOOD FOR MAIN SPANS OF 24'. USE 6D NAILS AT 6" OC AT EDGES AND 12" OC AT INTERMEDIATE SUPPORTS. GAPS AT EDGES OF SHEATHING SHALL BE 1/8". WALL CONSTRUCTION SHALL BE 2X4 WOOD STU AT 16" OC, DOUGLAS FIR COMMON MK, TOP PLATES SHALL BE DOUBLE 2X4 DOUGLAS FIR COMMON GRADE MK LUMBER OVERLAPPING AT INTERSECTION WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET MIN 48". NOTCHING SHALL BE LIMITED TO 25% OF WIDTH OF STUDS IN ALL INSTANCES. DRILLED HOLES MAY NOT BE LARGER THAN 40% OF WIDTH OF STUD AND SHALL NOT BE CLOSER THAN 5/8" TO EDGE OF MEMBER.

C-2 INTERIOR LOAD-BEARING WALLS (SEE DWG. 9) EXTERIOR WALLS SHALL BE 2X4 WOOD STUD WALLS AT 16" OC. WOOD SHALL BE DOUGLAS FIR, COMMON GRADE MK. UPRIGHTS AND PLATES SHALL BE NAILED WITH 4D COMMON NAILS. TOP PLATES SHALL BE DOUBLE 2X4 DOUGLAS FIR, COMMON GRADE MK LUMBER. END JOINTS IN TOP PLATES SHALL BE OFFSET 48". NOTCHING SHALL BE LIMITED TO 25% OF WIDTH OF STUDS IN ALL CIRCUMSTANCES. DRILLED HOLES MAY NOT BE LARGER THAN 40% OF WIDTH OF STUD AND SHALL NOT BE CLOSER THAN 5/8" TO EDGE OF MEMBER.

C-3 INTERIOR NON-LOAD BEARING PARTITIONS (SEE DWG. 10) WALLS SHALL BE 2X4 DOUGLAS FIR, COMMON GRADE MK WITH STUDS AT 16" OC. UPRIGHTS AND PLATES SHALL BE NAILED WITH 4D NAILS. NOTCHING AND DRILLING MAY NOT EXCEED 1/4" OF WIDTH OF STUD AND BE NO CLOSER THAN 5/8" TO EDGE OF STUD.

D-1 SOLID SAWN ROOF FRAMING (SEE DWG. 11) SIZE AND SPACING SHALL BE AS PER PLAN. ALL WOOD SHALL BE DOUGLAS FIR, COMMON GRADE MK. RAFTERS SHALL BE NAILED TO CEILING JOISTS AND EXTERIOR WALL WITH 4D NAILS. RIDGE BOARD SHALL BE 2" THICK AND DEPTH SHALL BE NOT LESS THAN CUT END OF RAFTER. NOTCHING SHALL BE LIMITED TO 1/8" DEPTH OF MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. HOLES SHALL BE LIMITED TO WITHIN TWO INCHES OF TOP AND BOTTOM OF THE MEMBER AND SHALL NOT EXCEED 1/3 DEPTH OF MEMBER. BRIDGING SHALL BE DIAGONAL METAL MEMBERS AT 10'-0" MAX.

D-2 WALL AND ROOF SHEATHING (SEE DWG. 12) ROOF SHEATHING SHALL BE 5/8" CDX PLYWOOD FOR A MAXIMUM SPAN OF 24" AND SHALL BE NAILED TO RAFTERS WITH 6D RING OR SCREEN SHANK NAILS AT 6" OC ON THE EDGES AND 12" OC OVER THE FIELD OF THE PANEL. GAPS BETWEEN PLYWOOD PANELS SHALL BE 1/8".

International Building Code
(No Brca)



Bergen County
Utilities Authority

Connection Program Project Referral **BCUA REFERRAL#**

BCUA use only

In accordance with Article X Rules and Regulations, any person seeking to connect to the sewer or change the operation of an existing connection must complete this form. This form must be completed in its entirety and faxed to BCUA at (201)-807-8640. For assistance please contact, Nina Soto (201)-807-8677, Richard Andretta (201)-807-8642 or the Inspector listed below.

