#### **BOROUGH OF GLASSBORO**

#### Construction Office 10 S. Poplar Street Glassboro, New Jersey

John (Jack) Eckler Construction Official (856) 881-8140 phone (856) 863-4690 fax

# New Construction & Footings/Foundations Only

Construction Permit Application – with copies of all the permits/approvals below, copy of Builder's License, 2 sets of signed and sealed plans, and 4 Sub Codes (856-881-8140 ext 88310)

1. Zoning Permit Approval (856-881-8140 ext 88311)

10 S Poplar Street, Glassboro NJ 08028

2. Availability of Water and Sewer (856-881-9230 ext 88121)

1 S Main Street, Glassboro NJ 08028

Fax or email form (amcmahon@glassboro.org) to confirm water and sewer is available

3. Escrow Fees for Building Inspections/Glassboro - Finance Office (856-881-9230 ext. 88154)

1 South Main Street, Glassboro NJ 08028

4. Sickels & Associates/Engineer Approval – 2 Sets of Initial Grading Plans (856-848-6800)

833 Kings Highway

-Foundation Survey as built

Woodbury, NJ 08096

-Grading as Built Plan

-Final Plot Plan

5. Gloucester Soil Conservation District Approval (856-589-5250)

545 Beckett Road, Suite 107

[Up to 30 to 60 days for approval]

Swedesboro, NJ 08085

6. Gloucester County Utilities Authority (GCUA) Approval (856-423-3500)

2 Paradise Road, West Deptford NJ 08066

7. Road Opening Permit (local) - Clerks Office(856-881-9230 ext 88198)

1 South Main Street

[Copy of Zoning Permit Required]

Glassboro, NJ 08028

County Road Opening Permit – 856-863-0700

State Road Opening Permit – 856-881-1711

8. Borough of Glassboro Water & Sewer Connection Fees – Finance Office (856-881-9230 ext 88121)

1 South Main Street

[Copies of GCUA & Road Opening Permits Required]

Glassboro, NJ 08028

9. Confirmation of Taxes Paid in Full – Finance Office (856-881-9230 ext 88146)

1 South Main Street, Glassboro NJ 08028

10. COAH Payment - ½ payment is due at time permit is issued (856-881-8140 ext 88311)

10 S Poplar Street

Remaining 1/2 due before CO is issued

Glassboro, NJ 08028

The above list of permits/approvals does not constitute a final list of requirements for the applicant. The applicant is solely responsible to determine what (if any) other permits/approvals are required for this project and to apply for and obtain such permits/approvals.

#### **BOROUGH OF GLASSBORO**

<b>ZONING APPLICATION #:</b>	

1 South Main Street, Glassboro NJ 08028 (Mailing Addre	ess) ———————————————————————————————————
10 South Poplar Street, Glassboro NJ 08028 (Location)	New Unit Created
Phone 856.881.8140 Fax 856.863.4690	Redevelopment
APPLICATION FOR Z	ONING PERMIT Workshop
	Rental Yes/No

APPLICATION FOR ZONING PERMIT		RMIT	Workshop Rental Yes/No	
Location of Worksite:			BLOCK #	LOT#
		Daine	=	
Property Owner				
Contact Phone Number			•	
Description of Work:				
<del></del>				
Business Name:		# of Employees & He	ours of Operation:	:
*******		OR SURVEY SHEET		
OFFICE USE BELOW				
Current Zoning:			Corner Lo	t:
Footprint of Improvement (	Sq Ft.):		leight of Improven	nent:
<b>Building Permitted Coverage:</b>	<u>%</u>	Existing:	Propose	d:
Recreation Permitted Paving:	%	Existing:	Propose	d:
Parking Permitted Paving	N	Carintina	Propose	d:
Total Coverage:				
New Total Building:			*No Dumpsters	to be parked on any
New Total Parking:			public roadwa	ys
New Total Recreation:		New u	nit - W&S notified	<u> </u>
hpproved:	······································			Denied:
OR OFFICE USE ONLY:	CLAR	K PIERPONT, ZONING C	OFFICER	
			THE COMMON WIN	
Residential Fee \$40	DATE:	CHECK#		Ву:
Non-Residential Fee: \$50	-	CHECK#		By:
Compliance Letter: \$25		CHECK#		3y:
Construction Permit:	Stree Mercantile:	et Opening:	Water & Sewer	

