



Gouveia, Susan

From: Masser, Michelle
Sent: Wednesday, February 03, 2016 12:47 PM
To: Gouveia, Susan
Subject: FW: AN ORDINANCE AMENDING CHAPTER 240 ZONING OF THE TOWNSHIP OF BYRAM CODE
Attachments: Ord. 6-2016 - Amend Chapter 240-Land Use-Multiple Standards -Adopt.doc; site-plan-conditional-use.PDF; pelim-major-subdivision000.PDF; pelim-major-subdivision.PDF; minor-subdivision-checklist.PDF; appl-variance-lot-line-adj.PDF; Residential-schedule-space-requirements.PDF

CORRESPONDENCE

Michelle Masser

Township Clerk

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204 Flanders Drakestown Road
Budd Lake, NJ 07828
clerk@mtolivetwp.org
973-691-0900 X7291

From: Cindy Church [mailto:cchurch@byramtwp.org]
Sent: Wednesday, February 03, 2016 11:47 AM
To: Ann Marie Tracy <municipalclerk@allamuchynj.org>; Beth Brothman <Andover@tellurian.net>; Catherine Schultz <cschultz@hopatcong.org>; Ellen Horak <ehorak@stanhopenj.gov>; Linda Peralta <clerk_admin@greentwp.com>; Masser, Michelle <clerkmichelle@mtolivetwp.org>; Mary J. Coe <Mary.Coe@spartanj.org>; Vita Thompson <vthompson@andovertwp.org>; awasiewicz@sussex.nj.us; rheada@roxburynj.us
Cc: Doris Flynn <DFlynn@byramtwp.org>
Subject: AN ORDINANCE AMENDING CHAPTER 240 ZONING OF THE TOWNSHIP OF BYRAM CODE

February 3, 2016

TO: Green Township Stanhope Borough

Andover Township Mt. Olive Township
Andover Borough Allamuchy Township
Sparta Township Roxbury Township
Hopatcong Borough Sussex County Planning Board

FROM: Cynthia Church, Deputy Township Clerk

RE: Land Use Ordinances

Pursuant to the provisions of the Municipal Land Use Law, Chapter 291, attached please find a copy of the following proposed ordinance:

TOWNSHIP OF BYRAM

Sussex County, New Jersey

AN ORDINANCE AMENDING CHAPTER 240 ZONING OF THE TOWNSHIP OF BYRAM CODE

Notice of summary of the Ordinance: The purpose of this ordinance is to clarify various sections in the Byram Land Use Code, Update Application Checklists and the Residential Schedule of Space Requirements.

NOTICE is hereby given that the above-entitled Ordinance was introduced and passed first reading at a meeting of the Township Council of the Township of Byram, held at the Byram Township Municipal Building, Mansfield Drive, Byram Township, New Jersey, on the 2nd day of February 2016. The said ordinance will be further considered for final adoption at a meeting of the Township Council of The Township of Byram, held at the

Byram Municipal Building, 10 Mansfield Drive, Byram Township, New Jersey, on the 16th day of February at 7:30 p.m. at which time all persons will be given the opportunity to be heard concerning said ordinance. Copies of this ordinance are available in the Clerk's office, Monday through Friday, between the hours of 8:30 a.m. and 4:30 p.m.

Cynthia Church,

Byram Twp. Deputy Municipal Clerk

--

Cynthia Church, CMR
Deputy Municipal Clerk
Byram Township
10 Mansfield Drive
Stanhope NJ 07874

Phone: 973-347-2500 x161

Fax: 973-347-0502

cchurch@byramtwp.org

**BYRAM TOWNSHIP
SUSSEX COUNTY, NEW JERSEY
ORDINANCE NO. 6 – 2016**

**AN ORDINANCE AMENDING CHAPTER 240 ZONING OF THE TOWNSHIP OF
BYRAM CODE**

Purpose Statement: The purpose of this ordinance is to clarify various sections in the Byram Land Use Code, update application checklists and the Residential Schedule of Space Requirements.

