

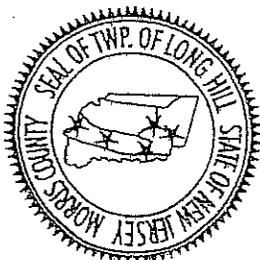
# TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

## APPLICATION FOR DEVELOPMENT

TOWNSHIP OFFICES:  
915 Valley Road  
Gillette, NJ 07933  
(908) 647-8000  
FAX (908) 647-4150



TYPE OF APPROVAL REQUESTED:

APPLICATION NO. \_\_\_\_\_

- |  |  |  |                                   |
|--|--|--|-----------------------------------|
| <input type="checkbox"/> Site Plan:            | <input type="checkbox"/> Concept Plan      | <input type="checkbox"/> Development Permit        | Variances:                        |
| <input type="checkbox"/> Administrative Waiver | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Dev. Permit Waiver        | <input type="checkbox"/> Use (d)  |
| <input type="checkbox"/> Waiver                | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Admin. Dev. Permit Waiver | <input type="checkbox"/> Bulk (c) |
| <input type="checkbox"/> Minor                 | <input type="checkbox"/> Preliminary       | <input type="checkbox"/> Conditional Use           | <input type="checkbox"/> (a)      |
| <input type="checkbox"/> Preliminary           | <input type="checkbox"/> Final             | <input type="checkbox"/> Unimproved Road           | <input type="checkbox"/> (b)      |
| <input type="checkbox"/> Final                 | <input type="checkbox"/> Other             |  |                                   |

Location of Property \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Zone \_\_\_\_\_

Applicant \_\_\_\_\_

Phone: \_\_\_\_\_ You *must* indicate: [ ] listed [ ] unlisted Fax: \_\_\_\_\_  
E-mail \_\_\_\_\_

Address \_\_\_\_\_

Owner \_\_\_\_\_

Phone: \_\_\_\_\_ You *must* indicate: [ ] listed [ ] unlisted

Address \_\_\_\_\_

Attorney \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail \_\_\_\_\_

Address \_\_\_\_\_

Engineer \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail \_\_\_\_\_

Address \_\_\_\_\_

Dates and types of prior development applications for this property: \_\_\_\_\_

Type of Use Proposed:  Change in occupancy utilizing existing facilities  
 Addition(s) or expansion of existing facilities  
 All new construction  Site work only  Other

Present (or previous) use \_\_\_\_\_

Proposed use \_\_\_\_\_

Number of Employees \_\_\_\_\_ Business hours \_\_\_\_\_

I hereby give consent for the Long Hill Township Board Members and Consultants to enter upon the subject property for the purpose of reasonable inspections to investigate representations made herein.

Applicant's Signature(s) \_\_\_\_\_

\_\_\_\_\_  
Indicate title if corporation or partnership

DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY

Application Fee: \_\_\_\_\_ Escrow Fee: \_\_\_\_\_ Approving Agency: PB [ ] BOA [ ]

Application Filed: \_\_\_\_\_ Accepted as Complete: \_\_\_\_\_

Board Action Required By: \_\_\_\_\_

\_\_\_\_\_  
Dawn V. Wolfe  
Planning & Zoning Administrator

VARIANCE RELIEF

A. Application is hereby made for:

\_\_\_\_\_ Hardship or practical difficulties (See N.J.S.A. 40:55D-70c)

\_\_\_\_\_ Use and/or structure (See. N.J.S.A. 40:55D-70d)

B. Property Description:

Lot size: \_\_\_\_\_

Size of building: \_\_\_\_\_ S.F.      No. of stories: \_\_\_\_\_

C. This request for variance relief consists of: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

for the purpose of \_\_\_\_\_

D. If application includes both a use variance and either a site plan, subdivision, flood plain permit or conditional use relief, then indicate which of the following is presently being sought by the applicant:

\_\_\_\_\_ 1. Applicant is presently only seeking the use variance(s) with the subsequent relief to be considered following the granting of the use variance (bifurcate the application).

\_\_\_\_\_ 2. Applicant is presently seeking all of the necessary relief.

