

ORDINANCE NO. 28-2009

**AN ORDINANCE OF THE MAYOR AND COMMITTEE OF TOWNSHIP OF HARRISON,
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AMENDING CHAPTER 225
ENTITLED "ZONING" OF THE CODE OF THE TOWNSHIP OF HARRISON (GRADING)**

WHEREAS, the Mayor and Committee, Township of Harrison, have determined that certain amendments and additions to Chapter 225 entitled "Zoning" are necessary; and

WHEREAS, in all other respects, Chapter 225 entitled "**Zoning**" shall remain in full force and effect.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Committee of the Township of Harrison, in the County of Gloucester and State of New Jersey, and it is hereby enacted and ordained by the authority of same as follows:

Section 1.

§225-15 entitled "Grading plan checklist requirement and approvals" shall be amended to read as follows:

A. ~~A certificate of occupancy (CO)~~ reduction or release of a Performance Bond shall not be issued until either:

- (1) A New Jersey licensed professional land surveyor or the Township Engineer has confirmed in writing that:
 - (a) The finished grading at the lot for which the ~~CO bond reduction or release~~ is being requested substantially conforms to the developer's approved major subdivision plan, site plan, or individual or multiple lot grading plan(s); and
 - (b) The foundation top of block elevations of the structure for which the ~~CO bond reduction or release~~ is being requested are neither more than two feet higher nor more than 0.2 of a foot lower than the proposed foundation top of block shown on the developer's approved major subdivision plan, site plan, or individual or multiple lot grading plan(s); or

H. Approval of completed grading. Each person to whom this section applies must obtain approval of completed lot grading by submitting ~~with the a final as-built survey as a condition of the application for certificate of occupancy a certification~~ by a New Jersey licensed surveyor, to be reviewed by the Township Engineer to confirm substantial compliance with the approved grading plan. The Township Engineer will review and decide upon as-built plans within five business days following receipt of a written request for same. Faxed requests will be allowed as beginning the five-day review process, provided that the faxed as-built plans are signed by a New Jersey licensed professional surveyor, and also provided that embossed copies of the fax as-built plans are hereafter delivered to the Township Engineer within the five-day period. The Township Engineer will conduct site inspections and render opinions thereon within five business days following receipt of a written request for same.

Section 2.

Severability.

Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

Section 3.

Repealer.

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

Section 4.

When effective.

This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

TOWNSHIP OF HARRISON

BY: _____
LOUIS F. MANZO, MAYOR

ATTEST:

DIANE L. MALLOY, Acting Municipal Clerk

INTRO: 8/17/2009

ADOPT:

NOTICE

The Ordinance published herein was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Harrison, in the County of Gloucester and State of New Jersey, held on August 17, 2009. It will be further considered for final passage, after public hearing hereon, at a meeting of said Mayor and Committee to be held in the Township's Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062, in the Township, on September 8, 2009, at 7:30 P.M. During the week prior and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office at the Municipal Building, 114 Bridgeton Pike, in the Township, to the members of the general public who shall request the same.

DIANE L. MALLOY
Acting Municipal Clerk