



Howell Township
P.O. Box 580
4567 Route 9 N.
Howell, NJ 07731-0580
(732) 938-4500

Date Issued:	7/18/2018
Application Number:	ZA-18-00698
Application Date:	7/17/2018
Project Number:	P-18-0495
Permit Number:	ZP-18-00687
Fee:	\$85.00 CHK 381

Land Use Certificate

Worksite **126 LOCUST AVENUE**
Location: **Howell Township, NJ 07731**

Owner: **DELLAS, LAURISSA**
Address: **126 LOCUST AVE**
HOWELL, NJ 07731

Applicant: **DELLAS, LAURISSA**
Address: **126 LOCUST AVE**
HOWELL, NJ 07731

Block: 28 Lot: 38 Qualifier: _____ Zone: ARE 3

This Certifies that an application for the issuance of a Land Use Certificate has been examined.

Present Use: Residential

☐ Non Conforming Use

☐ Non Conforming Structure

Proposed Use: In-Ground Pool

Work Description:

In-Ground Pool -

Decision Comments:

Approved for in-ground pool and spa per plan and application. Any changes to this plan or extensions of concrete must be reviewed by this office.

Application Approved Date: 7/18/2018

Upon review it was determined that the Land Use Certificate:

☒ Permitted by Ordinance

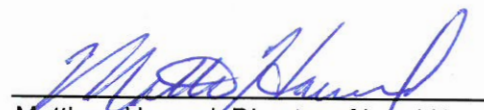
☐ Permitted by Variance approved on: _____

☐ Approved with Conditions

☐ Valid Nonconforming Use/Structure is established by

☐ Zoning Board of Adjustment

☐ Zoning Officer


Matthew Howard, Director of Land Use

7/18/2018

Date

Land Use Certificate

R.C. BURDICK, P.E. P.P. P.C.

1023 OCEAN RD. PT. PLEASANT, N.J. 08742

PHONE 732-892-5050

FAX 732-892-5888

LOT COVERAGE CALCULATIONS

126 LOCUST AVENUE

LOT 38, BLOCK 28

TOWNSHIP OF HOWELL

MONMOUTH COUNTY, NEW JERSEY

JULY 11, 2018

PROJECT NO. 18-7186

LOT AREA	34,597 +/- SF	
HOME	1,096 +/- SF	3.2 %
GARAGE	578 +/- SF	
SHEDS	241 +/- SF	
TENT	121 +/- SF	
EXIST. BUILDING COVERAGE	2,036 +/- SF	5.9%
EXISTING BUILDINGS	2,036 +/- SF	
FRONT STEPS & WALLS	4,189 +/- SF	
DRIVEWAY	2,196 +/- SF	
FRONT & SIDE PAVER WALKS	415 +/- SF	
REAR PAVER PATIO	217 +/- SF	
ABOVE GROUND POOL	264 +/- SF	
POOL DECK	121 +/- SF	
POOL EQUIPMENT	4 +/- SF	
EXIST IMPERVIOUS COVERAGE	9,442 +/- SF	27.3%
PROPOSED POOL	307 +/- SF	
PROPOSED SPA	50 +/- SF	
PROPOSED CONCRETE PATIO	1,532 +/- SF	
PROPOSED EQUIPMENT PAD	18 +/- SF	
TOTAL PROPOSED IMPERVIOUS	1,907 +/- SF	5.5%
ABOVE GROUND POOL TO BE REMOVED	-264 +/- SF	
POOL DECK & EQUIP. TO BE REMOVED	-125 +/- SF	
TENT TO BE REMOVED	-121 +/- SF	
TOTAL IMPERVIOUS COVERAGE	10,839 +/- SF	31.3%



Robert C. Burdick NJPE 30929

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

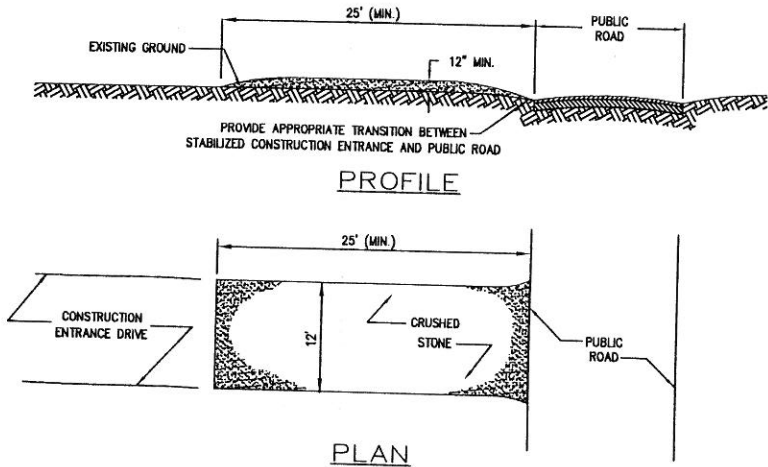
1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. IN THAT N.J.S.A. 4:24-39 *et seq.* REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 - 2 1/2 TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES, AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF ONE TO TWO INCH (1"-2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION TO BE SEED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A pH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/1,000 SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A pH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STANDARD FOR DEWATERING.
15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AREAS AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

