POOL/HOT TUB PERMIT APPLICATIONS

Dear Applicant: Please note that ALL permit applications for pools and/or hot tubs, NEW OR RENOVATION, require the following:

- Construction permit application folder.
- Subcode technical sections for building, electrical, and plumbing, as applicable.
- Specifications of any mechanical equipment to be installed.
- Zoning permit application.
- Original sealed survey \( \text{(Less than 10 years old)} \) reflecting current conditions and the setbacks to the property lines and the fence location.
- 2 copies of the Surface Grading Application and three copies of the surface grading plan with water management reflected on the survey.
- Tree removal/planting guide application with survey.
- Application for water use.
- Three sets of drawings reflecting all building, electrical, and plumbing. Please include fence details or lockable covers for hot tubs.

Incomplete applications will be returned. We do NOT accept checks prior to the issuance of permits. We do not check status of permit applications. Upon approval of your applications, we will send a “balance due” bill.

All excavation requires enclosure perimeter chain link fence six feet high and ten feet off of excavation site prior to commencement of work.

Thank you for your anticipated co-operation with regard to the permit process. We appreciate your business.
CONSTRUCTION SITE MAINTENANCE

ATTENTION ALL CONTRACTORS AND PROPERTY OWNERS

CONSTRUCTION SITES MUST COMPLY with Florham Park Ordinances Chapter 155 Noise, 159 Nuisances, 250-27 Prohibited Uses and 188-23 & 24 Maintenance.

The following are some key items to be aware of during construction.

- 6’ high fence MUST be installed around entire perimeter of the construction site (i.e New construction, additions & pools)
- All sites shall be graded and maintained to prevent (1) soil erosion (install silt fencing) and (2) accumulation of stagnant water for more than 72 hours
- NOISE- Must comply with FP Ordinance 155-6
  - Operation of equipment and power tools is only allowed in a residential area between the hours of 7 A.M. – 6 P.M. weekdays, and 9 A.M. – 6 P.M. on weekends and holidays
- ALL sites MUST be maintained in a clean, safe and sanitary condition (must provide working bathroom facility or portable toilet)
- Outdoor Storage of Building Supplies or equipment on an INACTIVE Construction site is prohibited under 250-27
- Weeds, brush, refuse and garbage etc. must be removed or contained in a trash receptacle. Grass MUST be cut (no more than 6” high)
- Sidewalks and paths including those in the public easement, must be maintained in a proper state of repair and kept clear from hazardous conditions.
- Ground surface hazards such as holes, excavations, projections, obstructions should be properly marked and protected until hazard has been eliminated
- Snow & ice must be removed from sidewalks & walkways promptly, no later than 48 hours after the storm

Failure to comply with any of the above may result in the issuance of a municipal summons requiring an appearance in court and may lead to a monetary penalty.

Owner/Agent Signature_________________________________________ Date ________________
Print Name:_________________________________________________ Contact Phone # ________________
FIRE PROTECTION SUBCODE
TECHNICAL SECTION

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Work Site Location: ____________________________

Owner in Fee: ____________________________ e-mail ____________________________

Address: ____________________________ Tel. (______) ____________________________

Contractor: ____________________________ Tel. (______) ____________________________

Federal Emp. ID No. ____________________________ FAX: (______) ____________________________

B. FIRE PROTECTION CHARACTERISTICS

User Group: Present Proposed ____________________________

Constr. Class: Present Proposed ____________________________

Heating System: [ ] New or [ ] Modification to Existing or [ ] Conversion or [ ] Replacement

Fuel Type: [ ] Gas [ ] OI [ ] Electric [ ] Solar

Location: ____________________________

Total Cost of Fire Protection Work $ ____________________________

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Applicant/Contractor sign here: ____________________________

Print name here: ____________________________

D. TECHNICAL SITE DATA

[ ] Certified Contractor [ ] Exempt Applicant

DESCRIPTION OF WORK:

Water Supply Source ____________________________

Method of Alarm/Suppression System Supervision ____________________________

Flammable/Combustible Tanks ____________________________

Alarm Systems ____________________________

[ ] System ____________________________

[ ] 110v interconnected ____________________________

[ ] CO Detectors/110v ____________________________

Supervisory Features (i.e., tamper, low/high air) ____________________________

Signaling Devices (i.e., horn/strobes, bells) ____________________________

Other Devices ____________________________

TOTAL ____________

Suppression Systems ____________________________

Fire Pump ____________________________

GPM Type ____________________________

Dry Pipe/Alarm Valves ____________________________

Pre-action Valves ____________________________

Sprinkler Heads (Dry and Wet) ____________________________

Standpipes ____________________________

Pre-engineered Systems ____________________________

Wet Chemical ____________________________

Dry Chemical ____________________________

CO₂ Suppression ____________________________

Foam Suppression ____________________________

FM200 Suppression ____________________________

Other ____________________________

Other Systems ____________________________

Kitchen Hood Exhaust System ____________________________

Smoke Control System ____________________________

Fuel-Fired Appliances [ ] Gas [ ] Oil [ ] Solid ____________________________

Fireplace Venting/Metal Chimney ____________________________

Other ____________________________

Administrative Surcharge $ ____________________________

Minimum Fee $ ____________________________

State Permit Surcharge Fee $ ____________________________

TOTAL FEE $ ____________________________

U.C.C. F140 (rev. 02/11) Applicant: When submitting this form to your Local Construction Code Enforcement Office, please provide one original plus three photocopies.
ZONING APPLICATION

Control # ___________________ Date Submitted ____________________

Work Site Address: ____________________________ Blk. ______ Lot ________

Property Owner: ____________________________ Phone #: __________________________

Owner's Email: ____________________________ Owner's Address __________________________

Agent/Contractor ____________________________ Agent/Ctr. Address __________________________

Agent/Contractor Email ____________________________ Agent/Ctr. Phone #: __________________________

Existing Use ______ Proposed Use ______

Brief Description of Work: __________________________________________________________

____________________________________________________________________________________

I hereby certify that the proposed work is authorized by the owner of record and that I am the owner or have been authorized by the owner, to make this application as his/her agent and we agree to conform to all applicable laws of this jurisdiction. I certify that the answers on this Zoning Application are true and complete to the best of my knowledge.