# Availability of Water and/or Sewer Phone: 856-881-9230 ext. 88902

FAX: 856-881-0901

TO BE COMPLETED BY APPLICANT	Date
Block	
Block Lot Property Location	
Owner of Property VERIFICATION OF FIELD CONDITIONS AND ELEVATIONS ARI APPLICANT	
Print Name Pho	ne Number
Authorized Representative (Contractor)	
Signature	
TO BE COMPLETED BY WATER & SEWER FIELD OPERATIONS	
Water connection <u>SFD 1 unit</u> X \$2,342.00**Commercial units to be approved by Superintendent	0 =
Installation by Applicant (please check) Installation by Borough (please check: charge \$500.00)	Ξ
Meter Size	=
Pit Required?? (YES OR NO)	¥
Sewer connection <u>SFD 1 unit</u> X \$3,652.00**Commercial units to be approved by Superintendent	) =
Installation by Applicant (please check) Installation by Borough (please check: charge \$500.00)	=
Authorized by:	TOTAL
Applicant is to obtain a local street opening from the Cler Applicant is to obtain a County or State Highway street op	k's Office and supply a copy pening permit and supply a copy
TO BE COMPLETED BY REVENUE & FINANCE DEPARTMENT	
Date of returned form Signature	

TO: Borough of Glassboro 1 South Main Street Glassboro, New Jersey	Date: 08028		
Block:	Lot:		
Address:			
Applicant:			
Address:			
Phone #:	Fax #	E-Mail	
Owner:			
Address:			
Phone #:	Fax #	E-Mail	
Grading Plan Applicati	on \$ 35.00	Application Fee	Paid:
Initial Individual Grac	ding \$300.00	Application Fee	Paid:
Revise Grading Plan Re	eview \$100.00 l	Review Fee	Paid:
Initial Site Inspection Grading As Built Plan	n with \$200.00	Inspection Fee	Paid:
Site Re-Inspection	\$100,00	Re-Inspection Fee	Paid:
Sidewalk/Curb Waiver Request	\$200.00	Inspection Fee	Paid:
Sidewalk/Curb Inspec	tion \$400.00	Inspection Fee	Paid:
Sidewalk/Curb Re-Ins	pection \$225.00 F	Re-Inspection Fee	Paid:
Subsurface Stormwat	er		
Disposal System Insp		Inspection Fee	Paid:
Subsurface Stormwat	er \$300.00	Re-Inspection Fee	Paid:

#		
#		

# BOROUGH OF GLASSBORO GLOUCESTER COUNTY, NEW JERSEY

# **APPLICATION FOR STREET OPENING PERMIT**

ENCLOSE TWO (2) PRINTS OF PLAN INCLUDING EXTENT AND LOCATION OF ROAD OPENING

		4	
Applicant:			
Address:			
Telephone:		Fax:	
Email Address:			
Date Work to Commence:		Date Work to be C	ompleted:
Location of Work:		Block: Lo	ot:
(6)			
Dimensions of Road Openi	ng Length:	Width: T	otal Area:
Reason for Road Opening:	** Approximately		
security deposit. One (	apter 415 of the Borough of Glass  (1) year inspection to be twelve (1)	boro Code Book for application, revi 2) months after improvements are ins	talled.
8			
Application Fees:			
□Single Opening:	\$100.00	□Multi-openings:	\$100.00
□Review/Inspection:	\$200.00	□Review/Inspection:	\$500.00
□Performance Deposit:	\$750.00	□Yearly Perf. Deposit:	\$5,000.00
Applicant Signature:	Ψ7.00.00	= Temy Tem Deposit	φοίουσο
Zoning Office:			
Plans Submitted:			
Approval Signature:			
Clerk's Office:			N
Performance Guarantee Pai	d:		7,000
Application Fee Paid:			
Approval Signature:	Wilder Co.	186-21	
1 . 1			
	<del>,</del> ,		
One Year Inspection – Date	2: 2	Approved:	Denied;
One Year Inspection – Date Comments:	2.	Approved:	Denied:
	2.' /	Approved:	Denied;

