



GLOUCESTER TOWNSHIP
JOIN THE EXCITEMENT

1261 Chews Landing-Clementon Rd., at Hider lane
P. O. Box 8, Blackwood, New Jersey 08012

(856) 374-3512

FAX: 856-232-6229

Department of Community Development & Planning
APPLICATION FOR GRADING PLAN REVIEW
(Submit application and grading plan to Zoning Officer)

Date: _____ Block: _____ Lot: _____

Name of Applicant: _____ Telephone: _____

Address of Applicant: _____

Name of Property Owner: _____

Address of Property Owner: _____

Work Site Address: _____

Applicant's email address: _____

Please be advised you are required to submit a W-9 and Escrow Agreement along with a check for \$1,000.00 made payable to "Gloucester Township." This fee is for grading plan review(s) and inspection(s) by Remington & Vernick Engineers, Township Engineer.

All Grading Plans shall be completed in accordance with the attached memo from Remington & Vernick Engineers.

If this lot is part of an approved major subdivision you may submit with your Construction Application a written certification prepared by a New Jersey Licenses Professional Engineer or Surveyor that the elevations on the submitted plan are in substantial conformance to the grading plan approved by the respective Board in lieu of a an application for grading plan review. The aforementioned written certification shall include the Planning Board or Zoning Board of Adjustment Application number, which ever applies.

(Applicant's Names – Print)

(Applicant's Signature)

(Date)

REMINGTON & VERNICK ENGINEERS

MEMORANDUM

TO: Gloucester Twp. – Community Development Director
DATE: 3-16-06
FROM: John Cantwell, P.E., P.P., C.M.E.
SUBJECT: Minor Grading Reviews

This memo is to address the minimum requirements for all minor grading plans being submitted for approval. The primary goal is to ensure that the runoff will not adversely affect the adjoining properties.

Per Gloucester Twp. Ordinance (814 D. All grading plans must show:

- a. Existing and proposed grades.
- b. Contours that extend a sufficient distance beyond property lines or the site of the work to demonstrate runoff patterns and the relation to adjacent topographical features.
- c. Contours that are clearly shown and labeled, and are one or two feet apart. The scale of the drawing must be greater than 1 inch to 50 feet.
- d. Property lines.
- e. Location, dimensions and setbacks, of principal and accessory structures on site and adjacent to site. The elevations of the first floor of any proposed structure, pool deck, etc. are also required.
- f. Existing and proposed drainage facilities. (if any)
- g. Existing and proposed spot elevations at all property corners, building corners, adjoining roadways, and intermediate elevations and/or off-site spot elevations as may be necessary to determine the proposed drainage pattern.
- h. Adequate provisions to minimize erosion during construction if applicable.

Any grading plans that do not contain the above required information may be deemed incomplete. In addition the grading plans must conform to the design standards as stated in Section 506. Copies of the pertinent sections are attached.

- D. APPEAL TO THE GOVERNING BODY. Pursuant to *N.J.S.A. 40:55D-17*.
- E. REQUEST FOR A CERTIFICATE OF APPROVAL. Pursuant to *N.J.S.A. 40:55D-68*.
- F. APPEALS FROM THE DECISION OF THE ZONING OFFICER AND THE ADMINISTRATIVE OFFICER. Pursuant to *N.J.S.A. 40:55D-72 (a)* and *40:55D-70(a)*.
- G. EXCEPTIONS TO REQUIREMENTS. Pursuant to *N.J.S.A. 40:55D-51(a), (b), (c)*.
- H. INTERPRETATION. Pursuant to *N.J.S.A. 40:55D-70(b)*.

Section 814 Grading Approval

- A. GRADING PLAN REQUIRED. A grading plan, prepared and sealed by a licensed professional engineer, reviewed and inspected by the Township Engineer, shall be submitted to the Department of Community Development & Planning in conjunction with the following types of development exempt from site plan approval:
 - 1. Detached one unit dwellings not part of an approved subdivision or site plan.
 - 2. Detached two unit dwellings not part of an approved subdivision or site plan.
 - 3. Detached one or two unit dwelling units that do not substantially conform to a grading plan part of an approved subdivision or site plan.
- B. PRIOR APPROVALS
 - 1. A grading plan approved by the Township engineer shall be a prior approval to obtaining a construction permit.
 - 2. A compliance certification from the Township engineer shall be a prior approval to obtaining a Certificate of Occupancy.
- C. ADDITIONS AND RESIDENTIAL ACCESSORY USES
 - 1. Upon submission by the property owner of a Grading Compliance Certification, as prepared by the Department of Community Development & Planning in accordance with subsection 814.C(2), the provisions of Section 814, Grading Approval shall not be applicable to the following types of development and accessory uses, except as may be required by Section 814.E, Exceptions:
 - a. Residential additions.
 - b. Private residential swimming pool and cabana.
 - c. Private Residential Tool Shed.
 - d. Private Residential Greenhouse.
 - e. Recreational Vehicle Storage.
 - f. Outdoor recreational facilities, including tennis or other court sports.
 - g. Off-street parking and private garage.
 - h. Other accessory uses customarily incidental to a principal residential use.