WHEREAS, the Township of Byram's Planning Board ("the Board") has recommended various amendments to the Byram Land Use Code; and

WHEREAS, the Board has advised the Township Council on the need for said Ordinance amendments; and

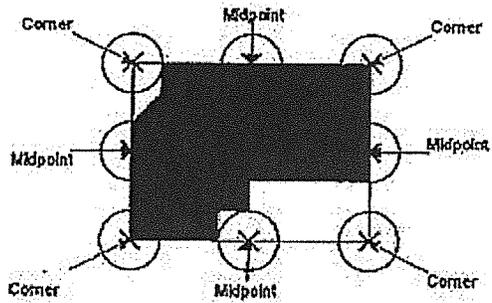
WHEREAS, the Planning Board, in consultation with the Township Planner and Township Engineer, has proposed amendments to the Land Development Ordinance that will clarify the Ordinance; and

WHEREAS, the Mayor and Council of the Township of Byram hereby accept the recommendation of the Board to adopt amendments to the Land Development Ordinance in accordance with the requirements of the within Ordinance

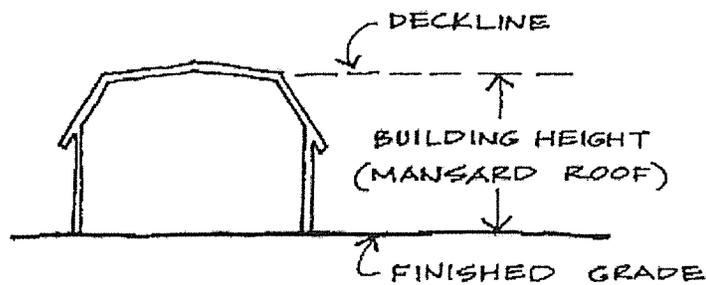
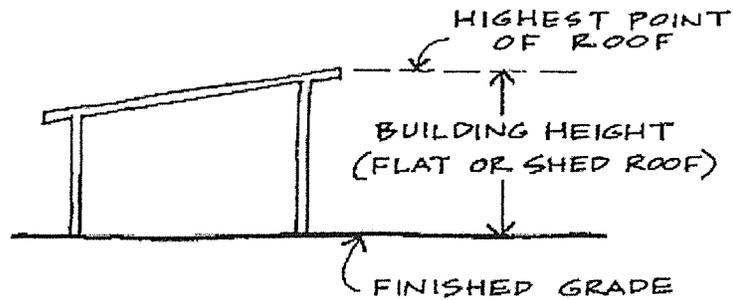
NOW, THEREFORE, BE IT ORDAINED, by the Township Council of Byram, County of Sussex, State of New Jersey, that:

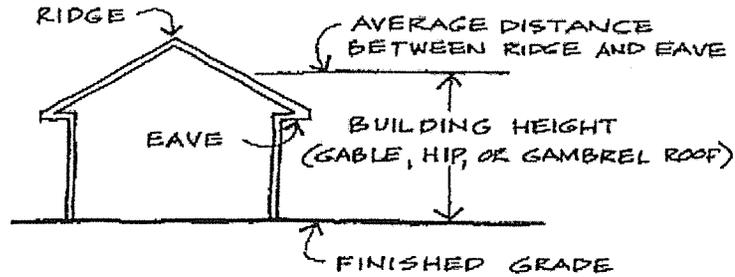
**SECTION 1. Chapter 240 – ARTICLE III DEFINITIONS shall be revised as follows.
240-7 Terms Defined. Revise and amended as follows.**

Average Grade Elevation – The average of the elevations of the lowest points around a structure taken at the four (4) corners and the four (4) mid-points of the smallest rectangle that encompasses the entire building footprint.

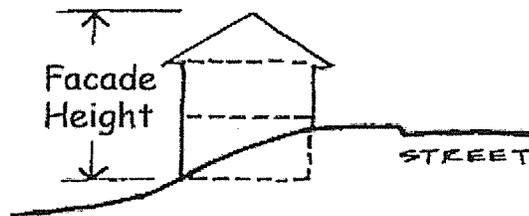


Height of Building – The vertical distance from the average grade elevation to the top of the highest roof surface on a flat or shed roof, to the highest deck level of a mansard roof, and the average distance between the eaves and the ridge level for the highest gable, hip or gambrel roof of a structure.





Height of Facade – The vertical distance from the average finish grade along each side of a structure to the top of a structure or to the top of the highest point of the roof surface of a building.



Parking Space – An off-street space for the parking of one (1) motor vehicle, which space shall have an area as required by this Code.

SECTION 2. Chapter 240 - ARTICLE IV GENERAL REGULATIONS shall be revised as follows.

240-25 Proximity of Structures to Waterways. Delete existing section and replace with the following:

240-25 Proximity of structures & construction activities to waterways.

- A. No building or structure (except for docks, piers, boathouses, or similar structures related to watercourses) shall be constructed, placed, erected or extended within the setback from existing lakes, ponds, streams or wetlands, as required for each zone, (75 feet if no requirement is stated) unless approved by the Planning Board.