E. Has there been a previous variance appeal or approval of any development application, i.e., site plan, subdivision or conditional use involving the premises?

\_\_\_\_\_ Yes    \_\_\_\_\_ No

If so, state the date, application no., character of appeal and disposition.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

F. If the application is made for a bulk variance, explain the following:

1. How will the strict application of the provisions of the ordinance result in practical difficulties or hardship inconsistent with the general purpose or intent of the ordinance?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. What are the exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property which do not apply generally to other properties in the same zone or neighborhood?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variance or eliminate the necessity for a variance?

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4. Explain how the proposed variances can be granted:

a. without substantial detriment to the public good.

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b. without substantially impairing the intent and purpose of the Zoning Ordinance or Zone Plan.

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G. If the application is made for a use variance, explain the following:

1. Explain how the proposed use can be granted without substantial detriment to the public good.

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2. Explain how the proposed use can be granted without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance.

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3. List the "special reasons" presented by the application.

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4. List here any "hardship" related to the nature of the land and/or the neighborhood and which prevents reasonable utilization of the property for any permitted use.

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H. List all witnesses expected to testify:

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**PLEASE NOTE:** If the applicant is a corporation, it must be represented by an attorney when it appears before the Board. A disclosure of corporate owners/partners must also be filed with the application.

**TOWNSHIP OF LONG HILL  
LAND USE APPLICATION CHECKLIST  
Adopted March 28, 2012**

Item Number	Submission Requirements						Item Description	Applicant Mark	Status	Township Mark	Notes / Land Use Ordinance Reference
	Planning Board or Board of Adjustment		Board of Adjustment		Variance						
	Minor	Major	Final	Final	(a) & (b)	(c)					
1	*	*	*	*	*	*	*	Complies			
2	*	*	*	*	*	*	*	Complies			
3	*	*	*	*	*	*	*	Complies			
4	*	*	*	*	*	*	*	Complies			
5	*	*	*	*	*	*	*	Complies			
6	*	*	*	*	*	*	*	Complies			
7	*	*	*	*	*	*	*	Complies			
8	*	*	*	*	*	*	*	Complies			
9	*	*	*	*	*	*	*	Complies			
10	*	*	*	*	*	*	*	Complies			
11	*	*	*	*	*	*	*	Complies			
12	*	*	*	*	*	*	*	Complies			
13	*	*	*	*	*	*	*	Complies			





