

**TOWNSHIP OF FLORENCE**

**ORDINANCE NO. 2013-03**

**An Ordinance of the Township of Florence Amending Section 91-178.A of the Land Development Code of the Township of Florence to Establish Requirements for Grading Plans and Review of Plans by the Township Engineer Prior to the Issuance of Construction Permits and Amendment to Section 2.3 (Inspection Fees) of the Code of the Township of Florence**

**NOTICE:**

**THE FOREGOING ORDINANCE WAS FINALLY ADOPTED BY THE COUNCIL OF THE TOWNSHIP OF FLORENCE, COUNTY OF BURLINGTON, STATE OF NEW JERSEY AFTER A PUBLIC HEARING AT A MEETING HELD ON 3-6-13 AT THE MUNICIPAL COMPLEX, 711 BROAD STREET, FLORENCE, NEW JERSEY AND WAS APPROVED BY THE MAYOR ON 3-6-13.**

**JOY M. WEILER, RMC/MMC  
TOWNSHIP CLERK**

**TOWNSHIP OF FLORENCE**

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**WHEREAS**, Chapter 91, Article XXVI, Section 178.A of the Land Development Code of the Township of Florence, provides for swimming pools as a permitted accessory use in residential zones and Chapter 2, Section 3 of the Code of the Township of Florence addresses Inspection Fees;

**WHEREAS**, the Township Council has determined that it is necessary to create certain provisions requiring submission and review of grading plans for in-ground pools to prevent water runoff and potential flooding concerns for adjacent properties exist, and;

**WHEREAS**, Township Council has determined that the current inspection fee schedule shall be amended in order to account for review and re-review of required grading plans for in-ground swimming pools.

**NOW THEREFORE BE IT ORDAINED** by the Township Council of the Township of Florence that:

**Section 1.** Chapter 91 (Land Development), Article XXVI, (R Low Density Residential District), Section 178.A of the Code of the Township of Florence is hereby amended to read as follows:

§ 91-178.A Private residential swimming pools. A wall of a swimming pool shall not be located less than six feet from any rear or side property line or 10 feet from any alley or easement line. Swimming pools shall not be located within any front yard setback. In addition to the application for a construction permit, an applicant seeking to construct an in-ground swimming pool must also include grading plans which illustrate the proposed location of the pool as well as any appurtenances, existing and proposed grades, and which demonstrate the proposed flow of surface drainage. The grading plan shall be signed and sealed by a licensed New Jersey professional engineer and shall be reviewed and approved by the Township Engineer to ensure that surface water flow is not impacted and that adjoining properties will not be subject to runoff beyond that which is existing prior to the installation of the in-ground pool. Before the Construction Department issues a Certificate of Approval, the applicant's engineer must submit an "as-built" certification letter documenting that the in-ground pool has been

installed in substantial conformity to the grading plan previously approved by the Township Engineer. Should the applicant seek to make any modification to the Township approved grading plans, the applicant must submit the amended plans for additional review and approval by the Township Engineer. The cost of professional services rendered by the Township Engineer in connection with the application(s) shall be in accordance with Chapter 2, Section 3, (entitled “Inspection Fees”) of the Code of the Township of Florence.

**Section 2.** Chapter 2 (Inspection Fees) Section 3 of the Code of the Township of Florence is hereby amended to read as follows:

§ 2.3 Inspection Fees. Whenever the Township is called upon for an inspection of a lot by the Township Engineer, for the issuance of a certificate of approval, certificate of occupancy or temporary certificate of occupancy, to determine compliance with land use approvals, the fees, per lot inspected, shall be as follows:

<b>Type of Inspection</b>	<b>Fee (per lot)</b>
<u>Buildings:</u>	
Grading plan, initial review	\$250.00
Grading plan, re-review	\$150.00
CO/TCO inspection/report	\$250.00
CO/TCO re-inspection	\$150.00
<u>In-Ground Swimming Pools:</u>	
Grading Plan & Grading Plan Updates	\$125.00
Certificate of Approval Inspection & Re-Inspection	\$175.00

**Section 3.** If any section, paragraph, subsection, clause, or provision of this Ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof.

**Section 4.** All ordinances or parts of ordinances of the Township of Florence heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 5.** This ordinance shall take effect immediately upon adoption and publication of notice of adoption as provided by law.

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JERRY SANDUSKY  
President - Township Council

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JOY M. WEILER, RMC/MMC  
Township Clerk

**TOWNSHIP OF FLORENCE  
NOTICE OF PENDING ORDINANCE  
Ordinance No. 2013-03**

**An Ordinance of the Township of Florence amending Section 91-178.A of the Land Development Code of the Township of Florence to Establish Requirements for Grading Plans and Review of Plans by the Township Engineer Prior to the Issuance of Construction Permits**

**Take Notice** that the Ordinance identified above which amends the Florence Township Code to provide for grading plans as a prior-approval for a construction permit, has been adopted on first reading by the Township Council of the Township of Florence, County of Burlington, State of New Jersey, held on February 20, 2013. It will be considered for final passage after public hearing to be held on March 6, 2013, at 8:00 P.M. in the Municipal Complex, Council Chambers, 711 Broad Street, Florence, New Jersey.

The Ordinance will take effect immediately upon adoption and publication as required by law.

Copies of the full ordinance are on file with the Township Clerk of the Township of Florence in the Municipal Complex. Copies may be obtained on request and a copy is posted on the municipal bulletin board in the Municipal Complex at 711 Broad Street, Florence, New Jersey.

Joy M. Weiler, RMC/MMC  
Township Clerk