

**BOROUGH OF MIDLAND PARK  
ORDINANCE # 12-06**

**“AN ORDINANCE PROVIDING FOR THE SUBMISSION OF A PLOT PLAN  
IN CONNECTION WITH NEW CONSTRUCTION AND ESTABLISHING  
PROCEDURES IN CONNECTION THEREWITH.”**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Midland Park, in the County of Bergen, and State of New Jersey as follows:

**Section 1. Plot Plan Required.**

A. Before a construction permit is issued for any proposed new single-family dwelling, a new two-family dwelling, a multiple-family dwelling or townhouse (all as same are defined in Chapter 34-3 of the Zoning Ordinance of the Borough of Midland Park), the Construction Code Official shall forward to the Borough engineer for approval a plot plan provided by the owner or his designee drawn to a scale of not less than one (1) inch equals twenty (20) feet, prepared by a licensed professional engineer or land surveyor, showing the following:

1. Actual location of the proposed dwelling, with ground floor and garage floor elevations and building heights.
2. Proposed front, rear and side yard setbacks.
3. Means of foundation drainage and any subsurface drainage structures, drainage inlets or seepage fields.
4. All existing trees over six (6) inches in diameter and trees to be removed.
5. All existing and proposed utility and sanitary sewer connections.
6. All easements, with purpose and/or owner.
7. Dimensions and locations of proposed curb opening for driveways.
8. All existing and proposed contours for the subject lot and existing contours for adjacent lots to adequately demonstrate proposed surface water flows.
9. All existing and/or proposed on- and off-site improvements in close proximity to the subject lot.
10. Percolation test locations and rates. Percolation test must be witnessed by the Borough engineer.
11. New Jersey flood hazard areas, floodway and freshwater wetlands limits.
12. Details pertaining to the sanitary sewer connection for the property.

B. Within forty-five (45) days of receipt of the plot plan, the Borough engineer shall issue a report to the Construction Code Official with his/her recommendations. The Borough engineer shall include, but not be limited to, the following factors in evaluating such plot plans:

1. Surface and subsurface drainage.
2. Preservation of trees and landscaping.
3. Suitability of proposed utility connections.
4. Soil erosion control.
5. Any other factor relating to the health, safety and welfare of the public.
6. Suitability of existing streets, storm drainage and emergency access to the subject or surrounding sites affected by proposed construction.

C. Upon completion of the construction of a building or structure foundation, an as-built foundation location plan prepared by a licensed land surveyor shall be submitted to the Construction Code Official and Borough engineer for review and approval. The location plan shall indicate foundation setbacks from property and building lines and indicate finished floor elevators.

D. Upon completion of construction approval on the plot plan, prior to the issuance of a certificate of occupancy, an as-built plan of the site shall be submitted to the Borough engineer which provides the following information and details (except for the provisions of an as-built foundation location survey):

1. All topographic information provided on the approved plot plan.
2. Final utility connections with reference ties to building corners.
3. Final surface contours at two (2) foot intervals.
4. Location of all underground structures with reference ties to building corners.
5. Finished floor elevations.
6. Spot elevations at all building corners, drainage structures, sewers, driveway property limits, walls and/or other structures.
7. Topographical information within the public right-of-way surrounding the site.
8. Property survey boundary data.
9. All other information deemed necessary by the Borough engineer or Construction Code Official to determine consistency with the approved development application or building permit.

E. The initial deposit for engineering review and inspection costs in connection with a plot plan approval shall be in the amount of Five Hundred (\$500.00) Dollars. Any unused portion of the escrow shall be refunded to the owner. In the event that the initial engineering escrow is exhausted, the owner shall replenish the escrow in an amount reasonably determined by the Borough engineer.

This Section shall not apply to additions or alterations to existing structures except if such addition or alteration increases the footprint by five hundred (500) square feet or greater.

### **Section 2. Severability.**

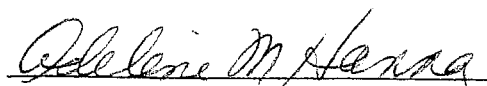
If any section, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not effect, impair, or invalidate the remainder of this Ordinance but shall be confined in its effect to the section, sentence or other part of this Ordinance directly involved in the controversy which such judgment shall be rendered.

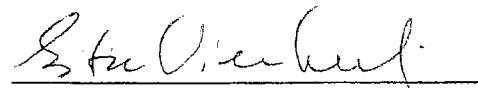
### **Section 3. Inconsistent Ordinances Repealed.**

All ordinances or parts or ordinances which are inconsistent with the provisions of this ordinance are hereby repealed, but only to the extent of such inconsistencies.

### **Section 4. Effective Date.**

This Ordinance shall take effect immediately upon final passage and publication as provided by law.

  
Adeline M. Hanna, Borough Clerk

  
Ester Vierheilig, Mayor