**TOWNSHIP OF LONG HILL  
LAND USE APPLICATION CHECKLIST  
Adopted March 28, 2012**

Item Number	Site Plan Waiver	Submission Requirements				Board of Adjustment 40:55D-70 Variance (a) & (b) (c) (d)	Item Description	Applicant Mark	Status	Township Mark	Notes / Land Use Ordinance Reference
		Planning Board or Board of Adjustment		Major							
		Minor	Site Plan	Prelim	Final						
		Subdivision	Site Plan	Subdivision	Site Plan						
40	*	*	*	*	*	All means of vehicular access and egress to and from the site onto public streets, showing the site and the location of curb cuts, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, site triangles, required right-of-way dedication areas and other proposed devices necessary to promote a safe traffic circulation pattern.		Complies Waiver			
41	*	*	*	*	*	Calculations verifying suitable capacity of proposed pipes, swales, and other drainage features.		Complies Waiver			
42	*	*	*	*	*	Depiction of the colors, textures, and other related features of all proposed buildings and structures.		Complies Waiver			
43	*	*	*	*	*	The proposed location, direction of illumination, power and type of proposed outdoor lighting, including details of lighting poles, light fixtures and foot candle limits.		Complies Waiver			
44	*	*	*	*	*	A section or staging plan, if proposed, indicating the portion of the tract to be considered for approval as part of the current application and the relationship of the portion of the tract to the remaining land area, including all applicable comparisons such as parking spaces, building coverage, lot coverage, open space areas and number of lots.		Complies Waiver			
45	*	*	*	*	*	Details and locations of all accessory structures including fences, trash enclosures, recycling areas, etc.		Complies Waiver			
46	*	*	*	*	*	The location and design of any off-street parking and loading areas, showing size and location of parking stalls, loading area, aisles and barriers, curbing, sidewalks, and paving specifications.		Complies Waiver			
47	*	*	*	*	*	All additional details required at the time of preliminary approval, including a copy of the resolution of approval by the approving authority.		Complies Waiver			
48	*	*	*	*	*	Statement of facts in support of an application pursuant to NJAC 40:55D-70.		Complies Waiver			
49	*	*	*	*	*	Plans, profiles, cross-sections and construction details, horizontal and vertical alignments of the centerline of all proposed streets and of all existing streets abutting the tract, as well as similar details on curbing, sidewalks, storm drains, drainage structures and cross-sections every fifty (50) feet of all proposed streets and of all existing streets abutting the tract. Sight, triangles, the radius of curb lines and street sign locations shall be clearly indicated at the intersections.		Complies Waiver			
50	*	*	*	*	*	A Final Plat prepared in accordance with the Map Filing Law, N.J.S.A. 46:23-9. All dimensions, angles and bearings must be tied to at least two (2) permanent monuments not less than three hundred (300) feet apart and all information shall be indicated on the plat. At least one corner of any subdivision shall be tied horizontally to the New Jersey State Plane Coordinate system and vertically to the U.S. Geodetic Survey System, with the data on the plat as to how the bearings were determined.		Complies Waiver			
51	*	*	*	*	*	All additional details required at the time of preliminary approval including a copy of the resolution of approval by the approving authority.		Complies Waiver			
52	*	*	*	*	*	Detailed engineering data including: (a) Final cross sections, plans, profiles and established grades of all streets, aisles, lanes and driveways and construction documents (plans and specifications or reference to ) for all public improvements; and (b) Final plans and profiles of all storm and sanitary sewers and water mains.		Complies Waiver			

**TOWNSHIP OF LONG HILL  
LAND USE APPLICATION CHECKLIST  
Adopted March 28, 2012**

Item Number	Submission Requirements				Item Description	Applicant Mark	Status	Township Mark	Notes / Land Use Ordinance Reference
	Planning Board or Board of Adjustment		Board of Adjustment						
	Minor Adjustment	Major Adjustment	Variance 40:55D-70	(a) & (b) (c) (d)					
53	Site Plan Waiver	Subdivision Site Plan	Subdivision Site Plan	Subdivision Site Plan	Copies of any organization documents applicable to homeowners or condominium association or open space organization established to maintain common elements, such as articles of incorporation, the Master Deed, any membership rules, regulations and/or by-laws, if same is to be used to guarantee the maintenance of common elements.	Complies	Waiver		
54			*	*	Upon the completion of the installation of all utilities, the applicant shall provide the Township with four (4) copies of "as built" plans showing the installed location of all structures and utilities to be distributed to: Planning and Zoning Administrator, Township Engineer, Construction Official and Zoning Officer.	Complies	Waiver		
55	*				Any proposed changes to the building facade, parking lot/areas, site lighting, landscaping, dumpster size/location, or other site improvements shall be shown.	Complies	Waiver		

- Notes:
1. The approving authority may request additional information of any applicant seeking variance approval if said information is deemed necessary by the Board to make an informed opinion on the application, except that the request for such additional information shall not be considered grounds to deem any application incomplete.
  2. The approving authority may waive submission of any information required of variance or waiver applications in appropriate cases and for specific applications, after first considering the opinion of the Technical Review Committee on the waiver request made by the applicant.

Name of Applicant \_\_\_\_\_

Name of Owner \_\_\_\_\_

Project Name \_\_\_\_\_

Location: Block # \_\_\_\_\_ Lot# \_\_\_\_\_ Street Address: \_\_\_\_\_

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

**REQUIREMENT FOR INITIAL  
PROFESSIONAL REVIEW ESCROW DEPOSIT**

**Sec. 182** of the Long Hill Township Zoning Ordinance entitled “Schedule of Fees and Escrow Deposits” states that every application which is filed shall be accompanied by an initial escrow deposit of six hundred seventy five dollars (\$675.00) to defray the costs incurred during the completeness review process. This initial deposit shall be credited towards the total escrow deposit required in Sec. 182. Payment of this initial escrow deposit shall not constitute payment of fees for completeness purposes.

