

Section 253-50A(28)

A. Before any developer, his contractor or agents, shall install any of the improvements required by §253-50.A, said developer shall schedule and hold a pre-construction conference with the Township Engineer. At the time of this pre-construction conference, the developer shall provide the Township Engineer with the names of the contractors who are intended to install the required improvements, with certifications that each is qualified to perform the work involved. This certification shall specify that work of a similar nature and constituting of at least 50% of the cost of the improvement to be installed in this project, has been satisfactorily completed in the past.

B. All construction stakes and grades therein, including the location of any structures approved as an element of the site plan, shall be set by a professional engineer or land surveyor in the employ of the developer or his contractor, and a duplicate copy of the notes made therefrom shall be filed with the Township Engineer.

C. No construction work shall commence without the Township Engineer being properly notified. Such notice shall be made in writing through the Township Community Development Department and given at least one (1) week before said commencement of work.

All required improvements shall be subject to inspection and approval by the Municipal Engineer. No underground utilities or other underground installation of improvements shall be covered until inspected and approved. The location of all building footings and foundations shall also be subject to inspection by the municipal engineer to verify consistency with the approved building setback prior to construction of said footings and foundations.

D. Failure of the developer, his contractor or agent to conform to the development plan will be just cause for the suspension of work being performed.

E. The approving authority may require any improvement to eliminate any hazardous condition.

F. Fees to cover the cost of required inspections, including landscaping, shall be posted with the municipality in the amount of six percent (6%) of the engineer's estimate of required improvements, as established in §253-49.C. The requirement of such inspection and the payment of the required fees shall be included as a condition of final development approval. In the event that the developer elects to install improvements prior to final approval, the engineer's estimate shall be submitted for approval and inspection fees shall be posted upon preliminary approval and prior to any construction of improvements. Additionally, the requirements for a pre-construction conference and the conditions thereof shall apply in the event the developer so elects.

G. The standard specifications of Franklin Township, as presently or hereafter adopted or those otherwise set forth herein, shall govern the construction and installation of all required improvements. In the event that the particular specifications for any construction are not set forth in this ordinance, the standard specifications of the New Jersey Department of Transportation, as amended, shall govern such construction, except where the standard specifications of the Residential Site Improvement Standards apply.

Section 253-50A(30)

Damage to existing roads:

H. Any existing Township street(s) adjacent to and adjoining to or any existing Township street(s) that form an access route for trucks and heavy machinery to any development site shall be noted and designated on the development plan.

I. Damage to the above existing streets as a result of the developer's vehicular movements shall be repaired by the developer within ten (10) days, weather permitting, shall require the establishment of a street repair escrow fund, in cash or certified check, with the Township Clerk's office, within fifteen (15) days from when the damage to the street was incurred.

J. The amount of road repair escrow amount is determined by the Engineer.

K. Before any construction activities commence, the noted and designated Township access streets, as determined above, shall be inspected by the Engineer and a report of said inspection filed with the Township.

L. The Township shall order all construction and related activities on the development to cease should the developer fail to comply with the above.

M. The escrow account shall be used by the Township to pay for employees, material and equipment required, as determined by the Township, to repair the above damaged streets.

Section 253-50A (34)

Topsoil protection

No topsoil shall be removed from the site or used as spoil. Topsoil moved during the course of construction shall be redistributed so as to provide at least four inches of cover to all areas of the subdivision and shall be stabilized by seeding or planting, under no circumstances shall any soil or earth be sold or otherwise removed from the site unless pursuant to a soil removal permit.

Section 253-50A (38)

Clearing of trees

For all newly created lots a maximum of sixty percent clearance of trees is permitted. Each building lot shall maintain wooded side yard buffers of 15 feet.

Section 253-50B

Soil removal operations which require a permit as per chapter 325, soil removal of the township code shall meet the requirements of 253-62 resource extraction of this chapter.

Section 253-78B

Location of utilities

A. New utility distribution lines and telephone lines to locations not served by such utilities as of the date of this chapter shall be placed underground, except for those lines which are located on or immediately adjacent to active agricultural operations.

B. All electric transmission lines shall be located on existing towers or underground to the maximum extent practical.

C. Aboveground generating facilities, switching complexes, pumping stations and substations shall be screened in accordance with the vegetation requirements of this chapter.

Section 253-79C&D

Fire hazard fuel break

The applicant shall comply with the fire hazard fuel break standards of the ordinance.