Signature ____________________________ Name (Print) ____________________________ Address ____________________________

My Lot is on a: Corner Parcel ______ Interior Parcel ______ Sq. Footage of Lot is ______ Zone ______

SETBACKS

EXISTING

PROPOSED:

REQUIRED:

Front Yard

__________

__________

__________

Second Front Yard

__________ (If corner parcel)

__________

__________

Rear Yard

__________

__________

__________

Smallest Side Yard

__________

__________

__________

Side Yard Aggregate

__________

__________

__________

Principal Structure: Building Height

__________

__________

__________


*% of Lot Covered by Building Structures (Including roof overhangs, sheds & detached Bldgs) ____________%

(SEE PAGE 2 for calculation worksheet)

**% of Improved Lot Coverage _______% (includes Building Structures and everything else i.e. driveways, walkways, decks, patios etc.) (SEE PAGE 2 for calculation worksheet)

A sealed survey, less than 10 years old, MUST be submitted with all applications

NOTE: FOUNDATION LOCATION SURVEY AND ELEVATION HEIGHT MUST BE SUBMITTED PRIOR TO FRAMING
Fencing: Type: ________________________ Height ________________________

Proposed Setbacks: Side Yard __________ Rear Yard ____________ Front Yard ____________

(Minimum six inches inside property line for side & rear yard)

Patio: __________ Sq. Ft.  Swimming Pool: In Ground ______ Above Ground ______

Proposed Setbacks: Left Side Yard _______ Right Side Yard _________ Rear Yard __________

WORKSHEET

<table>
<thead>
<tr>
<th>Description</th>
<th>Existing(SF)</th>
<th>Proposed(SF)</th>
<th>Required</th>
<th>Comments/Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Dwelling including ALL roofed area WITH overhangs</td>
<td>__________</td>
<td>__________</td>
<td>__________</td>
<td>__________</td>
</tr>
<tr>
<td>Accessory Buildings including ALL roofed area with overhangs</td>
<td>__________</td>
<td>__________</td>
<td>__________</td>
<td>__________</td>
</tr>
<tr>
<td>*TOTAL BUILDING AREA</td>
<td>__________</td>
<td>__________</td>
<td>__________</td>
<td>(SF) __________</td>
</tr>
<tr>
<td>Accessory Structure POOL including coping</td>
<td>__________</td>
<td>__________</td>
<td>__________</td>
<td>(SF) __________</td>
</tr>
<tr>
<td>Accessory Structure DECK</td>
<td>__________</td>
<td>__________</td>
<td>__________</td>
<td>(SF) __________</td>
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<tr>
<td>Accessory Structure PATIO</td>
<td>__________</td>
<td>__________</td>
<td>__________</td>
<td>(SF) __________</td>
</tr>
<tr>
<td>Driveway</td>
<td>__________</td>
<td>__________</td>
<td>__________</td>
<td>(SF) __________</td>
</tr>
<tr>
<td>Walkways</td>
<td>__________</td>
<td>__________</td>
<td>__________</td>
<td>(SF) __________</td>
</tr>
<tr>
<td>Equipment i.e AC/Generator/pool equipment etc.</td>
<td>__________</td>
<td>__________</td>
<td>__________</td>
<td>(SF) __________</td>
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<tr>
<td>Other</td>
<td>__________</td>
<td>__________</td>
<td>__________</td>
<td>(SF) __________</td>
</tr>
<tr>
<td>Other</td>
<td>__________</td>
<td>__________</td>
<td>__________</td>
<td>(SF) __________</td>
</tr>
<tr>
<td>Other</td>
<td>__________</td>
<td>__________</td>
<td>__________</td>
<td>(SF) __________</td>
</tr>
<tr>
<td>**TOTAL IMPROVED AREA</td>
<td>__________</td>
<td>__________</td>
<td>__________</td>
<td>(SF) __________</td>
</tr>
<tr>
<td>including building area above</td>
<td>__________</td>
<td>__________</td>
<td>__________</td>
<td>(SF) __________</td>
</tr>
</tbody>
</table>

This application is Approved ________ DENIED ________ Control # ________________________

Application Fee $__________ Received Date __________ Check# __________ CASH __________