APPLICATION MUST BE SUBMITTED 10 WORKING DAYS PRIOR TO APPROVAL AND MUST CALL FOR INSPECTION PRIOR TO CONCRETE FOR CURBS AND APRONS: CLARK PIERPONT (856) 881-9230 X88311

# **Development Fee Schedule**

SECTION I - Property L		_		
Applicant is: Ov	wner Developer	Agent	Other/ (explain)	
Applicant's N	ame:			
A. Te	ddress:elephone:		Fax:	
			Location:	
Residential Units: ( 1.5	factor)	Non-	Residential Units: ( 2.5 fied Contract Sales Price	factor) = \$
Certified Contract Sales Pr Appraised Financing Amo Homeowner Warranty Am	ount = \$	Appra	aised Financing Amount	= \$
Applicant's Signature:			Date:	
Note: No Certificate of Occupancy For the Certificate of Occupancy	ncy will be issued unless the re	equest for a C.O. ha Construction Office	as been submitted at least 20 da ial, including payment of the D	ys prior to the date requested evelopment Fee.
	ements:	based on		(non-residential)
= \$x	Estimated Full	l Fee		
= \$	(50% of fee d	ue prior to issu	ing of Construction Permi	it)
Fee Paid: Check #	Bank:			Date:
Signature of Applicant:				Date:
Signature of Construction	Code Official:			Date:
	ne of Improvements:	based on	-	(non-residential)
= \$ - \$ = \$	Full Fee Less Fee Paid (Payment due b	in Section II before issuing C	dertificate of Occupancy)	
Fee Paid: Check #	Bank:			Date:
Signature of Applicant:				Date:
Signature of Municipal As				Date:
Final Fee for Residential Units by Final Fee for Non-Residential Unarket Value or other recognize	Inits based on: Appraised value	e used for construc	tion financing, Contract Sales	ssment or Market Value. Price, Equalized Assessment,

ADOPTED DEC -9 2008

#### **ORDINANCE** # 08 – 96

# AN ORDINANCE AMENDING CHAPTER 107, ARTICLE IX, SECTION 129, LOT SURVEYS AND GRADING PLANS OF THE CODE OF THE BOROUGH OF GLASSBORO (DEVELOPMENT REGULATIONS AND ZONING)

**BE IT ORDAINED** by the Mayor and Council of the Borough of Glassboro, County of Gloucester and State of New Jersey that Chapter 107, Article IX, Section 129 (Lot Surveys and Grading Plans) of the Code of the Borough of Glassboro be and is hereby repealed in its entirety and a new Section 129 be adopted to read as follows:

#### Section 1. Review and Approval of Grading Plan Required

A building permit shall not be issued until a grading plan has been reviewed and approved by the Borough Engineer in accordance with the provisions of this chapter.

#### Section 2. Applicability

The requirements set forth herein shall apply for the development of all lots within the Borough of Glassboro, whether for residential or commercial purposes, and when there is an application for development before a development review Board of the Borough. Expressly excluded from the requirements set forth herein is the construction of proposed additions and/or buildings, having at grade or floor level, a total of six-hundred (600) square feet or less.

All new construction will require construction of concrete curb and sidewalk.

#### Section 3. Grading Plan Requirements

The developer of a tract of land in the Borough must provide grading plans for each lot proposed to be developed. The grading plans shall contain all the information required below in the grading plan checklist, which shall be made available to all applicants in the form that follows. The developer must submit a completed grading plan checklist with the application for development.

#### Section 4. Grading Plan Checklist

The following shall be the grading plan checklist. The applicant must complete this checklist and supply the required information.