B. None of the following construction activities can be undertaken within a floodway, flood hazard area or riparian buffer until an approval is obtained from the State of New Jersey Department of Environmental Protection or is authorized per the current State of New Jersey Department of Environmental Protection Flood Hazard Area Control Act Rules (N.J.A.C. 7:13):

1. The alteration of topography through excavation, grading and/or placement of fill;
2. The clearing, cutting and/or removal of vegetation in a riparian zone;
3. The creation of impervious surface;
4. The storage of unsecured material;
5. The construction, reconstruction and/or enlargement of a structure; and
6. The conversion of a building into a private resident or a public building.

240-40 “General Requirements; driveways.” To be renamed “Off Street Parking Area Requirements” and Revise Section B (5) (b).

(b) An off-street parking area shall be marked off into individual car parking stalls, and each shall have a usable area of not less than 180 square feet, exclusive of access drives or aisles, and shall measure not less than 9 feet in width and 18 feet in length.

SECTION 3. Chapter 240 - ARTICLE VIII SIGNS shall be revised as follows.

240-47.2 Permitted Signs in Non-Residential Districts

A. Any sign permitted in Residential District per 240-47.1, with the proviso that Temporary Real Estate Signs in Non-Residential Districts may exceed six (6) square feet and shall not exceed twenty-four (24) square feet.

SECTION 4. Chapter 240 - ARTICLE IX DISTRICT REGULATIONS shall be revised as follows.

240-51 R-1 Residential District. Switch Sections C and D per the following language.

C. Required conditions. The following requirements must be complied with in the R-1 Residence District.

- (1) Minimum Lot Area: 10 acres
- (2) Front yard: a minimum of 100 feet.

- (3) Side yard: a minimum of 50 feet each.
- (4) Rear yard: a minimum of 100 feet.
- (5) Lot width (frontage): a minimum of 200 feet.
- (6) Lot disturbance: a maximum of 50%. In no instance shall lot disturbance exceed 40,000 square feet.
- (7) Building height: a maximum of 2 1/2 stories or 30 feet, with a forty-foot maximum height of any facade.
- (8) Setback of building from existing lakes, ponds, streams or wetlands shall be a minimum of 100 feet, measured from one-hundred-year flood line. This setback shall include a ten-foot-wide vegetated buffer along at least 80% of water's edge.
- (9) Accessory uses shall be regulated as in § 240-16.

D. Cluster Option - Development of more than one lot may be achieved through clustering, lot size averaging or other similar density based development techniques that maintains overall density while creating preserved open space through fee simple lots or conservation easements. The following requirements must be complied with for a cluster option:

(1) Bulk requirements – Clustering Option – R-1

- (a) Area: 1 unit per 10 acres, with a minimum building lot of 40,000 square feet
- (b) Front yard: a minimum of 50 feet, 75 feet for lots in excess of 1.5 acres
- (c) Side yard: a minimum of 20 feet
- (d) Rear yard: a minimum of 50 feet
- (e) Lot width: a minimum of 150 feet
- (f) Lot disturbance: a maximum of 50%. In no instance shall lot disturbance exceed 40,000 square feet.
- (g) Building height: a maximum of 2 1/2 stories or 30 feet, with a forty-foot maximum height of any facade.
- (h) Setback of building from existing lakes, ponds, streams or wetlands shall be a minimum of 50 feet, measured from one-hundred-year flood line. This setback shall include a ten-foot-wide vegetated buffer along at least 80% of water's edge.
- (i) Accessory uses shall be regulated as in § 240-16.

(2) Either there shall be deeded to the Township of Byram for one or more of the following public purposes: undeveloped open land, recreational facilities, municipal administration buildings, public schools and school grounds, firehouses, police stations, libraries or post offices, or there shall be devoted to open space or recreational use in private ownership an area or areas shown on a plan approved by the Planning Board.

(3) Where portions of a tract of land are to be reserved for open space or recreational use in private ownership under the cluster development provisions of this chapter, the subdivider shall file with the Planning Board covenants, agreements and other instruments deemed necessary and appropriate by the Board and its legal counsel to effectively guarantee that:

(a) The lands reserved for open space in private ownership shall remain perpetually in open space, recreational use or public use.

(b) There shall be established by the developer or the subdivider some legally responsible organization approved by the Planning Board and its legal counsel as to form and adequacy, which organization shall assume all obligations of ownership, including development and maintenance, as well as payment of taxes and other normal incidents of ownership.

(4) In the processing of a major subdivision employing the use of open space development, as defined herein, the Planning Board's approval of the open space technique shall be subject to specific findings as to whether the technique is expected to promote one or more of the following desired objectives:

(a) The provisions for playground or recreation areas in such a fashion as to be an integral part of the subdivision, with the emphasis being on pedestrian access to such areas.

(b) The creation of undeveloped open spaces to avoid the monotony of development and to act as a unifying theme for the development in the manner of a greenbelt or like approach.

(c) Protection against undue soil, vegetation and wildlife habitat disturbance.

