

ORDINANCE #10-24

**ORDINANCE OF THE BOROUGH OF OAKLYN, COUNTY OF
CAMDEN AND STATE OF NEW JERSEY AMENDING ARTICLE XI,
DESIGN SPECIFICATIONS, IN CHAPTER 85, LAND USE
PROCEDURES AND DEVELOPMENT REVIEW, IN THE CODE OF
THE BOROUGH OF OAKLYN**

BE IT ORDAINED by the Borough Council of the Borough of Oaklyn, County of Camden, and State of New Jersey, that Article XI., Design Specifications, is amended in Chapter 85, Land Use Procedures and Development Review Brush, in the Code of the Borough of Oaklyn, as follows:

Article XI.

Design Specifications

**ARTICLE I. ARTICLE XI. SECTION 85-95.1 Topography and Grading
Plan.**

A. All applicants for residential construction permits shall have the application reviewed by the **Zoning** Official and/or Borough Engineer to determine whether a topography and grading plan is required to be filed as part of the approval process by the Borough for the issuance of a construction permit. A topography and grading plan shall be a mandatory requirement for construction in connection with all major subdivisions. For minor subdivisions and **construction over 200 square feet** and individual lots, the determination of whether a topography and grading plan is required shall rest with the Borough **Zoning** Official and/or Borough Engineer.

B. In the event a topography and grading plan is required, the applications shall be reviewed and approved by the Borough Engineer. All lots shall undergo a final inspection of the grading, to be performed by the Borough Engineer. Following final inspection of the site, a written report shall be prepared by the Borough Engineer.

C. The lot grading plan must be prepared by a New Jersey state licensed land surveyor

and New Jersey licensed professional engineer. All proposed grading plans shall be prepared to avoid an adverse impact on all adjoining or adjacent properties. The plan must depict the following items:

1. Outbounds and topographic survey, including the depiction of any existing or proposed easements. The topography shall include contours at one-foot intervals and spot elevations at all property corners, low or high points and other distinct topographic features. Existing and proposed contour lines and spot elevations of the parcel, as noted above, and for 50 feet surrounding the parcel.

2. All zoning setback lines and proposed building setbacks.

3. Location and elevation of all existing improvements and/or utilities and all proposed improvements, including, but not limited to, accessory buildings, curbs, sidewalks, driveways, patios, decks, pools, fences and utility service lines.

4. The proposed building basement floor, garage floor and finished first floor elevations, proposed contour lines at one-foot intervals and proposed spot elevations shall be shown at building corners, proposed swales, curb, sidewalk and driveways.

5. When curb and sidewalk is proposed along a street, the grading plan shall also include spot elevations along the center line, edge of paving, proposed gutter line and top of curb and sidewalk at intervals no greater than 50 feet. A profile depicting these elevations and proposed design shall be included with the grading plan.

6. The location and elevation of buildings on adjacent lots.

7. All wetlands and wetlands buffers.

8. Grading plans illustrating existing and proposed spot grade elevations and contours must be provided for all proposed pool construction, landscape hardscaping, building additions and single-family home construction.

9. Backhoe test pits must be performed to document subsurface soil stratum and the seasonal ground high water table for all proposed single family home construction. Finished basement floor elevations must be constructed one foot above the estimated seasonal high groundwater table.

D. The fee(s) payable hereunder shall be as set forth in Chapter 73, Fees. **\$1500 Escrow** that they are inconsistent herewith.

ARTICLE II. ARTICLE XI. SECTION 85-95.1 (ADD) Foundation Location Plan.

- A. The State of New Jersey, through the Uniform Construction Code, requires that a foundation location survey be submitted to the Borough Construction official as soon as possible after the installation of the foundation wall. This plan shall be prepared by a land surveyor licensed by the State of New Jersey and show all building corners of the foundation. To confirm that the top of block elevation conforms to the approved plan, the permittee shall also submit a foundation location plan to the Borough Engineer for review. The foundation plan shall contain the top of the block.**
- B. Nothing in this section shall prohibit a permittee from commencing with framing prior to the submission of the foundation location plan to the Engineer but will instead be a matter to be resolved by the contractor prior to the issuance of the certificate of occupancy. However, since the permittee shall demonstrate conformance to the performance standards to the issuance of the certificate of occupancy, it is recommended that the foundation location plan be submitted to the Engineer as soon after the installation of the foundation walls as possible.**

ARTICLE III.

This Ordinance shall take effect immediately after its passage and publication in accordance with the law.

THE BOROUGH OF OAKLYN

BY: 

GREG BRANDLEY, MAYOR

ATTEST:



BONNIE L. TAFT, BOROUGH CLERK

The foregoing Ordinance was introduced by the Mayor and Council at the regular meeting held on May 14, 2024. This Ordinance will be considered for adoption on final reading and public hearing to be held on June 11, 2024 at 7:00 p.m. in the Council Meeting Room, Oaklyn Borough Hall, 500 White Horse Pike, Oaklyn, New Jersey.

The purpose of this Ordinance is to establish requirements topography and grading plans, and foundation location plans and inspections in applications for residential construction permits in the Borough of Oaklyn. A copy of this Ordinance is available at no charge to the general public between the hours of 8:00 AM to 4:00 PM, Monday through Thursday (Legal Holidays excluded), and on Fridays between the hours of 8:00 AM to 12:00 PM (Legal Holidays excluded), at the Office of the Borough Clerk, Oaklyn Borough Hall, 500 White Horse Pike, Oaklyn, New Jersey.