Municipality:	Contact:
Street Address:	Phone#: Date:

I certify that the information provided below is accurate _____

Municipal Signature

1. Applicant Information (Please Print Neatly This is Where Your Approval Letter Will Be Mailed)

Name:	Contact:
Address:	
City:	State: Zip Code:
Phone: Fax:	E-mail:

2. Owner Information (If Different From #1) (Please Print Neatly)

Name:	Contact:
Address:	
City:	State: Zip Code:
Phone: Fax:	E-mail:

3. Project Information (Please Print Neatly)

Address:			
City:	Zip Code:	Block :	Lot:
Project Description:			

New Build Knockdown/Rebuild Renovation Addition

Residential

Category	Existing Bedrooms	Proposed Bedrooms
One family		
Multi-Family	Existing	Proposed
# of 1 Bedrooms		
# of 2 Bedrooms		
# of 3 Bedrooms		

Commercial

Category	Existing	Proposed
Retail/Office/Sq ft		
Restaurant/Seats		
School/Students		
Warehouse/Employees		
Misc.		

BCUA USE ONLY

Reviewed By: _____ BCUA Supervisor: _____

Action: _____

Inspector: Angelo D'Arminio 201-538-1039



For District Use Only

Application Number

APPLICATION FOR SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION

The enclosed soil erosion and sediment control plan and supporting information are submitted for certification pursuant to the Soil Erosion and Sediment Control Act, Chapter 251, P.L. 1975 as amended (NJSA 4:24-39 et. seq.) An application for certification of a soil erosion and sediment control plan shall include the items listed on the reverse side of this form.

Name of Project		Project Location: Municipality	
Project Street Address		Block	Lot
Project Owner(s) Name		Phone # Fax #	
Project Owner(s) Street Address (No P.O. Box Numbers)		City	State Zip
Total Area of Project (Acres)	Total Area or Land to be Disturbed (Acres)	No. Dwelling or other Units	Fee \$
Planned by*		Phone # Fax #	
Street Address		City	State Zip

Engineering related items of the Soil Erosion and Sediment Control Plan MUST be prepared by or under the direction of and be sealed by a Professional Engineer or Architect licensed in the State of New Jersey, in accordance with NJAC 13:27-6.1 et. seq.)

Agent Responsible During Construction			
Street Address			
City	State	Zip	Phone Fax #

The applicant hereby certifies that all soil erosion and sediment control measures are designed in accordance with current Standards for Soil Erosion and Sediment Control in New Jersey and will be installed in accordance with those Standards and the plan as approved by the Soil Conservation District and agrees as follows:

- To notify the District in writing at least 48 hours in advance of any land disturbance activity. Failure to provide such notification may result in additional inspection fees.
 - To notify the District upon completion of the Project (Note: No certificate of occupancy can be granted until a report of compliance is issued by the District.
 - To maintain a copy of the certified plan on the project site during construction.
4. To allow District agents to go upon project lands for inspection.
 5. That any conveyance of this project or portion thereof prior to its completion will transfer full responsibility for compliance with the certified plan to any subsequent owners.
 6. To comply with all terms and conditions of this application and certified plan including payment of all fees prescribed by the district fee schedule hereby incorporated by reference.

The applicant hereby acknowledges that structural measures contained in the Soil Erosion and Sediment Control Plan are reviewed for adequacy to reduce offsite soil erosion and sedimentation and not for adequacy of structural design. The applicant shall retain full responsibility for any damages which may result from any construction activity notwithstanding district certification of the subject soil erosion and sediment control plan. It is understood that approval of the plan submitted with this application shall be valid only for the duration of the initial project approval granted by the municipality. All municipal renewals of this project will require submission and approval by the district. In no case shall the approval extend beyond three and one half years at which time resubmission and certification will be required. Soil Erosion and Sediment Control Plan certification is limited to the controls specified in the plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality or other controlling agency.