Zoning Officer: __________ Zoning Officer __________ Date __________

Janet L. Doherty, Zoning Officer
### Principal Building Setbacks

<table>
<thead>
<tr>
<th>Zone</th>
<th>Front feet</th>
<th>Side feet</th>
<th>Rear feet</th>
<th>Street Side feet</th>
<th>Inside feet</th>
<th>Rear feet</th>
<th>Percentage of Lot Width or Feet</th>
<th>Maximum Building Height (feet)</th>
<th>Maximum Building Height (stories)</th>
<th>Minimum Lot Requirements</th>
<th>Maximum Lot Coverage (%)</th>
<th>Maximum Improved Lot Coverage (%)</th>
</tr>
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<tbody>
<tr>
<td>R-7</td>
<td>40</td>
<td>10</td>
<td>30</td>
<td>40</td>
<td>40</td>
<td>10</td>
<td>20%</td>
<td>35</td>
<td>2</td>
<td>1,200</td>
<td>60</td>
<td>115</td>
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<tr>
<td></td>
<td>R-15</td>
<td>40</td>
<td>10</td>
<td>40</td>
<td>40</td>
<td>10</td>
<td>40% of lot depth</td>
<td>20%</td>
<td>35</td>
<td>1,200</td>
<td>60</td>
<td>115</td>
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<tr>
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<td>R-25</td>
<td>50</td>
<td>15</td>
<td>40</td>
<td>50</td>
<td>15</td>
<td>40% of lot depth</td>
<td>24%</td>
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<td>1,500</td>
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<td>R-44</td>
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<td>20</td>
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<td>50</td>
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<td>20%</td>
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<td>2</td>
<td>1,800</td>
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<td>115</td>
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<tr>
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<td>R-88</td>
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<td>50</td>
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<td>20%</td>
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<td>2</td>
<td>1,800</td>
<td>60</td>
<td>115</td>
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<tr>
<td></td>
<td>B-1</td>
<td>20</td>
<td>10</td>
<td>10</td>
<td>20</td>
<td>10</td>
<td>20%</td>
<td>35</td>
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<td>1,500</td>
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<tr>
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<td>B-2</td>
<td>30</td>
<td>15</td>
<td>30</td>
<td>30</td>
<td>15</td>
<td>30%</td>
<td>35</td>
<td>2</td>
<td>1,800</td>
<td>60</td>
<td>115</td>
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<tr>
<td></td>
<td>C-1 MF</td>
<td>50</td>
<td>10</td>
<td>50</td>
<td>50</td>
<td>10</td>
<td>50%</td>
<td>35</td>
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<td>1,500</td>
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<td>115</td>
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<tr>
<td></td>
<td>C-1 and C-2</td>
<td>75</td>
<td>15</td>
<td>75</td>
<td>75</td>
<td>15</td>
<td>75%</td>
<td>45</td>
<td>2</td>
<td>1,800</td>
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<td>115</td>
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<td>MF-1</td>
<td>100</td>
<td>25</td>
<td>100</td>
<td>100</td>
<td>25</td>
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<td>MF-3</td>
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<td>50</td>
<td>15</td>
<td>50%</td>
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<td>1,800</td>
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<td>115</td>
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<td></td>
<td>MF-4</td>
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<td>15</td>
<td>50</td>
<td>50</td>
<td>15</td>
<td>50%</td>
<td>35</td>
<td>2</td>
<td>1,800</td>
<td>60</td>
<td>115</td>
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<tr>
<td></td>
<td>MF-5</td>
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<td>50</td>
<td>15</td>
<td>50%</td>
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<td>2</td>
<td>1,800</td>
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<td>115</td>
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<tr>
<td></td>
<td>MF-6</td>
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<td>15</td>
<td>50</td>
<td>50</td>
<td>15</td>
<td>50%</td>
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<td>2</td>
<td>1,800</td>
<td>60</td>
<td>115</td>
</tr>
<tr>
<td></td>
<td>MF-7</td>
<td>50</td>
<td>15</td>
<td>50</td>
<td>50</td>
<td>15</td>
<td>50%</td>
<td>35</td>
<td>2</td>
<td>1,800</td>
<td>60</td>
<td>115</td>
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<td></td>
<td>MF-8</td>
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<td>50</td>
<td>50</td>
<td>15</td>
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<td>1,800</td>
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<td>115</td>
</tr>
<tr>
<td></td>
<td>OSR</td>
<td>50</td>
<td>15</td>
<td>40</td>
<td>50</td>
<td>15</td>
<td>40%</td>
<td>35</td>
<td>2</td>
<td>1,800</td>
<td>60</td>
<td>115</td>
</tr>
<tr>
<td></td>
<td>OSM</td>
<td>50</td>
<td>15</td>
<td>40</td>
<td>50</td>
<td>15</td>
<td>40%</td>
<td>35</td>
<td>2</td>
<td>1,800</td>
<td>60</td>
<td>115</td>
</tr>
</tbody>
</table>

### Detached Accessory Building Setbacks

<table>
<thead>
<tr>
<th>Maximum Front Yard Height</th>
<th>15 Feet, 1 Story</th>
<th>Same as for principal building</th>
</tr>
</thead>
<tbody>
<tr>
<td>50</td>
<td>50</td>
<td>10</td>
</tr>
<tr>
<td>50</td>
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</tr>
<tr>
<td>50</td>
<td>50</td>
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<td>60</td>
<td>60</td>
<td>15</td>
</tr>
<tr>
<td>60</td>
<td>60</td>
<td>20</td>
</tr>
<tr>
<td>50</td>
<td>50</td>
<td>20</td>
</tr>
</tbody>
</table>

### Notes:
1. In residence zones R-15, R-25 and R-44, the minimum lot width specified above shall be increased by 25 feet in the case of corner lots.
2. An office building may be erected to no more than 50 feet in height upon the condition that for each 5-foot increase above 35 feet, there shall be an additional three feet of front yard setback.
3. In the B-2 Zone, no building shall have more than two stories.
4. In the P-3 Zone, the maximum building coverage shall be 30% for two-story buildings.
5. All lots having frontage on and along both sides of Vreeland Road and Fernwood Road shall have a front yard setback of 100 feet.
6. See Borough Ord. No. 6-99A.
7. The maximum front yard setback shall be within 10 feet of the average front yard setback of all lots or portions of lots within 200 feet of the subject property on the same side of the block. To the extent that this provision conflicts with the minimum front yard setback, the minimum front yard setback requirements shall prevail. For the purposes of this regulation, the front yard setback shall be measured from the facade of the structure that contains the principal entrance or front door to the dwelling.
8. Per Ord. No. 18-2, Section 5-230-14A; amended: Sheds less than 100SF do NOT count towards the Building Coverage. However, they DO count towards Total Improved Lot Coverage.
9. Per Ord. 17-05: All other references to accessory Bldg. height is repealed.