(d) Conservation of natural features such as streambeds, lakes, ponds, wooded areas, rock formations, significant views, etc.

(e) Protection of floodplain and other sensitive views, etc.

(5) In processing a major subdivision employing the use of cluster development zoning, as defined herein, the Planning Board's approval shall also be contingent upon the reasonable accessibility of the open spaces to all residents of the development if the open space technique is being employed in whole or in part to provide public or private playground or recreational facilities; in which event, the Planning Board shall afford the Recreation Commission reasonable opportunity to offer nonbinding comment on the use of the proposed open spaces for recreational purposes before the Planning Board completes its action on the use of the open spaces technique, provided that such nonbinding comment is submitted within 35 days following referral to the Recreation Commission.

240-52 R-2 Residential District. Switch Sections C and D per the following language.

C. Required conditions. The following requirements must be complied with in the R-2 Residence District.

- (1) Minimum Lot Area: 5 acres
- (2) Front yard: a minimum of 100 feet.
- (3) Side yard: a minimum of 50 feet each.
- (4) Rear yard: a minimum of 75 feet.
- (5) Lot width (frontage): a minimum of 200 feet.
- (6) Lot disturbance: a maximum of 50%. In no instance shall lot disturbance exceed 40,000 square feet.
- (7) Building height: a maximum of 2 1/2 stories or 30 feet, with a forty-foot maximum height of any facade.
- (8) Setback of building from existing lakes, ponds, streams or wetlands shall be a minimum of 75 feet, measured from one-hundred-year flood line. This setback shall include a ten-foot-wide vegetated buffer along at least 80% of water's edge.
- (9) Accessory uses shall be regulated as in § 240-16.

D. Cluster Option - Development of more than one lot may be achieved through clustering, lot size averaging or other similar density based development techniques that maintains overall density while creating preserved open space through fee simple lots or

conservation easements. The following requirements must be complied with for a cluster option:

(1) Bulk requirements – Clustering Option – R-2

- (a) Area: one unit per five acres, with a minimum building lot of 40,000 square feet.
- (b) Front yard: a maximum of 50 feet, 75 feet for lots in excess of 1.5 acres.
- (c) Side yard: a minimum of 20 feet
- (d) Rear yard: a minimum of 50 feet
- (e) Lot width: a minimum of 150 feet
- (f) Lot disturbance: a maximum of 50% In no instance shall lot disturbance exceed 40,000 square feet.
- (g) Setback of building from existing lakes, ponds, streams or wetlands shall be a minimum of 50 feet, measured from one-hundred-year flood line. This setback shall include a ten-foot-wide vegetated buffer along at least 80% of water's edge.
- (h) Building height: a maximum of 2 1/2 stories or 30 feet, with a forty-foot maximum height of any facade.
- (i) Accessory uses shall be regulated as in § 240-16.

(2) Either there shall be deeded to the Township of Byram for one or more of the following public purposes: undeveloped open land, recreational facilities, municipal administration buildings, public schools and school grounds, firehouses, police stations, libraries or post offices, or there shall be devoted to open space or recreational use in private ownership an area or areas shown on a plan approved by the Planning Board.

(3) Where portions of a tract of land are to be reserved for open space or recreational use in private ownership under the cluster development provisions of this chapter, the subdivider shall file with the Planning Board covenants, agreements and other instruments deemed necessary and appropriate by the Board and its legal counsel to effectively guarantee that:

- (a) The lands reserved for open space in private ownership shall remain perpetually in open space, recreational use or public use.
- (b) There shall be established by the developer or the subdivider some legally responsible organization approved by the Planning Board and its legal counsel as

to form and adequacy, which organization shall assume all obligations of ownership, including development and maintenance, as well as payment of taxes and other normal incidents of ownership.

(4) In the processing of a major subdivision employing the use of open space development, as defined herein, the Planning Board's approval of the open space technique shall be subject to specific findings as to whether the technique is expected to promote one or more of the following desired objectives:

(a) The provisions for playground or recreation areas in such a fashion as to be an integral part of the subdivision, with the emphasis being on pedestrian access to such areas.

(b) The creation of undeveloped open spaces to avoid the monotony of development and to act as a unifying theme for the development in the manner of a greenbelt or like approach.

(c) Protection against undue soil, vegetation and wildlife habitat disturbance.

(d) Conservation of natural features such as streambeds, lakes, ponds, wooded areas, rock formations, significant views, etc.

(e) Protection of floodplain and other sensitive views, etc.