All initial escrow deposits **must be accompanied by a completed Escrow Management Service Sub Account Deposit Ticket** which may be obtained by contacting Dawn Wolfe, Planning & Zoning Administrator, at (908) 647-8000, Ext. 218 or at [pzadm@longhillnj.us](mailto:pzadm@longhillnj.us).



**LAND DEVELOPMENT REVIEW  
APPLICATION PROCEDURES**

**SUBMISSION REQUIREMENTS:**

Subdivision – All subdivisions must be submitted to the County Planning Board for review.

Major Subdivisions – will be reviewed for County approval

Minor Subdivisions – will be reviewed to determine:

1. If the project fronts along a County road; and/or
2. If the project will affect any County drainage facilities.

For those minor subdivisions which meet either one or both of the above criteria, the project will be reviewed for approval. If a minor subdivision does not meet either criteria, an exemption letter will be sent.

Site Plans – Site Plans will be reviewed to determine:

1. If the project fronts along a County road; and/or
2. If the project contains an amount of impervious surface equal to or greater than one acre (43,560 sq. ft.)

For those site plans which meet either one or both of the above criteria, the project will be reviewed for approval. If the site plan does not meet either criteria, an exemption letter is sent.

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**PROCEDURES:**

New applications must be submitted to the County Planning Board by the municipal approving authority or by the applicant and accompanied by the transmittal letter stating that the application has also been made to the municipal approving authority. Development applications revised in response to County Planning Board requirements may be submitted directly to the County Planning Board by the applicant.

Digital copy of final plat and fully signed paper copy of final plat are required prior to filing of final plat at the Morris County Clerk's Office.

**REVISIONS:**

Subdivision plats and site plans which are revised to comply with the County Planning Board requirements, or would alter a previous County Planning Board approval, must be resubmitted to the County Planning Board for review and approval.

**REPORTS:**

The County Planning Board has a statutory review period of thirty (30) days from the date of a complete submission. Upon completion of the County Planning Board review, a report will be mailed to the municipal approving authority with copies mailed to the applicant and his/her engineer. For those site plans and minor subdivisions found to be exempt, a notice of exemption will be mailed to the municipal approving authority.

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**SUBMISSION PACKAGE:**

A complete application consists of the following:

1. Two (2) completed copies of the County application form (on the reverse side).
2. Two (2) copies of the subdivision or site plan drawings.
3. Two (2) copies of the drainage study (if required by the County Land Development Standards or municipal ordinance).
4. Two (2) copies of the traffic impact study (if required by the County Land Development Standards or municipal ordinance).
5. Payment of the review fee in accordance with the fee schedule on the reverse side of this application. If no fee is included, the applicant will be billed and the project may not be reviewed until payment is received. No fee is required for resubmissions.

Package should be submitted via mail to:

Morris County Planning Board  
P.O. Box 900

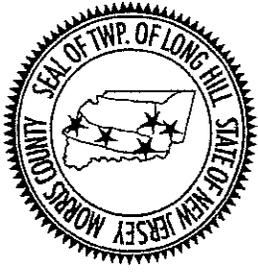
Or via personal delivery or overnight to:

Morristown, NJ 07963-0900  
30 Schuyler Place, 4<sup>th</sup> Floor  
Morristown, New Jersey

Questions, please call:

(973) 829-8120

(Revised 8/08)



# TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

TOWNSHIP OFFICES:  
915 Valley Road  
Gillette, NJ 07933  
(908) 647-8000  
FAX (908) 647-4150

## PROOF OF PAYMENT OF TAXES

Re: Application to [ ] Board of Adjustment [ ] Planning Board

Block No. \_\_\_\_\_

Lot No. \_\_\_\_\_

Location: \_\_\_\_\_

I certify that I am the owner of record of the property described hereon and in compliance with and/or N.J.S.A. 40:55D-39e; N.J.S.A. 40:55D-65h; and/ or Ordinance #32-88. I hereby request the Tax Collector to determine whether there are delinquent taxes/assessments due.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed or Typed  
Name of owner

## TAX COLLECTOR'S CERTIFICATION

I DECLARE THAT:

[ ] All taxes have been paid.