### Maximum Building Coverage for the R-1, R-15 & R-25 Zones

<table>
<thead>
<tr>
<th>Lot Area SF</th>
<th>% Bldg. Coverage</th>
<th>Lot Area SF</th>
<th>% Bldg. Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>less than 7,000</td>
<td>20</td>
<td>20,000 to 22,499</td>
<td>14.0</td>
</tr>
<tr>
<td>7,000 to 7,999</td>
<td>19.5</td>
<td>22,500 to 24,999</td>
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<tr>
<td>8,000 to 8,999</td>
<td>19</td>
<td>25,000 to 27,499</td>
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<tr>
<td>9,000 to 9,999</td>
<td>18.5</td>
<td>27,500 to 29,999</td>
<td>12.5</td>
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<tr>
<td>10,000 to 10,999</td>
<td>18</td>
<td>30,000 to 32,499</td>
<td>12.0</td>
</tr>
<tr>
<td>11,000 to 11,999</td>
<td>17.5</td>
<td>32,500 to 34,999</td>
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<tr>
<td>12,000 to 12,999</td>
<td>17</td>
<td>35,000 to 37,499</td>
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<td>40,000 to 42,499</td>
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<td>42,500 to 44,999</td>
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</tr>
<tr>
<td>16,500 to 19,999</td>
<td>14.5</td>
<td>45,000 or greater</td>
<td>9.0</td>
</tr>
</tbody>
</table>

### Notes:
- All references to accessory Bldg. height is repealed.
- Per Ord. 17-05: All other references to accessory Bldg. height is repealed.
- All references to accessory Bldg. height is repealed.
Florham Park Construction Office
Phone 973-410-5346 Fax 973-410-5490

Kevin Guilfoyle, Construction Official
KGuilfoyle@fpboro.net or 973-410-5352

The Construction Department operates weekdays from 9:00 am until 4:30 pm
Janet Doherty (JDoherty@fpboro.net) is the Technical Assistant to the Construction Official
and Florham Park Zoning Official.

Permit applications accepted daily from 9:00 am until 1:30 pm and from 3:00 until 4:00 pm

Inspection requests require the following information:
1) Permit number
2) Type of inspection requested (Building, Electrical, Plumbing, Fire)
3) Day of the requested inspection.
4) Telephone number for contact purposes if your request cannot be accommodated

Minimum of 24 hour notice for all inspection requests, ALL TIMES ARE APPROXIMATE:
**Building** inspections are Monday thru Friday 8:30 am to 4 pm
Fire inspections are Monday 9am-1pm Tuesday 8am-12 Thursday 12-5 pm Friday 9am-1pm
Electrical inspections are Monday thru Friday, 11:00 am to 3 pm.
Plumbing inspections are Monday thru Thursday, 11:30 am to 4:30 pm.
Please be aware that due to the volume of Construction jobs, we cannot give exact times for these inspections.
Contractors MUST INSTALL 6 ft. chain link fence, per Ordinance NO. 13-15 around perimeter of excavation site prior to any work. Do NOT remove fence until Construction Official grants approval of removal.

Required inspections pursuant to N.J.A.C. 5:23-2.18 for all new buildings, additions, renovation, alterations:
1) Footing inspection-bottom of the trench PRIOR to pouring of concrete (MUST provide soil compaction report at inspection)
2) Foundation inspection PRIOR to the placement of backfill.
   2 a) Foundation Location Survey REQUIRED for new construction PRIOR to framing
3) Slab inspection PRIOR to placement of concrete
4) Electrical rough wiring
5) Plumbing rough installations
6) Fire Rough inspection
7) Framing inspections AFTER rough electric/plumbing/Fire passed-PRIOR to insulation
8) Insulation inspection PRIOR to sheetrock
9) Final electric, final plumbing, final fire inspections
10) Final building inspections
11) No Certificates of Occupancy shall be issued PRIOR to submittal & Approval of Final As Built Survey and final surface grading inspection approvals by Borough Engineer M. Sgaramella (973-410-5473) & Morris County Soil District, Sheila Hall (973-285-2953).

Failure to comply with the above required inspections as indicated in N.J.A.C. 5:23-2.18 will result in administrative penalties of not more than $2000.00 as permitted in N.J.A.C. 5:23-2.3 lb
The following is a list of certifications that you may be required to submit to the Building Department during the course of your project.

All information must be forwarded to the Building Inspector shortly after being requested in order to avoid any project delays.

1. List of Special Inspectors with copy of DCA License
2. All soil compaction reports, footing, slab, etc. BEFORE footing inspection
3. Report from engineer re footing & foundation re-bar installation (Commercial & Multi unit residential)
4. Report from engineer re slab design to include reinforcing (Commercial only)
5. Foundation location survey (ALL new buildings and any BOA Approved Additions (Residential AND Commercial) MUST be received at framing inspection
6. Concrete compressive strength 7 to 28 day report (Commercial and multi-unit residential)
7. Wooden truss report to include installation as per design and any and all repairs made (Commercial and multi-unit residential)
8. Steel report to include all welds, bolting and decking (Commercial)
9. Fire Stopping, Fire proofing and draft stopping depending on magnitude of project, certified by architect (Commercial and Condo)
10. Any modular units or pre-fabricated panels (i.e. superior walls, modular) Certifications by Engineer & Manufacturer (Residential, Commercial & Condos)
11. Copies of any warranties for certain types of roof covering systems (New Commercial)
12. HVAC balancing report (New Commercial)
13. Energy Efficiency Certificate (Residential)
14. Home Warranty (Residential)
15. Height certification included on final as-built survey

Additional information may be necessary prior to the issuance of a Certificate of Occupancy

Kevin Guilfoyle
Construction Official
POOLS AND HOT TUBS

REQUIRED ELECTRICAL INSPECTIONS

BASED ON THE 2014 NEC

PER ARTICLE 680

As we all know, all new pools have required electrical inspections, this includes in-ground pools, above ground pools, spas and hot tubs, which need to meet the requirements of Article 680 of the 2014 NEC, and which must PASS BEFORE work proceeds in some instances. Following is a list of some of the common required inspections, some of which may be performed at the same time, which all pools must pass:

1. Bonding
2. Bonding grids
3. Perimeter bonding
4. Bonding and potting of lights
5. Bonding of rebar
6. Any additional bonding
7. Trenches
8. Roughs
9. Finals

This is a guideline and not all inclusive, but in an effort to keep jobs moving along and prevent unnecessary delays. If you require additional inspections, please call and discuss if needed.