(5) In processing a major subdivision employing the use of cluster development zoning, as defined herein, the Planning Board's approval shall also be contingent upon the reasonable accessibility of the open spaces to all residents of the development if the open space technique is being employed in whole or in part to provide public or private playground or recreational facilities; in which event, the Planning Board shall afford the Recreation Commission reasonable opportunity to offer nonbinding comment on the use of the proposed open spaces for recreational purposes before the Planning Board completes its action on the use of the open spaces technique, provided that such nonbinding comment is submitted within 35 days following referral to the Recreation Commission.

SECTION 5. Chapter 240 - ARTICLE IX DISTRICT REGULATIONS shall be revised as follows.

240-53 R-3 Residential District. Revise Items C. (6), (7), (8) & (9) with the following language.

(6) Lot disturbance: a maximum of 50% of lot. In no instance shall lot disturbance exceed 40,000 square feet.

(7) Building height: a maximum of 2 1/2 stories or 30 feet, with a forty-foot maximum height of any facade.

(8) Accessory uses shall be regulated as in § 240-16

(9) Setback of building from existing lakes, ponds, streams or wetlands shall be a minimum of 50 feet, measured from one-hundred-year flood line. This setback shall include a ten-foot-wide vegetated buffer along at least 80% of water's edge.

240-54 R-4 Residential District. Revise Items C. (6), (7), (8) & (9) with the following language.

(6) Lot disturbance: a maximum of 50% of lot. In no instance shall lot disturbance exceed 20,000 square feet.

(7) Building height: a maximum of 2 1/2 stories or 25 feet, with a thirty-five-foot maximum height of any facade.

(8) Accessory uses shall be regulated as in § 240-16

(9) Setback of building from existing lakes, ponds, streams or wetlands shall be a minimum of 50 feet, measured from one-hundred-year flood line. This setback shall include a ten-foot-wide vegetated buffer along at least 80% of water's edge

240-55 R-5 Residential District. Revise Items C. (6), (7), (8) & (9) with the following language.

(6) Lot disturbance: a maximum of 50% of lot. In no instance shall lot disturbance exceed 10,000 square feet.

(7) Building height: a maximum of 2 1/2 stories or 25 feet, with a thirty-five-foot maximum height of any facade.

(8) Accessory uses shall be regulated as in § 240-16

(9) Setback of building from existing lakes, ponds, streams or wetlands shall be a minimum of 50 feet, measured from one-hundred-year flood line. This setback shall include a ten-foot-wide vegetated buffer along at least 80% of water's edge

SECTION 6. Chapter 240 - Residential Schedule of Space Requirements shall be revised as is indicated in the attached revised schedule.

SECTION 7. Chapter 240 – Variance, Minor Subdivision, Major Subdivision, Site Plan and Conditional Use Checklists shall be revised as is indicated in the attached revised checklists.

SECTION 8. SEVERABILITY.

If any provision of this Ordinance, or the application of any such provision to any person or circumstances, shall be held invalid, the remainder of this Ordinance to the extent it can be given effect, or the application of such provision to persons or circumstances other than those to which it is held invalid shall not be affected thereby, and to this extent the provisions of this Ordinance are severable.

SECTION 9. REPEALER.

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

SECTION 10. EFFECTIVE DATE.

This Ordinance shall take effect twenty (20) days after final adoption and publication as required by law.

INTRODUCED: February 2, 2016

ADOPTED:

ATTEST:

TOWNSHIP OF BYRAM

Doris Flynn, Clerk

James Oscovitch, Mayor

NOTICE is hereby given that the above-entitled Ordinance was introduced and passed first reading at a meeting of the Township Council of the Township of Byram, held at the Byram Township Municipal Building, Mansfield Drive, Byram Township, New Jersey, on the 2nd day of February 2016. The said ordinance will be further considered for final adoption at a meeting of the Township Council of The Township of Byram, held at the Byram Municipal Building, 10 Mansfield Drive, Byram Township, New Jersey, on the 16th day of February at 7:30 p.m. at which time all persons will be given the opportunity to be heard concerning said ordinance. Copies of this ordinance are available in the Clerk's office, Monday through Friday, between the hours of 8:30 a.m. and 4:30 p.m.