Applicant Certification* Signature _____ Date _____ Applicant Name (Print) _____ Receipt of fee, plan and supporting documents is hereby acknowledged: Signature of District Official _____ Date _____ <small>Other than project owner, written authorization of owner must be attached.</small>	3. Plan determined complete: Signature of District Official _____ Date _____
	4. Plan certified, denied or other actions noted. Special Remarks: Signature of District Official _____ Date _____

An application for certification of a soil erosion and sediment control plan shall include the following items.

1. One copy of the complete subdivision, site plan or construction permit application, including key map as submitted to the municipality (Architectural drawings and building plans and specifications not required.) which includes the following:
 - a. Location of present and proposed drains and culverts with their discharge capacities and velocities and support computations and identification of conditions below outlets.
 - b. Delineation of any area subject to flooding from the 100-year storm in compliance with the Flood Plains Act (NJSA 58:16A) or applicable or applicable municipal zoning.
 - c. Delineating of streams, wetlands, pursuant to NJSA 13:9B and other significant natural features within the project area.
 - d. Soils and other natural resource information used. (Delineation of the project site on soil map is desirable.)
 - e. Land cover and use of area adjacent to the land disturbance.
 - f. All hydraulic and hydrologic data, describing existing and proposed watershed conditions and HEC1, HEC2, WSP2 and TR20 and other electronic input files, if used, of existing and proposed conditions and a completed copy of the Hydraulic and Hydrologic Data Base Summary Form, SSCC 251 HDF1.

2. Four copies of the soil erosion and sediment control plan at the same scale* as the site plan submitted to the municipality or other land use approval agency to include the following: (This information shall be detailed on the plat)
 - a. Proposed sequence of development including duration of each phase in the sequence.
 - b. Site grading plan showing delineation of land areas to be disturbed including proposed cut and fill areas together with existing and proposed profiles of these areas.
 - c. Contours at a two* foot interval, showing present and proposed ground elevation.
 - d. Locations of all streams and existing and proposed drains and culverts.
 - e. Stability analysis of areas below all points of stormwater discharge which demonstrates a stable condition will exist or there will be no degradation of the existing condition.
 - f. Location and detail of all proposed erosion and sediment control structures including profiles, cross sections, appropriate notes, and supporting computations.
 - g. Location and detail of all proposed nonstructural methods of soil stabilization including types and rates of lime, fertilizer, seed, and mulch to be applied.
 - h. Control measures for non-growing season stabilization of exposed areas where the establishment of vegetation is planned as the final control measure.
 - i. For residential development - control measures to apply to dwelling construction on individual lots and notation that such control measures shall apply to subsequent owners if title is conveyed. This notation shall be shown on the final plat.
 - j. Plans with a notation for maintenance of permanent soil erosion and sediment control measures and facilities during and after construction, also indicating who shall have responsibility for such maintenance.

3. Appropriate fees. (As adopted by the individual district.)

4. Additional items as may be required.

*Individual districts may require modifications in the above list.

BERGEN COUNTY SOIL
CONSERVATION DISTRICT
700 Kinderkamack Road, Suite 106
Oradell, NJ 07649
(201) 261-4407