However, any work performed that can NOT be seen at time of inspection will NOT be approved, until which time the work has been EXPOSED and PASSES the required inspections. Failure to have inspections will result in a Notice of Violation.
permanent residential spas shall be controlled in accordance with the requirements of APSP 15.

SECTION 304
FLOOD HAZARD AREAS

304.1 General. The provisions of Section 304 shall control the design and construction of pools and spas installed in flood hazard areas.

[B.S.] 304.2 Determination of impacts based on location. Pools and spas located in flood hazard areas indicated within the International Building Code or the International Residential Code shall comply with Section 304.2.1 or 304.2.2.

Exception: Pools and spas located in riverine flood hazard areas that are outside of designated floodways and pools and spas located in flood hazard areas where the source of flooding is tides, storm surges or coastal storms.

[B.S.] 304.2.1 Pools and spas located in designated floodways. Where pools and spas are located in designated floodways, documentation shall be submitted to the code official that demonstrates that the construction of the pools and spas will not increase the design flood elevation at any point within the jurisdiction.

[B.S.] 304.2.2 Pools and spas located where floodways have not been designated. Where pools and spas are located where design flood elevations are specified but floodways have not been designated, the applicant shall provide a floodway analysis that demonstrates that the proposed pool or spa and any associated grading and filling, will not increase the design flood elevation more than 1 foot (305 mm) at any point within the jurisdiction.

[B.S.] 304.3 Pools and spas in coastal high-hazard areas. Pools and spas installed in coastal high-hazard areas shall be designed and constructed in accordance with ASCE 24.

[B.S.] 304.4 Protection of equipment. Equipment shall be elevated to or above the design flood elevation or be anchored to prevent flotation and protected to prevent water from entering or accumulating within the components during conditions of flooding.

304.5 GFCI protection. Electrical equipment installed below the design flood elevation shall be supplied by branch circuits that have ground-fault circuit interrupter protection for personnel.

SECTION 305
BARRIER REQUIREMENTS

305.1 General. The provisions of this section shall apply to the design of barriers for pools and spas. These design controls are intended to provide protection against the potential drowning and near drowning by restricting access to such pools or spas. These requirements provide an integrated level of protection against potential drowning through the use of physical barriers and warning devices.

Exceptions:
1. Spas and hot tubs with a lockable safety cover that complies with ASTM F 1346.

2. Swimming pools with a powered safety cover that complies with ASTM F 1346.

305.2 Outdoor swimming pools and spas. Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 305.2.1 through 305.7.

305.2.1 Barrier height and clearances. Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 48 inches (1219 mm) above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier.

2. The vertical clearance between grade and the bottom of the barrier shall not exceed 2 inches (51 mm) for grade surfaces that are not solid, such as grass or gravel, where measured on the side of the barrier that faces away from the pool or spa.

3. The vertical clearance between a surface below the barrier to a solid surface, such as concrete, and the bottom of the required barrier shall not exceed 4 inches (102 mm) where measured on the side of the required barrier that faces away from the pool or spa.

4. Where the top of the pool or spa structure is above grade, the barrier shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the barrier is mounted on the top of the pool or spa, the vertical clearance between the top of the pool or spa and the bottom of the barrier shall not exceed 4 inches (102 mm).

305.2.2 Openings. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

305.2.3 Solid barrier surfaces. Solid barriers that do not have openings shall not contain indentations or protrusions that form handholds and footholds, except for normal construction tolerances and molded masonry joints.

305.2.4 Mesh fence as a barrier. Mesh fences, other than chain link fences in accordance with Section 305.2.7, shall be installed in accordance with the manufacturer’s instructions and shall comply with the following:

1. The bottom of the mesh fence shall be not more than 1 inch (25 mm) above the deck or installed surface or grade.

2. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not permit the fence to be lifted more than 4 inches (102 mm) from grade or decking.

3. The fence shall be designed and constructed so that it does not allow passage of a 4-inch (102 mm) sphere under any mesh panel. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not be more than 4 inches (102 mm) from grade or decking.
4. An attachment device shall attach each barrier section at a height not lower than 45 inches (1143 mm) above grade. Common attachment devices include, but are not limited to, devices that provide the security equal to or greater than that of a hook-and-eye type latch incorporating a spring-actuated retaining lever such as a safety gate hook.

5. Where a hinged gate is used with a mesh fence, the gate shall comply with Section 305.3.

6. 305.5.1 Utility or service gates. Gates not intended for pedestrian use, such as utility or service gates, shall remain locked when not in use.

305.3.2 Double or multiple gates. Double gates or multiple gates shall have at least one leaf secured in place and the adjacent leaf shall be secured with a self-latching device. The gate and barrier shall not have openings larger than \( \frac{1}{2} \) inch (12.7 mm) within 18 inches (457 mm) of the latch release mechanism. The self-latching device shall comply with the requirements of Section 305.3.3.