SEEDING NOTES

1. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED. TEMPORARY AND PERMANENT SEEDING MIXTURES SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL:

TEMPORARY SEEDING
PERENNIAL RYEGRASS ● 1.0 LB. PER 1000 S.F.

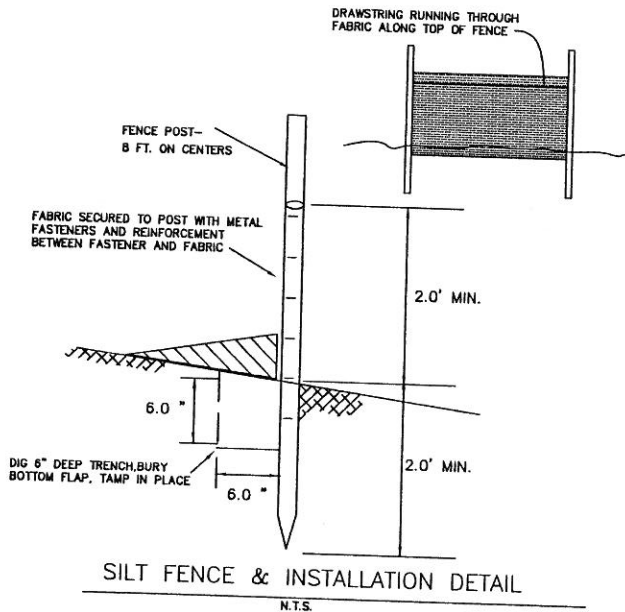
PERMANENT SEEDING
HARD FESCUE AND/OR STRONG
CREEPING RED FESCUE ● 4.0 LBS PER 1000 S.F.
PERENNIAL RYEGRASS ● 1.0 LB PER 1000 S.F.
KENTUCKY BLUEGRASS ● 1.0 LB PER 1000 S.F.
2. ALL SEEDING AND MULCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. SEED GERMINATION SHALL BE TESTED WITHIN 12 MONTHS OF PLANTING DATE. ADDITIONAL SEEDING SHALL BE PERFORMED IF LESS THAN 50% OF SEED GERMINATION RATES RESULT.
4. TEMPORARY SEEDING TO BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING. IF ANY SERIOUS EROSION PROBLEMS OCCUR, THE ERODED AREAS SHALL BE REPAIRED WITH A MULCH AS INDICATED IN NOTE NO. 5.
5. MULCH SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT A RATE OF 3 TONS PER ACRE SPREAD UNIFORMLY AT 70 TO 90 POUNDS PER 1000 SF ANCHORED IN ACCORDANCE WITH NEW JERSEY SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
6. LIMESTONE AND FERTILIZER TO BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE 10-20-10 WITH 50% WATER INSOLUBLE NITROGEN APPLIED AT A RATE OF 11 POUNDS PER 1000 SF OR AS DETERMINED BY A SOIL TEST. LIMESTONE FOR TEMPORARY SEEDING SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE UNLESS SOIL TESTING INDICATED OTHERWISE.
7. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREAS ARE TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE NO. 5.



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

CONSTRUCTION SPECIFICATIONS

1. - STONE SIZE - USE ASTM C-33, SIZES No. 2 OR 3, USED CRUSHED STONE.
2. - LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. - THICKNESS - NOT LESS THAN 8 INCHES.
4. - WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.



SILT FENCE & INSTALLATION DETAIL
N.T.S.

NO.	DATE	DESCRIPTION	BY

SOIL EROSION & SEDIMENT CONTROL
NOTES & DETAILS

LOT 38, BLOCK 28
HOWELL TOWNSHIP

MONMOUTH COUNTY, NEW JERSEY

R.C. BURDICK, P.E., P.P., P.C.
CONSULTING ENGINEERS • SURVEYORS
PLANNING • ENVIRONMENTAL PERMITTING

1023 OCEAN ROAD
POINT PLEASANT, NJ 08742
(732)892-5050 FAX (732)892-5888

ROBERT C. BURDICK
PROFESSIONAL ENGINEER #30929
PROFESSIONAL PLANNER #04383

DATE:
7/11/18

SCALE:
NTS

JOB No.:
18-7186

SHEET

1 OF 1