BYRAM TOWNSHIP

FINAL MAJOR SUBDIVISION CHECK LIST

Applicant's Name _____

Application # _____

THE FOLLOWING ITEMS ARE REQUIRED TO PROVIDE A COMPLETE APPLICATION FOR A FINAL MAJOR SUBDIVISION

1. _____ Two (2) original tracings on mylar
 2. _____ North arrow and plan scale not less than 1" = 50'
 3. _____ Title block including:
 4. _____ Name of subdivision
- Name, address and certification of:
5. _____ Licensed preparer
 6. _____ Owner
 7. _____ Subdivider
 8. _____ Date of preparation and of each subsequent revision

Key map including:

9. _____ North arrow and map scale not less than 1" = 200'
10. _____ Entire tract and its relationship to surrounding areas
11. _____ Portion of tract to be subdivided
12. _____ Fronting streets and at least two (2) closest intersections
13. _____ Adjoining properties, lot & block number, & owner
14. _____ Metes and bounds of proposed lot (s)
15. _____ Area of entire tract
16. _____ Area and frontage of proposed lot (s)
17. _____ Frontage of remaining tract
18. _____ Property lines to the nearest hundredth
19. _____ Bearings to the nearest tenth
20. _____ Lot acreage to the nearest tenth
21. _____ Road locations, names, widths of R.O.W.
22. _____ Minimum building setback lines

BYRAM TOWNSHIP

MINOR SUBDIVISION CHECK LIST

Applicant's Name: _____

Application #: _____

THE FOLLOWING ITEMS ARE REQUIRED TO PROVIDE A COMPLETE APPLICATION FOR A MINOR SUBDIVISION

1. _____ North arrow and plan scale not less than 1" = 50'
2. _____ Title block
3. _____ Name of subdivision

Name, address, and certification of:

4. _____ Licensed preparer
5. _____ Owner
6. _____ Subdivider
7. _____ Existing tract block and lot numbers and tax sheet (s)
8. _____ Date of preparation and of each subsequent revision

Key map including:

9. _____ North arrow and map scale not less than 1" = 200'
10. _____ Portion of tract to be subdivided
11. _____ Fronting street and at least two (2) closest intersections
12. _____ Adjoining properties, lot & block numbers, and owners
13. _____ Metes and bounds of proposed lot (s)
14. _____ Area of entire tract
15. _____ Area and frontage of proposed lot (s)
16. _____ Frontage of remaining tract
17. _____ Property lines to the nearest hundredth
18. _____ Bearings to the nearest second
19. _____ Lot acreage to the nearest tenth

- 20. _____ Existing road locations, type, size, width of R.O.W., paving materials, edge of pavement, curbs, sidewalks, catch basins, and existing buildings within 500'
- 21. _____ Drainage structures, all utilities, R.O.W.'s, easements and connections within 500'
- 22. _____ Natural features including existing vegetation, wet areas, water courses, flood plain limits, rock outcroppings, steep slopes, and certification with respect to critical areas
- 23. _____ One (1) soil log and one (1) perc test per proposed lot
- 24. _____ Septic disposal areas on proposed lot and adjoining lots
- 25. _____ Zone and zone yard requirements
- 26. _____ List of variances, if required
- 27. _____ Certification as to whether property is or is not in a designated flood zone
- 28. _____ Lot number assigned by Tax Assessor
- 29. _____ Highlands Council Consistency Determination unless project is exempt, excluded, or eligible for a waiver, each as provided pursuant to §240-11.1 of the Township Code

C Complete
 I Incomplete
 W Waiver Requested
 NA Not Applicable

RESIDENTIAL SCHEDULE OF SPACE REQUIREMENTS

ZONE	R-1	R-2	R-3	R-4	R-5
LOT AREA	10 Acres	5 Acres	40,000 square feet	20,000 square feet	10,000 square feet
*FRONT YARD	100' ¹	100'	50' 75' ⁶	35'	35'
SIDE YARD (EACH)	50' ²	50'	20'	15'	15'
REAR YARD	100' ³	75' ⁵	50'	40'	20'
MINIMUM LOT WIDTH (AT SETBACK)	200' ⁴	200'	150'	100'	100'
MAXIMUM PRINCIPAL BUILDING COVERAGE					
	LOT SIZE		MAXIMUM COVERAGE		
	<10,000 SQ FT		15% (UP TO 1,500 SQ FT)		
	10,000-19,999 SQ FT		1,500 +7% OF SQUARE FOOTAGE OVER 10,000 (UP TO 2,200 SQ FT)		
	20,000-39,999 SQ FT		2,200 +5% OF SQUARE FOOTAGE OVER 20,000 (UP TO 3,200 SQ FT)		
	>40,000 SQ FT		3,200 +3% OF SQUARE FOOTAGE OVER 40,000		
MAXIMUM LOT DISTURBANCE ⁷	50% OF LOT (40,000 sf maximum)	50% OF LOT (40,000 sf maximum)	50% OF LOT (40,000 sf maximum)	50% OF LOT (20,000 sf maximum)	50% OF LOT (10,000 sf maximum)
HEIGHT ⁸	2.5 STORIES OR 30'	2.5 STORIES OR 30'	2.5 STORIES OR 30'	2.5 STORIES OR 25'	2.5 STORIES OR 25'
MAXIMUM HEIGHT ON ANY FAÇADE	40'	40'	40'	35'	35'
MINIMUM SETBACK OF BUILDING FROM EXISTING LAKES, PONDS, STREAMS, OR WETLANDS	100'	75'	50'	50'	50'
MEASURED WHERE APPLICABLE FROM THE ONE-HUNDRED-YEAR FLOOD LINE. THIS SETBACK SHALL INCLUDE A TEN-FOOT-WIDE VEGETATED BUFFER ALONG AT LEAST 80% OF WATER'S EDGE.					