305.3.3 Latches. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from grade, the release mechanism shall be located on the pool or spa side of the gate not less than 3 inches (76 mm) below the top of the gate, and the gate and barrier shall not have openings greater than \( \frac{1}{2} \) inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

305.4 Structure wall as a barrier. Where a wall of a dwelling or structure serves as part of the barrier and where doors or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

1. Operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor and doors shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017. In dwellings or structures not required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located 54 inches (1372 mm) or more above the finished floor. In dwellings or structures required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.

2. A safety cover that is listed and labeled in accordance with ASTM F 1346 is installed for the pools and spas.

3. An approved means of protection such as self-closing doors with self-latching devices is provided. Such means of protection shall provide a degree of protection that is not less than the protection afforded by Item 1 or 2.

305.5 Onground residential pool structure as a barrier. An onground residential pool structure or a barrier mounted on top of an onground residential pool wall structure shall serve as a barrier where all of the following conditions are present:

1. Where only the pool wall serves as the barrier, the bottom of the wall on grade, the top of the wall is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, the wall complies with the requirements of Section 305.2 and the pool manufacturer allows the wall to serve as a barrier;
2. Where a barrier is mounted on top of the pool wall, the top of the barrier is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, and the wall and the barrier on top of the wall comply with the requirements of Section 305.2.

3. Ladders or steps used as means of access to the pool are capable of being secured, locked or removed to prevent access except where the ladder or steps are surrounded by a barrier that meets the requirements of Section 305.

4. Openings created by the securing, locking or removal of ladders and steps do not allow the passage of a 4-inch (102 mm) diameter sphere.

5. Barriers that are mounted on top of an above-ground residential pool walls are installed in accordance with the pool manufacturer's instructions.

305.6 Natural barriers. In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's edge if not less than 18 inches (457 mm), a barrier is not required between the natural body of water shoreline and the pool or spa.

305.7 Natural topography. Natural topography that prevents direct access to the pool or spa area shall include but not be limited to mountains and natural rock formations. A natural barrier approved by the governing body shall be acceptable provided that the degree of protection is not less than the protection afforded by the requirements of Sections 305.2 through 305.3.
NOISE § 155-6

(2) Commercial or industrial power tools and landscaping and yard maintenance equipment, excluding emergency work, shall not be operated on a residential property or within 250 feet of a residential property line, between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or between the hours of 6:00 p.m. and 9:00 a.m. on weekends or federal holidays, unless such activities can meet the limits set forth in Tables I and II. In addition, commercial or industrial power tools and landscaping and yard maintenance equipment, excluding emergency work, utilized on commercial or industrial property shall meet the limits set forth in Tables I and II between the hours of 10:00 p.m. and 7:00 a.m. All motorized equipment used in these activities shall be operated with a muffler. At all other times, the limits set forth in Tables I and II do not apply to commercial or industrial power tools and landscaping and yard maintenance equipment.

(3) Construction and demolition activity, excluding emergency work, shall not be performed between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or between the hours of 6:00 p.m. and 9:00 a.m. on weekends and federal holidays unless such activities can meet the limits set forth in Tables I and II. All motorized equipment used in construction and demolition activity shall be operated with a muffler. At all other times, the limits set forth in Tables I and II do not apply to construction and demolition activities.

(4) Motorized snowblowers, snowthrowers, and lawn equipment with attached snowplows shall be operated at all times with a muffler. The limits set forth in Tables I and II do not apply at all times.
APPLICATION FOR
APPROVAL OF SURFACE GRADING PLAN

To be filed in triplicate with the Borough Engineer two weeks prior to obtaining a Building Permit. Include with this application three copies of the surface grading plan.

NOTE: A revised Surface Grading Plan must be submitted for approval should it be necessary to change the lot grading during construction.

APPLICATION NO. ___________ DATE SUBMITTED: ___________ DATE RESUBMITTED: ___________

TO: ENGINEERING DEPARTMENT OF THE BOROUGH OF FLORHAM PARK

Application is hereby made for the Approval of Surface Grading Plan as set forth in Chapter 250-Zoning of the Florham Park Borough Code and summarized on back of application.

1. APPLICANT'S NAME ________________________________________________

ADDRESS __________________________________________________________

PHONE NUMBER ____________________________________________________

2. LOCATION OF PROPOSED DWELLING ________________________________

(Site)

____________________________________________________________________

(Tax Map Block) (Lot No.)

3. NAME AND ADDRESS OF PERSON PREPARING PLAN:

NAME ______________________________________________________________

ADDRESS __________________________________________________________

PHONE NUMBER ____________________________________________________

SIGNATURE OF APPLICANT ____________________________________________

____________________________________________________________________

(REMARKS: DO NOT WRITE BELOW THIS LINE)

TREE REMOVAL PERMIT REQUIRED? YES (SEE ATTACHED PERMIT) NO

HEIGHT OF BUILDING (PER 250-2.2.) PROVIDED YES NO

TOTAL IMPROVED LOT COVERAGE (PER 250-2.2.) PROVIDED YES NO

FEES: $400 (Greater Disturbance) $150 (Smaller Project) $50 (Additional Inspection)

REVIEW OF SURFACE GRADING PLAN:

Approved ________________  Disapproved ________________  Returned for Revisions ________________

BOROUGH ENGINEER

FINAL INSPECTION OF SURFACE GRADING:

Approved ________________  Disapproved ________________  Returned for Revisions ________________  Notified ________________