BERGEN COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

1. All soil erosion and sediment control practices will be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards), and will be installed in proper sequence and maintained until permanent stabilization is established.
2. Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding and mulching. If the season prohibits temporary seeding, the disturbed area will be mulched with salt hay or equivalent and bound in accordance with the NJ Standards (i.e. peg and twine, mulch netting, or liquid mulch binder).
3. Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of 2 tons per acre, according to the NJ Standards.
4. **Stabilization Specifications:**
 - A. **Temporary Seeding and Mulching:**
 - Lime* - 90 lbs./1,000 sf ground limestone; *Fertilizer* - 11 lbs./1,000 sf, 10-20-10 or equivalent worked into the soil a minimum of 4".
 - Seed* - perennial ryegrass 40 lbs./acre (1 lb./1,000 sf) or other approved seeds; plant between March 1 and May 15 or between August 15 and October 1.
 - Mulch* - salt hay or small grain straw at a rate of 70 to 90 lbs./1,000 sf to be applied according to the NJ Standards. Mulch shall be secured by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
 - B. **Permanent Seeding and Mulching:**
 - Topsoil* - uniform application to a depth of 5" (unsettled).
 - Lime* - 90 lbs./1,000 sf ground limestone; *Fertilizer* - 11 lbs./1,000 sf, 10-20-10 or equivalent worked into the soil a minimum of 4".
 - Seed* - Turf type tall fescue (blend of 3 cultivars) 150 lbs./acre (3.5 lbs./1,000 sf) or other approved seeds; plant between March 1 and November 15.
 - Mulch* - salt hay or small grain straw at a rate of 70 to 90 lbs./1,000 sf to be applied according to the NJ Standards. Mulch shall be secured by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).
5. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
6. Soil erosion and sediment control measures will be inspected and maintained on a regular basis, including after every storm event.
7. Stockpiles are not to be located within 50' of a floodplain, slope, roadway or drainage facility. The base of all stockpiles shall be contained by a haybale sediment barrier or silt fence.
8. A crushed stone, vehicle wheel-cleaning blanket will be installed wherever a construction access road intersects any paved roadway. Said blanket will be composed of 1" - 2½" crushed stone, 6" thick, will be at least 30' x 100' and should be underlain with a suitable synthetic sediment filter fabric and maintained.

(OVER)

9. Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.
10. Driveways must be stabilized with 1" - 2½" crushed stone or subbase prior to individual lot construction.
11. All soil washed, dropped, spilled or tracked outside the limit of disturbance or onto public right-of-ways, will be removed immediately. Paved roadways must be kept clean at all times.
12. Catch basin inlets will be protected with an inlet filter designed in accordance with Section 30-1 of the NJ Standards.
13. Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
14. Dewatering operations must discharge directly into a sediment control bag or other approved filter in accordance with Section 14-1 of the NJ Standards.
15. Dust shall be controlled via the application of water, calcium chloride or other approved method in accordance with Section 16-1 of the NJ Standards.
16. Trees to remain after construction are to be protected with a suitable fence installed at the drip line or beyond in accordance with Section 9-1 of the NJ Standards.
17. The project owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or off-site as a result of construction of the project.
18. Any revision to the certified Soil Erosion and Sediment Control Plan must be submitted to the District for review and approval prior to implementation in the field.
19. A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.
20. The Bergen County Soil Conservation District must be notified, in writing, at least 48 hours prior to any land disturbance: Bergen County SCD, 700 Kinderkamack Road, Suite 106, Oradell, NJ 07649. Tel: 201-261-4407; Fax 201-261-7573.
21. The Bergen County Soil Conservation District may request additional measures to minimize on or off-site erosion problems during construction.
22. The owner must obtain a District issued report of compliance prior to the issuance of any certificate of occupancy. The District requires at least one week's notice to facilitate the scheduling of all report of compliance inspections. All site work must be completed, including temporary/permanent stabilization of all exposed areas, prior to the issuance of a report of compliance by the District.



BERGEN COUNTY SOIL CONSERVATION DISTRICT

700 Kinderkamack Road
Suite 106
Oradell, New Jersey 07649
Telephone (201) 261-4407
Fax (201) 261-7573

Attention:

You are required to notify the Bergen County Soil Conservation District, *in writing*, at least **forty eight (48) hours** prior to the start of any land disturbing activity (e.g., clearing, grading, filling, soil stockpiling, demolition, etc.).

Failure to do so will result in the imposition of non-compliance fees.

Important: Demolition of existing structures is considered soil disturbance. Do not proceed with demolition until you have notified us in writing.

**BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

ORDINANCE 12-21

**AN ORDINANCE AMENDING CHAPTER ST:1,, ENTITLED
"REGULATIONS FOR PLANTING, CONTROL, PROTECTION AND
IMPROVEMENT OF TREES AND SHRUBBERY", SPECIFICALLY
SECTIONS ST:1-4 ENTITLED COST OF REES AND IMPROVEMENTS
SPECIFICALLY SECTIONS: e, f and g OF THE BOROUGH OF ENGLEWOOD
CLIFFS COUNTY OF BERGEN, STATE OF NEW JERSEY**

BE IT ORDAINED by the Mayor and Council of the Borough of Englewood Cliffs, that
the following shall be amended to read as follows:

ST:1-4 - Cost of Trees and Improvements.

e. The owner or developer of a property, including new construction, whether residential or commercial, except on County or State roads, shall plant new shade trees at intervals of 35 feet or at such intervals which are reasonable pursuant to the direction of the Shade Tree Commission. In the event that the property shall be a corner property, then this chapter shall be enforced on all sides of the property fronting streets. Measurements shall be taken by the commission and the commission will disregard existing trees in the event that they die from excavation trauma. The specifications of such trees shall be determined by the commission, and the sum of up to seven hundred (\$700.00) dollars per tree will be deposited in escrow with the Borough by either cash or bond. All shade trees shall be planted pursuant to the approval of the commission. All trees are to be planted according to the ANSI 300 Transplanting Standards. In the event that within two (2) years of the Certificate of Occupancy or planting the shade tree shall demise or go into serious decline, then in that event the Shade Tree Commission shall replace the subject tree using the escrow monies set forth herein. At the end of the escrow period, the balance of monies available shall returned to the person who posted the escrow.

f. This section shall be eliminated.

g. The owner or developer of a property for demolition or new construction, whether residential or commercial, except on County or State roads, shall deposit in escrow with the Borough by either cash or bond, the sum of up to (\$1,500.00) dollars for each shade tree already existing on the property before demolition or construction, whichever is applicable. This money will be held for a period of four (4) years from the date of issuance of the Certificate of Occupancy. The owner/developer shall protect these trees according to ST:1:7. All shade trees which die or go into serious decline within four (4) years after the date Certificate of Occupancy being issued, shall be removed by the Shade Tree Commission and replaced using the escrow monies set forth in paragraph "g". All trees are to be planted according to the ANSI 300 Transplanting Standards. At the end of the escrow period, the balance of monies available shall be returned to the person who posted the escrow.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon adoption and publication in accordance with law, and

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances other than the zoning ordinance of the borough which are inconsistent with the provisions of this chapter are hereby repealed to the extent of such inconsistency, and

BE IT FURTHER ORDAINED should any part or provision of this Ordinance be held unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole or any art thereof, other than the part held so unconstitutional or invalid.

This ordinance shall take effect upon final adoption and publication according to law.

ATTEST:



Lisette M. Duffy, Acting Clerk

APPROVED:



Joseph C. Parisi, Jr., Mayor

CERTIFIED TO BE A TRUE AND
CORRECT COPY OF AN ORDINANCE
INTRODUCED AT A MEETING OF THE
MAYOR & COUNCIL HELD ON THE
20 DAY OF November 20 12



MUNICIPAL CLERK

Date: _____
Permit: _____

**BOROUGH OF ENGLEWOOD CLIFFS
APPLICATION FOR TREE REMOVAL PERMIT**

A. Applicant
Name of Applicant _____

Address _____
Telephone No. _____ Fax: _____
Email: _____

B. Location of Property

Address _____ Zone _____
Lot _____ Block _____ on the Tax Map of the Borough of Englewood Cliffs.

C. Property Owner (If different than Applicant)

Name of Property Owner _____
Address _____
Telephone No. _____ Fax _____

D. Classification of Application (Check one)

- Development. The expansion or construction of any structures on property that requires a construction permit and a Certificate of Occupancy (CO).
 Home and Property Improvement. Construction or expansion of a structure other than the principal building that does not require CO approval. Category includes, but is not limited to: walkways, driveways, patios ponds, swimming pools, tennis courts.
 Shade Tree Replacement/Removal
 Other (Explain) _____

E. Number of Trees to be Removed.

The undersigned hereby applies for a permit to remove _____ trees of a diameter of four inches or more on the property identified above.