*On streets less than 40 feet in width, the required front yard shall be increased by ½ of the difference between the width of the street and 40 feet, unless greater width is shown on the Master Plan or Official Map, in which case these requirements shall be complied with.

FOOTNOTES

- 1 When part of a Cluster Development, Front Yard shall be a minimum of 50 feet, 75 feet for lots in excess of 1.5 acres
- 2 When part of a Cluster Development, Side Yard shall be a minimum of 20 feet
- 3 When part of a Cluster Development, Rear Yard shall be a minimum of 50 feet
- 4 When part of a Cluster Development, Lot Width shall be a minimum of 150 feet
- 5 When part of a Cluster Development, Rear Yard shall be a minimum of 50 feet
- 6 On lots that have an area of at least 1.5 acres
- 7 All improvement-related disturbance shall be included in this calculation, including areas of grading and vegetation removal as well as the cartway and basins.
- 8 As defined in "height of building" and "grade plane" in §240-7

BYRAM TOWNSHIP
SITE PLAN AND CONDITIONAL USE CHECK LIST

THE FOLLOWING ITEMS ARE REQUIRED TO PROVIDE A COMPLETE APPLICATION FOR A SITE PLAN OR CONDITIONAL USE

Application Name _____

Application # _____

1. _____ North arrow and plan scale not less than 1" = 50'

2. _____ Title block including:

3. _____ Name of development

Names, addresses, and certifications of:

4. _____ Licensed preparers

5. _____ Owner

6. _____ Applicant

7. _____ Site block and lot numbers and tax sheet number

8. _____ Date of preparation and of each subsequent revision

Key map including:

9. _____ North arrow and map scale not less than 1"=200'

10. _____ Entire site and its relationship to surrounding areas

11. _____ Zone districts and boundaries within 500'

12. _____ Adjoining properties

13. _____ Area of entire site

14. _____ Mete(s) and bound(s) of lot (s)

15. _____ Area and frontage of lot (s)

16. _____ Existing and proposed contours at 5' intervals for slopes 10% or greater, 2' intervals for lesser slopes

17. _____ Property lines to the nearest hundredth

18. _____ Lot acreage to the nearest tenth

19. _____ Plan and profile, road locations, type, size, width of R.O.W., paving materials, curbs, sidewalks, catch basins, numbered parking spaces and loading areas, buildings, structures, all utilities, drainage, R.O.W.'s, and easements. Profile shall be to a scale 1"= 5' vertical and 1"= 50' horizontal.

20. _____ Natural features including existing vegetation, water bodies, etc.

21. _____ Open space, buffer zones, recreation areas, municipal and public areas, and lands to be conveyed to the Township

22. _____ Building floor plan, elevation views, and first floor elevation
23. _____ Cut and fill limits
24. _____ Earthwork summary
25. _____ Existing and proposed contours, curb returns and spot elevations, location of proposed drainage structures, curbs, swales, berms, guide rails, edge of pavement, sidewalks, parking and loading areas, and handicap accommodations
26. _____ Construction details for drainage structures, curbs, guide rails, lighting, pavement design, sidewalks, and septic systems
27. _____ Soil erosion and sediment control plan
28. _____ Fire protection details including building occupancy, total structure size by volume, height of structure from basement to attic, available water supply, watermain size, flow, hydrant location, distance, proposed fire protection plan, fire lanes, type of occupancy and process
29. _____ Environmental impact statement
30. _____ Landscape and lighting plan
31. _____ Drainage plan including: runoff calculations and a map showing drainage areas
32. _____ Copies of stream encroachment permit applications, if applicable
33. _____ One (1) soil log and one (1) perc test for each lot
34. _____ Copies of protective covenants, deed restrictions, or homeowner association documents
35. _____ Disclosure statement
36. _____ List of variances if required
37. _____ Highlands Council Consistency Determination unless project is exempt, excluded, or eligible for a waiver, each as provided pursuant to §240-11.1 of the Township Code.