BOROUGH ENGINEER
EXCERPT FROM ORDINANCE # 08-41

SURFACE GRADING PERMIT REQUIREMENTS FOR ALL RESIDENTIAL ZONES

In order to protect against adverse consequences from surface water runoff, a Surface Grading Plan is required for any proposed residential lot improvements that includes land disturbance, excavation, placement of fill, or changes to the existing surface grades. The Surface Grading Permit shall be considered a "prior approval" under the Uniform Construction Code, and no construction permit shall be issued unless the Applicant has obtained a Surface Grading Permit. The Surface Grading Plan shall be prepared by a Professional Engineer and/or Architect licensed in the State of N.J. unless land disturbance is less than one thousand (1000) sq. ft., and land disturbance for the purpose of constructing a building addition to an existing residential dwelling is less than 600 sq. ft., then the plan may be prepared and submitted by a homeowner; provided sufficient technical information is included. In addition to the conditions listed above, any Surface Grading Plan that proposes land disturbance greater than 5,000 sq. ft. shall be submitted with an approved Soil Erosion and Control Plan issued and approved by the Morris County Soil Conservation District. Any Surface Grading Plan proposing construction of a new residential dwelling shall be submitted with an approved Soil Erosion and Control Plan or a Letter of Exemption from the Morris County Soil Conservation District. Every application for a building permit involving excavation or change in grades for a single-family dwelling shall be accompanied by a Surface Grading Plan which has been submitted to and approved by the Engineering Department.

Three copies of a signed Surface Grading Application and Plan shall be submitted. For Surface Grading Plan requirements, please go to www.northamptoboro.net, click "Borough Code" Tab. and open Chapter 250-7.1.

Surface grading permit fee.

(a) A fee of $400 shall be imposed for each permit for any proposed land disturbance of greater than 1,000 square feet and any proposed land disturbance for the purpose of constructing a building addition to an existing residential dwelling greater than 600 square feet; otherwise, a fee of $150 shall be imposed for smaller projects.

(b) The fee shall cover the cost of a preliminary site visit, review of initial submission and one revision, issuance of surface grading plan approval, two random site inspections in addition to required inspections, and final approval of surface grading prior to issuance of a certificate of occupancy, temporary certificate of occupancy, or the release of any performance guarantee that may have been posted for incomplete site work.

(c) An additional fee of $50 for each review of plans with substantial revisions and each additional inspection other than those noted above shall be charged to the applicant. Fees shall be paid prior to issuance of a certificate of occupancy or a temporary certificate of occupancy.

Liability of applicant.
The applicant is responsible for the prevention of damage to other properties, and personal injury, which may result from the activity requiring the surface grading permit.

Violations.

(a) Any person who erects, constructs, alters, repairs, converts, maintains, or uses any building, structure, or land in violation of the requirements of this chapter or an approved surface grading permit shall, upon conviction thereof by any court authorized by law to hear and determine the matter, be liable for a fine of not less than $400 nor more than $2,000 or imprisonment for a term of not more than 90 days, or both, as such court in its discretion may impose. Each day during or on which a violation occurs or continues shall be deemed a separate offense.

(b) If a certificate of occupancy or temporary certificate of occupancy is issued for a property prior to full compliance with a surface grading permit, and full compliance is not effected by a date set forth by the Borough Engineer, then continued occupancy of such property after such date shall constitute a use of such property in violation of this section.

NOTE: PLEASE BE ADVISED THAT AN INSPECTION OF THE SURFACE GRADING MUST BE MADE BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT. THE BUILDING DEPARTMENT SHALL BE NOTIFIED OF APPROVAL OF THE FINAL SURFACE GRADING BY THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. REQUEST FOR FINAL INSPECTION MUST BE MADE AT LEAST 24 HOURS IN ADVANCE.
Tree Removal Permit Application
Engineering Department

111 Ridgedale Avenue  Approved  □  Denied  □
Florham Park, N.J. 07932  Permit No.

Telephone: 973-410-5335  Fax: 973-410-5490
Email: jdepalma@fpboro.net

Date  Block #  Lot #  Address:

Lot Owner Name  Zone:
Lot Owner Address
Lot Owner Telephone  Lot Owner Email:

Tree Removal Service Company:
Name
Address
Telephone

**TREE REMOVAL SCHEDULE**

<table>
<thead>
<tr>
<th>Diameter &amp; Species</th>
<th>Reason for Removal</th>
<th>Replacement Requirement</th>
<th>Quantity and Species of Tree Replacement</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Yes- On-site, Off-site, Bank</td>
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1
The replacement of trees shall occur as prescribed in the following table:

<table>
<thead>
<tr>
<th>Tree Replacement &amp; Reforestation Schedule</th>
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</thead>
<tbody>
<tr>
<td>DBH Caliper of Existing Tree Removed (DBH measured 4'-6&quot; above ground)</td>
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<tr>
<td>Between 10 &amp; 12 inches</td>
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<tr>
<td>Between 12 &amp; 18 inches</td>
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<tr>
<td>Between 18 &amp; 24 inches</td>
</tr>
<tr>
<td>Between 24 &amp; 30 inches</td>
</tr>
<tr>
<td>Between 30 &amp; 36 inches</td>
</tr>
<tr>
<td>36 inches or greater</td>
</tr>
</tbody>
</table>

Approximate Tree Removal Start Date: 

Total Number of Trees to be removed: ____________ Tree Removal Permit Required? YES NO 

Total Number of Replacement Trees Required: 

Total Number of Proposed Trees: ____________ On-Site: ________ Off-Site: ________ Tree Fund: ________

**SKETCH DATA**

Sketch data shall be provided on a clear property survey showing the location of the tree(s) to be removed with a DBH of ten (10) inches or greater. Trees to be removed shall be only those necessary to permit the construction of buildings or building additions, structures, driveways, septic fields, decks and lawn areas. The trees removed shall not constitute more than one half acre or shall be no more than 50 percent of the lot size, whichever is less. Please mark trees to be removed with X and show replacement trees with O or boldface. Attach survey. Note manner of off-site tree disposal.