F. Permit Fee (Check all that apply)

Development:
 1 to 5 \$300.00 \$ _____
 6 to 10 \$400.00 \$ _____
 11+ \$500.00 \$ _____
 \$100.00 Home and Property Improvement \$ _____
 Shade Tree \$50.00 per tree _____ x \$50.00= \$ _____
 Other (refers to Item D.) \$ _____
 \$50.00 for review of any revision or amendment to a previously approved tree removal permit. \$ _____
TOTAL PERMIT FEE \$ _____

Dead, hazardous and diseased trees: Owner must obtain written approval from the Enforcing Officer prior to removal of these trees. No permit is required.

G. Tree Removal Plan/ Saved Tree Plan

On Site Plan show the location of all trees on the property of a diameter of four (4) inches or greater. Designate trees to be Removed/ Saved, the species of such trees, their diameter and the method of protecting Saved trees. List proposed Replacement trees required to comply with the Municipal Code. The tree Removal/Replacement/Saved plan must be prepared, signed and sealed by a licensed professional engineer or land surveyor, and must show the location of all existing and proposed structures on the property.

H. Performance Bond for Mitigation:

As a precondition to the issuance of a permit where mitigation is required, the applicant shall post a cash bond to assure mitigation. The bond shall be returned upon completion of the required mitigation in accordance with the Municipal Code.

Calculation of performance bond amount (mitigation):	
_____ Major trees 18" or less in diameter at \$ 500.00 each	\$ _____
_____ Major trees over 18" in diameter at \$1,000.00 each	\$ _____
_____ Minor trees at \$ 250.00 each	\$ _____
_____ Shade Trees: (Frontage _____ /35ft x \$700)	\$ _____
MITIGATION BOND AMOUNT	
	\$ _____

L. Performance Bond for Deep-Root Fertilization with a Bio-Stimulant:

For sites involving a Certificate of Occupancy all existing trees four (4) inches and over in diameter located within forty (40) feet of the new footprint shall be deep-root fertilized with a bio-stimulant by a licensed arborist or Certified Tree Expert during the final landscaping.

Calculation of performance bond amount (fertilization):	
_____ 1-4 trees: \$500.00	\$ _____
_____ 5-9 trees \$1,000.00	\$ _____
_____ 10 or more \$2,000.00	\$ _____
FERTILIZATION BOND AMOUNT	
	\$ _____
TOTAL BOND	
	\$ _____

J. Permission to enter above property: The approving authority shall have the right to enter construction sites and inspect for compliance to this section as work is in progress. This right shall accrue not only to the approving authority, but to its enforcing officers and other Borough officials.

K. Consent and Certification: I agree to all the terms of this application and hereby certify that the information contained herein is true.

Signature of Applicant

Date

30-22 Tree Preservation and Removal for Residential lots

ST;1 Shade Tree Ordinance

30-7.10 Buffer Zone Ordinance

Above ordinances can be located on website www.inglewoodcliffsnj.org. click on Municipal Codes then on Englewood Cliffs Borough Codes.

Soil Erosion and Sediment Control Program

The Bergen County Soil Conservation District is responsible for reviewing and certifying Soil Erosion and Sediment Control Plans as mandated by the Soil Erosion and Sediment Control Act, Chapter 251, P. L. 1975.

What Projects Require a Certified Soil Erosion and Sediment Control Plan?

A Soil Erosion and Sediment Control Plan Certification is required prior to the start of any project that disturbs more than 5,000 square feet including:

- Projects requiring a **construction permit** except that the construction of a single family dwelling unit shall not be deemed a "project" unless such unit is part of a proposed subdivision, site plan, conditional use, zoning variance, planned development or construction permit application involving two or more single family dwelling units or demolition (see below).
- **Demolition** of one or more structures and any associated soil disturbance of more than 5000 square feet including the construction of one single-family dwelling or other project shall obtain a Soil Erosion and Sediment Control Plan Certification.
- Construction of a **parking lot**.
- Construction of a **public facility** such as any building; pipeline; highway; electricity, telephone or other transmission line; or any other structure to be constructed by a public utility, municipality, county or the State or any agency or instrumentality thereof.
- Operation of any **mining or quarrying activity**.
- **Clearing or grading** of any land for other than agricultural or horticultural purposes.

