

ORDINANCE NO. O-24-20

**AN ORDINANCE REQUIRING GRADING AND DRAINAGE
PERMITS AND HEIGHT FOR CONSTRUCTION IN
THE BOROUGH OF WEST LONG BRANCH**

WHEREAS, there have been numerous instances where property owners have undertaken construction on their own properties without regard to the effects of grading and drainage, causing neighbors to complain to the borough about the negative impacts on their properties; and

WHEREAS, the governing body has determined, in consultation with the Land Use Boards and the borough engineer's office that a more formal procedure should be implemented to address this issue;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of West Long Branch as follows:

SECTION ONE. GRADING AND DRAINAGE PERMIT REQUIRED.

A grading and drainage permit shall be required for all proposed construction within the borough, including new construction, additions, renovations, and accessory structures.

SECTION TWO. GRADING AND DRAINAGE PERMIT APPLICATION.

- A. The permit application and plan shall be submitted to the Zoning Office.
- B. The grading and drainage plan shall include the existing and proposed lot dimensions, together with all structures and features on the lot.
- C. The grading and drainage plan shall include existing and proposed grades with contours and spot grades at critical locations.
- D. The grading and drainage plan shall include existing and proposed building and lot coverage data.
- E. The grading and drainage permit application shall be accompanied by four sets of plans, details, and specifications. The plans shall be signed and sealed by a New Jersey licensed engineer.
- F. The grading and drainage plan shall include topographical information that includes 10 feet onto adjacent properties. If field data is not available on adjacent properties, state or county information will be used to supplement the topographical data. The plan shall include sufficient information to determine the slope of all improvements and yards.
- G. Existing and proposed drywell and/or recharge systems and related drainage improvements shall be shown on the plan.

SECTION THREE. Proposed Grading and Drainage

Chapter 18 (zoning) of the borough ordinance is amended to include the following:

A. The proposed elevation of any lot area shall not be increased to an elevation that exceeds the average elevation of the adjacent properties.

B. All runoff due to improvements shall be directed toward the municipal roadway and shall not be directed toward adjacent properties. Yard inlets and drainage emitters may be used where appropriate to direct runoff toward the road and Borough drainage system.

C. Recharge systems shall be designed for the 25-year storm.

SECTION FOUR. BUILDING HEIGHT OF PROPOSED STRUCTURES.

Chapter 18 (zoning) of the borough ordinances is amended to include the following:

The height of a proposed structure shall be measured relative to the crown of the centerline of the road at the center of the front property line.

SECTION FIVE. FEES.

A. The following fees shall apply to any grading and drainage permit application for buildings, additions, or accessory structures:

1. Application \$100.
2. Escrow for Engineering \$400.
3. Review of revisions \$250.

B. Fees for the grading and drainage permit shall be separate from any other application or permit fees, unless a pool permit is submitted in conjunction with the proposed construction. In the event that a grading and drainage plan is submitted in conjunction with a swimming pool permit application, the fees may be applied to both permits.

SECTION SIX. EFFECTIVE DATE.

This ordinance shall take effect immediately upon passage and publication according to law.

Introduced: June 5, 2024
Passed: July 3, 2024
Adopted: July 3, 2024

MAYOR

BOROUGH CLERK