Application checklist:
- $25.00 application fee. (Fee waived if no permit required).
- Mark trees on site to be removed with ribbon or tape for inspection by Borough personnel.
- Sketch Data on Property Survey

**Engineering Department**

Permit Date: _______ Permit Expiration Date: _______ Permit Fee: _______ Cash Check# _______

Application Reviewed by: ___________________________ Date: ___________________________

Field Inspection By: ___________________________ Date: ___________________________

Field Notes: ___________________________

Application Approval/Denial Date: _______ Reasons: ___________________________

Replacement Tree Inspection Date: _______ Final Inspection By: ___________________________

Applicants Signature (I have read and understand the attached Permit Requirements) ___________________________ Date: ___________________________

Final Close Out of Permit: Borough Authorization Signature ___________________________ Date: ___________________________

CC: Environmental Commission (if Tree Fund), Tree Removal File, Project/Surface Grading Plan File
Permit Requirements

Applicability

On any residential lot that is located in the R-15 zone with a tree removal rate of more than three (3) trees with a ten (10) inch DBH or greater in a two (2) year period; or, any residential lot that is located in all other residential zones with a tree removal rate of more than six (6) trees with a ten (10) inch DBH or greater in a two (2) year period, the property owner shall submit an application for a tree removal permit to the Department of Community Services. The application and development proposal shall conform to the provisions contained herein.

The provisions of this section shall apply to all commercial, industrial and business zoned lots excluding major and minor subdivisions and site plans. Permits are valid for one year from date of issue if no building permit is required, otherwise see ordinance for duration of permits. Permits granted for the removal of trees under the terms and conditions of this ordinance shall run with the land. Once the permit has expired, a new application must be submitted for review and a new permit issued.

For complete text refer to Ordinance #14-14, Chapter 299 Trees

General Guidelines

Prior to taking final action upon any application for tree removal, an inspection of the site shall be made by the Borough Engineer or his or her designee.

Prior to any tree removal, all trees planned for removal must be marked and areas to be cleared identified for inspection by a municipal representative.

The Borough Engineer or his or her designee shall periodically inspect the site throughout the duration of construction in order to ensure compliance with this ordinance. Such inspection shall be made of the site referred to in the application, and of contiguous and adjoining lands, as well as of lands in the vicinity of the application, for the purpose of determining drainage conditions and physical conditions existing thereon.

The Borough official reserves the right to make onsite inspections without prior notification. Permits may be denied if inspections cannot be made.

A plan for tree replacements should be developed before any trees are removed. Please consider the impact of tree removal on privacy screening and erosion in your yard.

A list of all trees to be removed with a DBH equal to or greater than ten (10) inches identified by size and species, including total number of each species to be removed should be shown on the application. No more than ten (10) percent of existing trees with a DBH equal to or greater than ten (10) inches within the area of development/limit of disturbance shall be removed unless the applicant shall replant trees removed in accordance with Section 7 of the Ordinance.

Purpose for tree removal (construction, building addition, street or roadway, driveway, utility easement, recreation area, patio, parking lot, etc.) should be given by the Applicant.

Other information should be submitted as may be deemed necessary in order to effectively process the application.

Design Requirements

Trees to be removed shall be only those trees necessary to permit the construction of buildings or building additions, structures, driveways, septic fields, decks and lawn areas. The trees removed shall
not constitute more than one half acre or shall be no more than 50 percent of the lot size, whichever is less.

**Tree Removal Criteria**

In addition to the design requirements noted above, the Engineering Department may grant a tree removal permit based upon one or more of the following circumstances:

- Where the location of an existing tree provides no other alternative but to place a structure outside the permitted building setbacks.
- Where the location of an existing tree negatively impacts on an existing septic field.
- Where no other alternative exists for the placement of a building, building addition, structure, septic field, driveway, deck, patio or lawn area, for the recreational use by the inhabitants of the building or dwelling, or any other authorized improvements, but in the vicinity of an existing tree.
- Where the location or growth of a tree inhibits the enjoyment of any outdoor pool, patio or deck.
- Where the location, angle or growth of an existing tree makes it a hazard to structures or human life.

The holder of a tree removal permit shall notify the Engineering Department in writing, by telephone or a personal visit, of the intent to remove trees before cutting them down. This shall be done at least four (4) business days in advance of when the tree removal activity will commence. The notice shall also include information as to the manner of disposal of the removed trees.

**Penalties**

When regulated trees are removed without a tree removal permit, the affected areas shall be replanted to the satisfaction of the Borough Engineer. A $250.00 fine will be imposed for failure to notify the Borough Engineer of tree cutting within exception limits. Further a fine per tree for exceeding the limits of cutting within the exception limits for up to and including the allowed number of trees in any and all zones in the Borough will be subject to the following fines: $1000.00 per tree for anything beyond that number or for any tree cutting without a permit when a permit is required. The removal of trees without a permit would also require replanting trees in accordance with Section 7 of the ordinance.

**Replacement Trees and Tree Fund**

Replacement tree(s) shall be of nursery grade quality, balled and burlapped and located on site. Where replacement trees are required but not suitable for the particular site prescribed due to the size of the site, the Applicant may plant tree replacements off-site on Borough owned property or Right-Of-Way pursuant to the Borough's Tree Planting Plan and upon the direction and supervision of the Department of Public Works and/or Borough Engineer; or shall make payment to the Tree Fund in accordance with the Tree Replacement Schedule; or any approved combination thereof. Payments to the Tree Fund are $325 per replacement tree. The Tree Fund shall be utilized for planting on public lands, as determined by the environmental commission in accordance with standards developed by the Environmental Commission or the Borough's Tree Planting Plan.

The type of replacement tree(s) shall be the same as the species removed from the site or other as approved by the Engineering Department in accordance with standards developed by the Environmental Commission. The planting of all replacement trees shall be done by or supervised by a person with horticultural training in tree care and planting methods.

Newly planted replacement trees shall be monitored for a period of one year to ensure the health of the trees. If the replacement trees die within the one year period, the developer/applicant shall replace the dead tree.