How to Apply for a Soil Erosion and Sediment Control Plan Certification

Applicants must submit the following:

Four (4) signed and sealed copies of the Soil Erosion and Sediment Control Plan and related detail sheets. One (1) signed and sealed copy of the entire site plan set.

One (1) signed and sealed copy of the project drainage report and supporting stability and erosion control calculations.

A fully completed Hydraulic and Hydrologic Data Base Summary Form for each stormwater management basin as applicable.

A fully completed application form with the project owner's signature.

A check payable to the Bergen County Soil Conservation District in the amount calculated from the appropriate section of the Bergen County SCD Fee Schedule.

How to Apply for an Exemption from the Soil Erosion and Sediment Control Act

Submit the following:

A check for \$65.00 payable to the Bergen County Soil Conservation District

A letter requesting an exemption and stating the reason the project is exempt. Include the project name, address, block and lot numbers, project owner's name and address

Projects Disturbing Less Than 5,000 Square Feet - one (1) signed and sealed copy of the project site plan showing a clearly delineated and labeled limit of disturbance line measuring an area of disturbance less than 5,000 square feet. The line must be on the plan prior to printing.

Single Family Dwellings - one (1) signed and sealed copy of the project site plan showing the construction of one single family dwelling that is not part of a proposed subdivision, site plan, conditional use, zoning variance, planned development or construction permit application involving two or more such single family dwelling units, and does not involve the demolition of one or more existing structures.

WHAT EVERY BUILDER SHOULD KNOW - Part 1

By Donald Willeke and Chris Siems
Urban Forestry News, Vol 16 Issue 1 2009

The roots are the most important part of a tree.

Tree roots must have oxygen in order to function. Covering roots with soil, paving, or water can deprive roots of vital oxygen supplies.

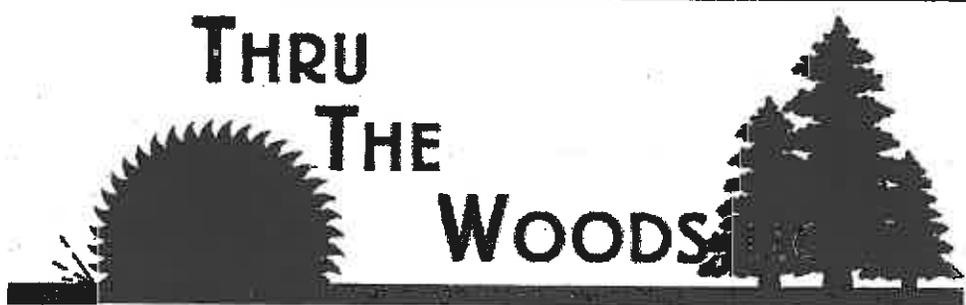
The key feeder roots of trees are in the top 6 – 12 inches of soil. The myth of “deep rooted trees” is just that: a myth. Even side transport roots from the “tap root” of an oak slant upward to get to oxygen and rain water. The majority of roots grow upward toward the surface, not downward.

The feeder roots of trees are mostly in a large, shallow disc that is 2 – 4 times the area covered by the crown. In other words, tree roots extend far beyond the branches!

Grading dirt over the feeder roots of trees anywhere under their branches (and often beyond) suffocates the feeder roots and kills all or most of the crown in 1 – 3 years.

Grading soil away from the root zone of trees removes their feeder roots and does great injury to the crown within 1 – 3 years. It kills the nearly invisible hair roots.

If you can see roots of a tree which you have cut, you have already done considerable damage to the tree – it is like seeing a pulsing artery in a flesh cut on a human.