2. Grading Compliance Certification: On a form provided by the Department of Community Development & Planning the property owner shall be required to certify the following:
 - a. The yard areas surrounding the location of the proposed improvement will not be significantly regraded, altered, changed, or modified except as minimally required to establish reasonable grades.
 - b. Soil or other materials that may be displaced will not be deposited on the property to significantly alter the natural grades.
 - c. Any drainage problems to adjacent property owners that may arise from the proposed improvements or noncompliance with this certification shall be corrected.

D. GRADING PLAN DETAILS

1. The grading plan shall be of sufficient detail to demonstrate positive stormwater runoff without adverse impact to surrounding property and be substantially consistent with Article V, Performance and Design Standards, subsection 506.A, Grading Specification applicable to site plans and subdivisions.
2. Concrete curb and sidewalks shall be a required component of a grading plan. This shall apply to lots part of an approved land development application and individual infill lots that are not part of an approved land development application.
 - a. The Director of Community Development & Planning or his designee is empowered to approve a waiver from the requirement to install concrete curbs and sidewalks if said improvement is impractical because of an exceptional shape of a property, topographic conditions, or physical features, or other exceptional situation uniquely affecting the property.
3. Subsequent to construction of the foundation but prior to issuance of a building permit for the remainder of the structure, the builder shall:
 - a. Provide top-of-block, curb, and property corner elevations to the Township inspection agency for review and approval.
 - b. A written certification prepared by a New Jersey licensed professional engineer or land surveyor that the elevations are in substantial conformance to the approved grading plan.
 - c. The top-of-block elevations shall be neither more than 1.0 feet higher nor 0.2 feet lower than the approved grading plan.

E. EXCEPTIONS:

1. The Director of Community Development & Planning or his designee may require a grading plan for any of the non-applicable uses enumerated in Section 814.C where it is determined because of exceptional narrowness, shallowness or shape of a property, or exceptional topographic conditions, or physical features, or other exceptional situation uniquely affecting the property a grading plan would guide appropriate development in a manner to promote the public health, safety, and general welfare.

F. EXEMPTIONS

1. Applicants shall be exempt from Subsection 814.A, Grading Plan Required upon submission to the Department of Community Development & Planning of a grading plan prepared by a New Jersey Licensed professional engineer or land surveyor with a certification on the grading plan that indicates the proposed development will substantially conform to a previously approved grading plan part of an approved site plan, subdivision plan, or individual one or two dwelling unit grading plan and all conditions on the property and adjacent properties are substantially consistent with the aforementioned previously approved plan.

G. FEES

1. Grading plans shall be reviewed and inspected by the Township engineer in accordance with the fee schedule within Article IX, Fees, Guarantees, Inspections and Off-Tract Improvements, Subsection 901.A, entitled "Application and Escrow Fees" and table "Grading Review and inspection Fees."

*O-10-14 adopted April 12, 2010

Section 815 Traffic Impact Report.

A. TRAFFIC IMPACT REPORT. The traffic impact report, when required, shall include the following contents:

1. A description of the project phasing, access points, and connection to other existing or proposed developments.
2. An analysis of existing conditions, including:
 - a. A description of the study area and the rationale behind choosing this area;
 - b. A description of the study area's roadway facilities, including number of lanes, functional classification, condition, location and type of traffic signals, and location of other traffic control devices or signs;
 - c. The location of transit routes and stops and any transit facilities, including on-street, off-street, and private facilities, and service frequency;
 - d. The location of school bus routes and stops;
 - e. The location of pedestrian crosswalks, sidewalks, and bicycle pathways;
 - f. Traffic volume data including turning movement counts at key intersections during the peak periods of the day, truck movements, pedestrian counts, and transit use;
 - g. Volume/capacity analysis and an assessment of existing conditions.
 - h. Traffic generation of the proposed uses in the development;
 - i. Traffic distribution.
3. Future demands on the transportation system.