#### GRADING PLAN CHECKLIST

- () 1. Title block indicating the address of the site, lot and block numbers, name and address of the applicant and the title "grading plan".
- () 2. The plan must be signed and sealed (embossed) by a professional land surveyor, and Professional Engineer or Architect licensed in the State of New Jersey.
- () 3. The plan must be legibly drawn at a minimum scale of one-inch equals thirty (30) feet, indicate a north arrow and refer to the vertical datum on which the plan is based.
- () 4. The plan must indicate all property lines, easements, deed restrictions and required setback lines. All property lines must indicate bearing and dimensions, and the width of all easements must be shown on the plans.
- () 5. The distances between all existing and proposed structures and adjoining property lines must be indicated on the plan.
- () 6. The plan must indicate the right of way and cartway widths of all adjoining streets as well as the location of all existing and proposed curbs, sidewalks and driveway aprons along the entire frontage of the subject property.
- () 7. The plan must indicate existing and proposed contours at one (1) foot intervals over the entire lot areas to be disturbed and fifty (50) feet beyond the limit of grading. Spot elevations and inverts should also be provided at all inlets, catch basins, outfalls, culverts, and other hydraulic structures.
- () 8. The plan must indicate existing and proposed spot elevations at all building and property corners.
- () 9. The plan must also indicate existing topography fifty (50) feet beyond all property lines and spot elevations for all adjacent building corners.
- () 10. The plan must also indicate the location and dimensions for all structures and site improvements including, but not limited to, the following: buildings, sheds, decks,

swimming pools, fences, , fence type, drainage facilities, and information relating to any detention or retention facilities relating to this paragraph.

() 11. The plan must indicate all stream encroachment, wetlands, and wetland buffer lines and floodplains.

Additional Requirements for Grading Plans for New Structures and Additions.

- () 12. The plan must indicate the first-floor and basement elevations for all proposed structures. Spot elevations for all building corners must be indicated. If a basement is planned, soil boring(s) will be necessary to provide information relating to soil types, and the depth to seasonal high-water table, and such other information as may be necessary for construction in accordance with Article VI, Chapter 47 of the Borough's Unified Development Ordinance (UDO).
- () 13. The plan must indicate the location of all proposed utility services, including vents and cleanouts.

#### Section 5. Grading Standards

The grading plan must conform to the following standards.

- A. All grading shall be done in such a way as to not result in any adverse effects to adjacent properties. The plan shall not increase the amount of water, which drains onto adjoining lots. For properties where a drainage problem already exists, the drainage plan shall reduce the impact on adjoining tracts to the greatest extent possible by causing the surface water to drain to nearby streets, into approved drainage facilities or into other accepted devices. All lots shall be graded to direct surface water runoff away from structures and toward the frontage road or other defined drainage paths.
- B. All lots where fill material is deposited shall have clean fill and/or topsoil deposited, which shall be graded to allow positive drainage away from all buildings and complete surface draining of the lot into local storm sewer systems or natural drainage courses. No re-grading of a lot shall be permitted which would create or aggravate water stagnation or a drainage problem on the site or on adjacent properties; or which will result in any top soil or subsoil removal from the site or from the Borough; or which will violate the provisions of the soil erosion and sediment control soil removal and redistribution, and

flood plain provisions of this ordinance. Grading shall be limited to areas shown on an approved site plan or subdivision. Any topsoil disturbed during approved excavation and grading operations shall be redistributed through the site.

- C. Lawn areas shall be sloped away from the buildings and structures at a minimum of 5% for the first six (6) feet from a foundation wall. A minimum slope of 1% should be maintained in all other lawn areas. A minimum slope of 2% shall be maintained for all swales. Swales are normally placed at the edge of both lots so that water will flow from the back of the house to the curb. Water also may be directed to flow on neighboring lots where easements are applicable to the curb or to the source where the water will be discharged.
  - D. All slopes shall be no greater than 3:1.
  - E. Driveway grades shall not exceed 10%.
- F. No grading shall occur within five (5) feet of a property line unless necessary to direct drainage off the site and into acceptable drainage facilities in accordance with these standards. When an applicant proposes to grade over an adjoining property line, written permission/agreement from the adjoining property owner must be obtained and a waiver from the minimum requirements must be obtained from the Borough Engineer. Where an applicant proposes to grade over an adjoining property line, written permission in the form of an agreement for easement shall be recorded in the Gloucester County Clerk's Office, from the adjoining property or developer, and a copy shall be filed with the Construction Office of the Borough of Glassboro, and the Planning or Zoning Board of the Borough of Glassboro where a subdivision or a variance shall have been approved. The document between the parties must be notarized in order to file and record. (The office of the County Clerk acts as a registrar of deeds and all other recorded documents, and the right to grade on an adjoining property becomes an easement or right against the adjoining property.)
- G. The top of any excavation of slope shall be no closer than five (5) feet to an adjoining property and shall not provide for water runoff to the adjoining property unless an agreement shall have been provided and recorded as indicated under Section 5(E).