[ ] All assessments due have been paid.

For Office Use:  
and due:

[ ] The following are delinquent

Water Source: [ ] City  
[ ] Well

Sewage Disposal: [ ] Sewer  
[ ] Septic

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Tax Collector

Visit our website: [www.longhillnj.us](http://www.longhillnj.us)

LONG HILL TOWNSHIP  
COUNTY OF MORRIS

MILLINGTON, STIRLING, GILLETTE, MEYERSVILLE, HOMESTEAD PARK

INFORMATION REGARDING  
SOIL EROSION AND SEDIMENT CONTROL CERTIFICATION

The State of New Jersey Soil Erosion and Sediment Control Act, Chapter 251, P.L. 1975 defines a project which requires a soil erosion and sediment control certificate as "any disturbance of more than 5,000 square feet of the surface area of land:

- (1) for the accommodation of construction for which the State Uniform Construction Code would require a construction permit, except that the construction of a single-family dwelling unit shall not be deemed a "project" under this act unless such unit is part of a proposed subdivision, site plan, conditional use, zoning variance, planned development or construction permit application involving two or more such single-family dwelling units,
- (2) for the demolition of one or more structures,
- (3) for the construction of a parking lot,
- (4) for the construction of a public facility,
- (5) for the operation of any mining or quarrying activity, or
- (6) for the clearing or grading of any land for other than agricultural or horticultural purposes".

Soil Erosion and Sediment Control Certifications must be obtained from:

Morris County Soil Conservation District  
Court House  
Morristown, New Jersey 07960

Phone: (973) 285-2953 or 538-1552  
Fax: (973) 605-8195

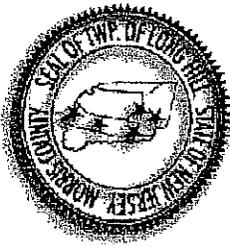
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Name of Project: \_\_\_\_\_

\_\_\_\_\_ This project does not involve work for which a Soil Erosion and Sediment Control Plan Certification is required from the Morris County Soil Conservation District.

\_\_\_\_\_ This project requires a Soil Erosion and Sediment Control Plan Certification from the Morris County Soil Conservation District. I certify that application has been made to the Morris County Soil District for this project.

-----  
Signature \_\_\_\_\_

\_\_\_\_\_  
(Print or type name)



# TOWNSHIP OF LONG HILL ENVIRONMENTAL COMMISSION

<http://www.longhillnj.us/boards/envirocomm.html>

GILLETTE • HOMESTEAD PARK • MEYERSVILLE • MILLINGTON • STIRLING

**Township Offices:**  
915 Valley Road  
Gillette, NJ 07933  
Tel.: 908-647-8000  
Fax.: 908-647-4150

Dear Applicant/Homeowner:

The Long Hill Township Environmental Commission helps to improve local decision-making by integrating environmental policies into local plans and projects. When applications for development come before the Planning Board and the Zoning Board of Adjustment we review these proposals for their impacts on flooding and runoff, stormwater management, open space needs, water and air quality, plant and animal habitat, and so forth.

Whether you are building a new home from the ground up or modifying your existing home, there are important environmental considerations. It has been our experience that applications progress more smoothly through the hearing process when environmental issues have been fully addressed in the initial application. The discovery of these issues during the hearing almost always leads to unnecessary delays and expensive modifications of the plans.

While the Boards are not bound to consider the issues raised by the Environmental Commission, in the past, these issues have affected the outcomes of applications. For this reason, the Environmental Commission, in consultation with the Planning Board and the Zoning Board of Adjustment, prepared this handout to advise applicants in advance of a hearing, of some of the common issues that arise during the application process.

We recommend that you read through the following pages to identify issues that are likely to apply to your project. This will help you to work with your design engineer or planner to make sure that your application already contains all of the necessary details when you first come before the Board. You can then share with the Board, either in advance of the hearing, or during your presentation at the hearing, what steps you have taken to address the issues that apply to your project. As a result of this effort, the hearing process will be more expeditious, efficient, and cost-effective.