Section 253-83

Energy conservation

All development shall be carried out in a manner which promotes energy conservation streets in subdivisions and other land developments shall be so oriented as to permit with in the limits of practicality and feasibility, the buildings constructed there on to maximize solar gain other measures which may be utilized include, but are not limited to landscaping to permit solar access and to serve as wind breaks or shade and energy conserving building materials.

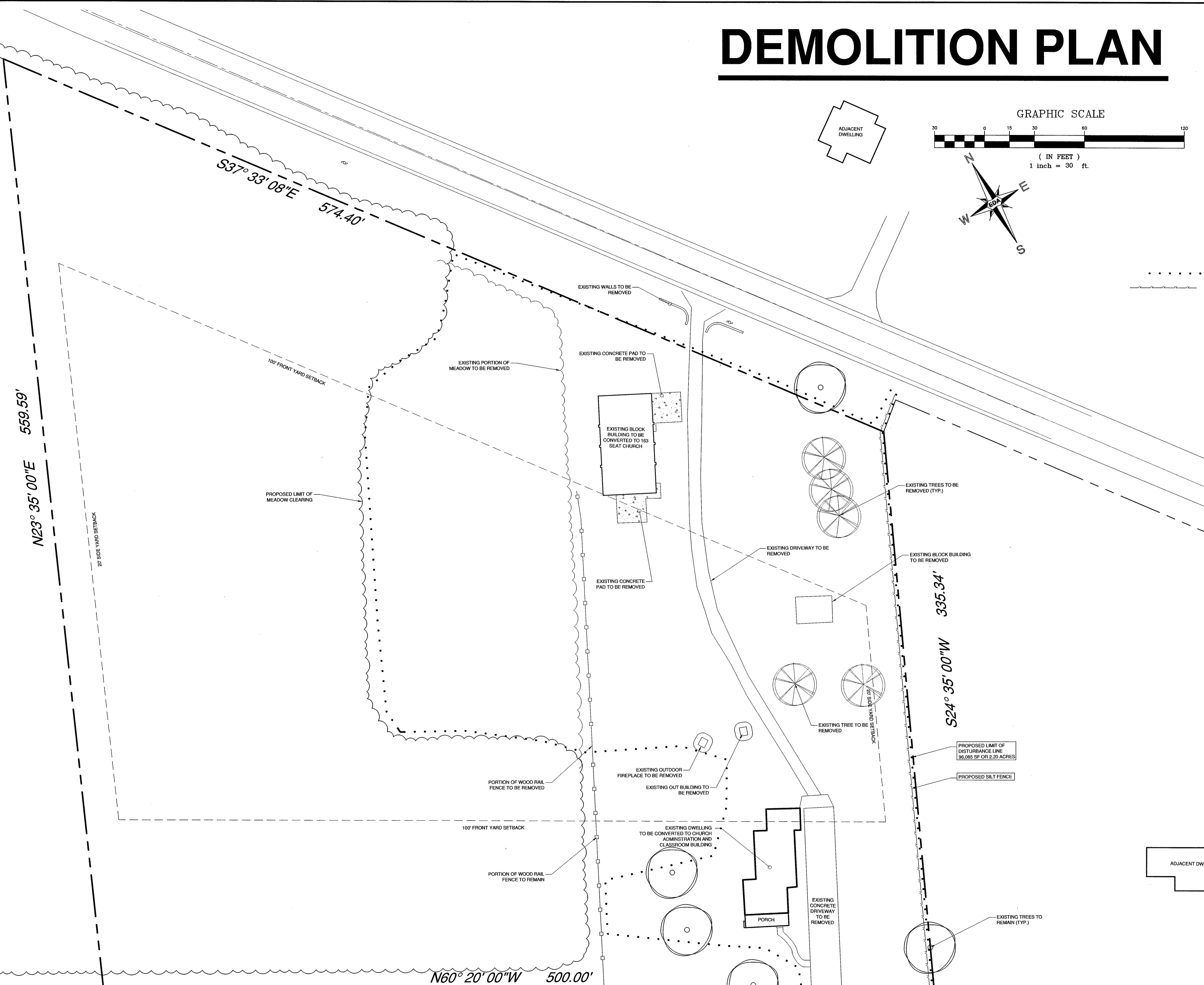
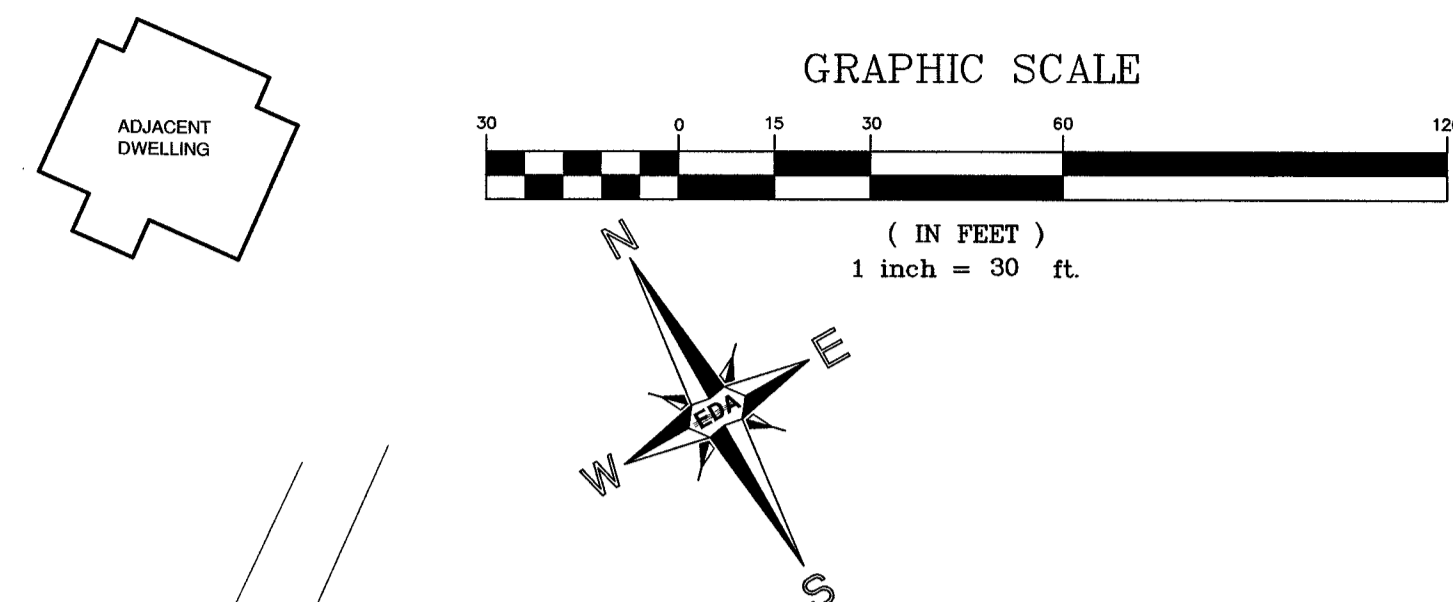
**NOTE:**  
THERE ARE NO EXISTING WELLS OR SEPTICS LOCATED WITHIN 100 FEET OF THE PROPOSED WELL, PROPOSED SEPTIC SYSTEM OR PROPOSED STORMWATER BASIN.