- H. If a retaining wall is proposed, construction details must be provided. In cases where a retaining wall is higher than 48 inches, calculations prepared by a licensed professional engineer must be submitted certifying the stability of the structure.
- I. A grading plan is also required for all major subdivisions and site plan and/or all site plans greater than one acre. The plan shall show all existing and proposed contours at one-foot contour intervals. Either the footing and top-of-foundation elevations shall be shown consistent with the grading plan for the site and for each building, or the plan shall include a General Note that top-of-foundation and other required elevations shall be provided as part of the request for Construction Permit with the elevations being consistent with the approved development plan and other design requirements such as, but not limited to, driveway slopes.
- J. All lots where fill material is deposited shall have clean fill and/or topsoil deposited, which shall be graded to allow positive drainage away from all buildings and complete surface draining of the lot into local storm sewer systems or natural drainage courses. No re-grading of a lot shall be permitted which would create or aggravate water stagnation or a drainage problem on the site or on adjacent properties; or which will result in any topsoil or subsoil removal from the site or from the Borough; or which will violate the provisions of the soil erosion and sediment control, soil removal and redistribution, and flood plain provisions of this Ordinance. Grading shall be limited to areas shown on an approved site plan or subdivision. Any topsoil disturbed during approved excavation and grading operations shall be redistributed throughout the site.

#### Section 6. Approval Procedures

- A. The Borough's Planning and Zoning Boards are designated to receive, review and determine site plans, for purposes of establishing drainage and other issues relating to applications for development. Grading is a part of a site plan application. In the event any grading plan submitted under this chapter shall not be approved by the Borough Engineer, an application for site plan with the Planning or Zoning Boards, wherever jurisdiction shall lie, shall be submitted for purposes of a final determination.
- B. The Borough Engineer shall inspect the final grade, with written notice to the applicable board and to the developer. The developer must contact the Borough

Engineer for a final grade inspection fourteen (14) working days preceding the issuance of any certificate of occupancy.

- C. Following completion of all grading and drainage work, the applicant must submit to the Borough Engineer and Construction Office two copies of an as-built survey, prepared by a New Jersey licensed surveyor, with final grades, and request a final inspection fourteen (14) days prior to any certificate of occupancy. If any discrepancy exists between the grading plan and actual construction, the developer will be required to perform any necessary site work to correct the deficiency. All as-built site work must be done in conformity with the approved grading plans. Any significant deviations may be approved only by the relevant approving agency.
- D. Following completion of all work and receipt of the as-built grading plan, the Borough Engineer shall conduct the final inspection and notify the Construction Official, in writing, whether the final construction is in compliance with the approved grading plan and that a certificate of occupancy may be issued. The Construction Official shall issue the certificate of occupancy only if all conditions for the approved grading plan have been satisfied.
- E. For those projects that did not obtain Planning and/or Zoning Board approval, all new construction shall require the construction of curb and sidewalk along the project's road frontage. If due to physical limitations of the existing roadway, the Applicant believes curb and sidewalk should not be constructed, they can provide a letter to the Borough Clerk and Engineer outlining the reasons for said claim. The letter must include the applicable fee as outlined in Section 7E herein. The Borough Engineer will provide a report to the Borough Council as to their review of the request. Borough Council will review the information and forward their decision to the Applicant.
- F. All grading work shall be completed within one-hundred eighty (180) calendar days from the issuance of the building permit. The grading permit and building permit shall be issued simultaneously. The one-hundred eighty (180) days shall be counted from the issuance of the building permit.
  - (1) For lots separately handled for grading permits, an individual plan shall be filed for each lot.