BYRAM TOWNSHIP
PRELIMINARY MAJOR SUBDIVISION CHECK LIST

Applicant's Name _____

Application # _____

THE FOLLOWING ITEMS ARE REQUIRED TO PROVIDE A COMPLETE APPLICATION FOR A
PRELIMINARY MAJOR SUBDIVISION

1. _____ North arrow, reference meridian and plan scale not less than 1" = 50'

2. _____ Title Block

3. _____ Name of subdivision

Name, address and certification of:

4. _____ Licensed preparer

5. _____ Owner

6. _____ Subdivider

7. _____ Existing tract block and lot numbers and tax sheet (s)

8. _____ Date of preparation and of each subsequent revision

Key map including:

9. _____ North arrow and map scale not less than 1" = 200'

10. _____ Zone district(s) and boundaries within 500'

11. _____ Portion of tract to be subdivided

12. _____ Fronting street and at least two (2) closest intersections

13. _____ Adjoining properties, lot & block numbers & owner

14. _____ Metes and bounds of proposed lot (s)

15. _____ Area of entire tract to 0.1 acre

16. _____ Area and frontage of proposed lot (s)

17. _____ Frontage of remaining tract

18. _____ Existing and proposed contours at 5' intervals for slopes 15% or greater,
2' intervals for lesser slopes

19. _____ Property lines to the nearest hundredth

20. _____ Bearings to the nearest second

PRIMLIMINARY MAJOR SUBDIVISION CHECKLIST

21. _____ Lot acreage to the nearest tenth
22. _____ Building envelope
23. _____ Plan & profiles of road locations, type, size, width of R.O.W., paving materials, edge of pavement, curbs, sidewalks, catch basins, drainage structures, and all utilities, R.O.W.'s easements, existing buildings or other structures within 200'. Profile shall be at a scale of 1" = 5' vertical, 1" = 50' horizontal
24. _____ Natural features including existing vegetation, wet areas, water courses, flood plain limits, rock outcroppings
25. _____ Certification as to location of critical areas
26. _____ Certification as to the designated flood areas
27. _____ Open space, buffer zones, recreation areas, municipal and public areas, and lands to be conveyed to the Township if applicable
28. _____ Cut and fill limits
29. _____ Road cross sections every 50' along centerline at a scale of 1" : 5' horizontal and vertical
30. _____ Earthwork summary
31. _____ Existing and proposed contours
32. _____ Location of proposed drainage structures, curbs, swales, berms, guide rails, edge of pavement, sidewalks
33. _____ Construction details for drainage structures, curbs, guide rails, pavement design, sidewalks
34. _____ Soil erosion and sediment control plan
35. _____ Fire protection details – include number of proposed units, available water supply, water main site, flow, hydrant location
36. _____ Environmental impact statement
37. _____ Tract landscape and lighting plan
38. _____ Drainage plan including runoff calculations and a map showing drainage areas
39. _____ Copies of stream encroachment permit applications, if applicable
40. _____ One (1) soil log and one (1) perc test per proposed lot

- 41. _____ Copies of protective covenants, deed restrictions, or homeowner association documents
- 42. _____ List of variances, if required
- 43. _____ Lot number assigned by Tax Assessor
- 44. _____ Constraints calculation
- 45. _____ Highlands Council Consistency Determination unless project is exempt, excluded, or eligible for a waiver, each as provided pursuant to §240-11.1 of the Township Code

- C Complete
- I Incomplete
- W Waived
- NA Not Applicable



Byram Township Land Use Board Application for a Variance / Lot Line Adjustment

CHECKLIST

- Application filled out completely
- Application fee
- Escrow fee
- Tax Certification (includes sewer if applicable)
- Completed W-9 form (only one copy needed, include with the original)
- Completed Fulton Bank account request form (only one copy needed, include with the original)
- JCP&L utilities letter
- Copy of property survey

The following information must be provided on survey. This information must be legible and present an adequate picture of existing and proposed conditions and drawn to scale.

- Existing structures / driveways located on subject property
 - Proposed structures
 - Existing and proposed wells and septic locations
 - Existing yard setback lines of entire site area
 - Distance of dwellings / structures on adjoining lots from subject property line
 - Road locations, width of right of way, curbs, sidewalks, catch basins, parking and loading areas, drainage easements, swales, berms, guide rails and existing and proposed grades. (Some of the previous items may be waived if not applicable.)
-
- Copy of applicable tax map page
 - Elevations and floor plans of existing and proposed construction
 - Photographs of property
 - If this application involves a lot line adjustment (minor subdivision), you must file an application with the Sussex County Division of Planning
 - Highlands Council Consistency Determination unless project is exempt, excluded, or eligible for a waiver, each as provided pursuant to §240-11.1 of the Township Code.
 - One (1) original and 16 copies of all application materials (only pages 2 thru 5, plans, and the property survey should be included with the 16 copies)