**THRU
THE
WOODS**

Sawmill & Woodworking

Recycle discarded municipal trees and divert them from the landfill.
Give New Jersey's beautiful trees a second life by turning them into
lumber for park benches, gazebos, railings, or for historic restorations,
The possibilities are endless!
Please contact us at:
609-668-5143 or www.thruthewoodssawmill.com



Know what's below. Call before you dig.

Dear Resident/Contractor,

You have recently applied for a permit to perform work that involves excavating on public or private property. This work may involve home improvements, drainage, grading, maintenance work, landscape improvements or any number of other activities. We understand that completing this work in a timely manner is important, but it is even more important that the work be done safely and in compliance with the law.

Over the years, people have been injured and property has been damaged as a result of accidental contact with underground facilities, specifically, gas and electric lines.

Public Service Electric & Gas Company employees as well as local emergency personnel have responded to numerous damages to underground facilities in your town and neighboring communities. Damage to underground facilities occurs for a variety of reasons. ***Excavators, builders, plumbers, landscapers and even homeowners have all been involved in incidents.*** Approximately 45% of all contacts with underground facilities occur because excavators have not called for a markout before they begin working. Another 20% of contact accidents occur when an accurately marked facility is struck by an excavator not exercising proper caution while digging.

Most contacts result in service interruptions but some cause property damage, injury, or even death. Those found responsible for damaging underground facilities are billed for the cost of repairs and are subject to fines levied by the New Jersey Board of Public Utilities for violation of the Underground Facilities Protection Act.

Requesting a markout so that you are in compliance with the law only takes a phone call. The call is free and the NJ One Call Service personnel will notify participating underground facility owners in your area, such as water, telephone, cable, gas and electric providers to markout their facilities. Please note that you must call at least three (3) business days before you plan to begin your excavation and plan to begin your work within 10 days of your call. The New Jersey Underground Facilities Protection Act is the law and it is designed to protect you.

Just Dial 811 from anywhere in New Jersey, or call 1-800-272-1000 for a free utility markout.

You can also access NJ One Call via the following websites

<http://www.pseg.com/customer/home/safety/dig.jsp> or <http://www.nj1call.org>

Call before you dig, uncover marked facilities by hand and always use extreme caution and care when excavating in the vicinity of any underground facilities.

Thanks For Your Help And Cooperation!



ALWAYS CALL 811 BEFORE YOU DIG!

WAIT THREE DAYS FOR THE MARKOUT TO BE COMPLETED

DO NOT MAKE ANY ASSUMPTIONS ABOUT THE DEPTH OF A MARKED UNDERGROUND UTILITY – LOCATE BY HAND BEFORE USING ANY MECHANIZED EQUIPMENT

BE EXTREMELY CAREFUL DIGGING AROUND GAS AND ELECTRIC FACILITIES

DO NOT ASSUME ANY EXPOSED PIPE, WIRE OR CABLE IS DEAD – CALL YOUR UTILITY COMPANY

UNDERSTAND WHAT THE MARKS, FLAGS OR STAKES MEAN (FACILITY, SIZE OFFSET DISTANCE, ETC)

consult <http://www.nj1-call.org> for additional information

RESPECT AND MAINTAIN THE MARKS FOR THE DURATION OF YOUR PROJECT

WARN LANDSCAPERS AND OTHER PARTIES NOT TO DISTURB THE MARKS

IF YOU EXPAND THE SIZE OF YOUR PROJECT CALL IN ANOTHER MARKOUT

LOOK FOR SIGNS OF UNMARKED FACILITIES

(MANHOLES, ELECTRIC AND TELEPHONE POLE DROPS, ROAD BOXES, CURB BOXES AND HAND HOLDS)

PLAN YOUR JOB TO AVOID DIGGING NEAR UNDERGROUND UTILITIES!

KEEP YOUR MARKOUT CURRENT – RE-CALL YOUR MARKOUT AFTER 45 BUSINESS DAYS (2 MONTHS) HAVE PASSED



DIG SAFE