(2) Unless all lots are intended to be completed at one time, individual lot permits shall be issued for each individual construction permit.

#### Section 7. Permit and Review Fees.

The person to whom this chapter applies must pay the following fees to the Borough for application, review and inspection of the site.

- A. Application fee: \$35.00.
- B. A flat fee in the amount of \$300.00 shall be paid at the time of submission of a grading plan (per lot) and a sum of \$100.00 in the event upon submission of any revised grading plan. These fees are flat fees and constitutes by this chapter the actual fee charged to the Borough of Glassboro by its Engineer.
- C. Inspection fees. A flat fee of \$200.00 per lot for subdivisions shall be submitted by the applicant to be utilized for the payment of the Borough Engineer's inspection of the site in accordance with this chapter.
- D. Re-inspection. A flat fee of \$100.00 shall be paid to the Borough of Glassboro for any re-inspection of a grading plan in the event the initial inspection shall reveal errors/omissions and construction not in accordance with the filed plan. Each reinspection shall be charged at the flat rate of \$100.00 and shall be paid at the time of the request for any re-inspection.
- E. Sidewalk/Curb Waiver Request fee. A flat fee of \$200.00 shall be paid to the Borough Engineer to evaluate an Applicant's request to waiver from construction of sidewalk and/or curb. A report/letter will be issued to Borough Council recommending or denying of said construction.
- F. Sidewalk/Curb Inspection fees. A flat fee of \$400.00 per individual grading plan for parcels not included within a major subdivision shall be submitted by the applicant to be utilized for the payment of the Borough Engineer's inspection of the concrete sidewalk and/or concrete curb construction. The inspection shall cover the placement of forms, depth of forms, pouring of concrete and soil quality in accordance with the Borough Regulations and approved grading plan.

- G. Re-inspection. A flat fee of \$225.00 shall be paid to the Borough Engineer's for any re-inspection of the construction of the concrete sidewalk and/or curb in the event the initial inspection shall reveal errors/omissions and construction not in accordance with the filed plan and Borough Regulations. Each re-inspection shall be charged at the flat rate of \$225.00 and shall be paid at the time of the request for any re-inspection.
- H. Subsurface Stormwater Disposal System, Inspection fee. A flat fee of \$475.00 per individual grading plan shall be submitted by the applicant to be utilized for the payment of the Borough Engineer's inspection of any Underground Stormwater Chambers Management System. The inspection shall cover construction of the Underground Stormwater System for the purpose of the protection of water resources and areas where there is no stormwater collection system to transport the runoff to other areas. The inspection will verify that the Underground Stormwater System is constructed per the approved plan. The Applicant must contact the Borough Engineer's office for inspection of the installation of the Underground Stormwater Systems, during construction of same. 48 hours notice is required.
- I. Subsurface Stormwater Disposal System, Re-inspection. A flat fee shall be paid to the Borough Engineer's for any re-inspection of the construction of the Underground Stormwater System in the event the initial inspection shall reveal errors/omissions and construction not in accordance with the filed plan and Borough Regulations. Each re-inspection shall be charged at the flat rate of \$300.00 and shall be paid at the time of the request for any re-inspection.
- J. No certificate of occupancy shall be issued until the grading plan shall have been submitted and finally approved as built.
  - K. All fees paid under this chapter shall be paid to the Treasurer of Glassboro.

### Section 8. Repealer

All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

## Section 9. Severability

Each section of this Ordinance is an independent section, and the holding of any section or part thereof to be unconstitutional, void or ineffective, shall not be deemed to affect the validity or constitutionality of any other sections or parts hereof.

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect immediately upon final passage and publication as required by law.

BOROUGH OF GLASSBORO

Leo J. McCabe, MAYOR

ATTEST:

PATRICIA A. FRONTINO, Municipal Clerk