**NOTE:**  
THE EXISTING SEPTIC SYSTEM SHALL BE CLEANED AND REMOVED IN ACCORDANCE WITH NJ DEP REGULATIONS AS PART OF THE DEMOLITION WORK.

**NOTE:**  
THE EXISTING ON-SITE WELL SHALL BE CLOSED IN ACCORDANCE WITH NJ DEP REGULATIONS AS PART OF THE DEMOLITION WORK.

**NOTE:**  
ALL EXISTING SOLID WASTE LOCATED ON THE PROPERTY SHALL BE DISPOSED OF IN ACCORDANCE WITH NJ DEP REGULATIONS AS PART OF THE DEMOLITION WORK.

# DEMOLITION PLAN



**EDA** Engineering Design Associates, P.A.  
 Environmental Planners Landscape Architects  
 CAMBRIDGE PROFESSIONAL OFFICES  
 5 Cambridge Drive Ocean View, New Jersey 08230  
 (609) 390-0332 • Fax: (609) 390-9204  
 CERTIFICATE OF AUTHORIZATION: 260270260

**DEMOLITION PLAN**  
 BLOCK 6701, LOT 3  
 TOWNSHIP OF FRANKLIN  
 GLOUCESTER COUNTY, NEW JERSEY

**JOSEPH H. MAFFEI**  
 PROFESSIONAL ENGINEER  
 N.J.P.E. LIC. #37894

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REVISION	DATE	BY
REV. PER ZONING BRD.	1-12-15	JLB
REV. PER ZONING BRD.	12-16-14	JLB
REV. PER PINELANDS	7-7-14	JLB
REV. PER PINELANDS	5-19-14	JLB



DATE: 3/14/14	DRAWN BY: JLB
SCALE: 1" = 30'	CHECKED BY: JHM
PROJECT #: 6745	SHEET: 2 OF 9