In preparing this handout, we made every effort to ensure that it is consistent with the Municipal Land Use Law (MLUL). If, however, there is any inconsistency between the advice in this handout and the MLUL, applicants are advised that the provisions of the MLUL supercede.

If you need any assistance or guidance in dealing with any of these issues please contact us by the email link on our website:

<http://www.longhillnj.us/boards/envirocomm.html>

## Some Common Questions

Here are some common questions that are asked by members of the Planning Board and the Zoning Board of Adjustment:

**Stormwater runoff:** Will your project increase impervious surfaces that lead to stormwater runoff?

New Jersey has strict statewide regulations that govern stormwater runoff and Long Hill has adopted some additional regulations beyond these because of the sensitive environmental features of the Passaic River and the Great Swamp. This will be one of the most carefully scrutinized aspects of your project, and careful planning can reduce your construction costs at the same time it will enhance the aesthetics of your property.

The essential element of these new regulations is that almost all of the water from rooftops, driveways, and other impervious surfaces must be recharged into the groundwater on your property. This represents a major shift from the old-style methods of collecting the runoff into underground pipes and sending it directly into nearby streams. This change not only helps to protect our streams and preserve our water supply, it will also make your property more attractive. Here are some of the things you can do:

The runoff from rooftops is clean water and represents a valuable resource if it can be recharged into the groundwater. One method of achieving this is to install a drywell, which is a special underground structure that collects the water and then permits it to gradually seep into the ground. Better still, this rooftop runoff can be incorporated directly into your landscaping plan by directing your rooftop runoff into a special rain garden. A rain garden is simply a specially prepared landscaping bed that has a bottom layer of course stone that is covered by permeable soil and mulch with attractive plants, shrubs, grasses, and where appropriate, trees. The combination of recharge into the groundwater and use of the water by the

plants will effectively handle the rooftop runoff in a very natural way.

The stormwater runoff from patios and walkways can also be handled in simple and attractive ways.

Rather than pouring a bed of concrete, asphalt or some other impervious surface, a much better alternative is to construct the surface in a manner that permits rainwater to filter through it. This can be accomplished by excavating the area to be covered, then placing a sub-layer of course stone, followed by a layer of landscaping cloth, then a layer of sand into which attractive bricks or paving stones are set. Most of the rainwater will then filter down through this porous bed and into the ground.

Driveways can be prepared in much the same way as walkways and patios, but sometimes special consideration must be given to the area immediately outside the garage if vehicles will be sitting there for long periods of time, if the area is likely to be used for lawnmower maintenance, if salt is likely to be applied, or other activities that might lead to harmful chemicals going into the groundwater. (Of course, these chemicals are also harmful if allowed to flow into a storm drain and then into the surface waters of nearby streams.) Some engineers and planners prefer to construct a driveway with an impervious surface and then direct the runoff into a specially constructed swale alongside the driveway. This swale can be planted with attractive shrubs and grasses that are tolerant to salt and actually help to remove salt and other chemicals from the runoff.

Please check the Environmental Commission website for photos and additional guidance on these methods.

**Land:** Are there any unusual features about your property such as steep slopes, bedrock, or shallow water table?

When these special features exist, it is almost always better to work with the land rather than trying to overpower the land with special engineering. Work closely with your engineer or planner to find the best locations for your house, driveway, or other aspects of your project. In general, board members will be looking for ways to minimize disturbance of the land.

**Water:** Is your property near a stream, wetlands, springs, or within a Flood Hazard Zone?

New Jersey has strict regulations that govern disturbance in or near these areas. You may need to obtain a special permit from the New Jersey Department of Environmental Protection (NJDEP) which can take several months and there may be limitations on the placement of structures that you plan to build. The Federal Emergency Management Administration (FEMA) may require special insurance for Flood Hazard Zones. Discuss this carefully with your engineer or planner.

Maps that show the major locations of streams and wetlands throughout the town are available in Town Hall. The Environmental Commission or the Township Engineer can provide some preliminary guidance to help you determine if it is advisable to hire a professional to submit documents to the NJDEP.

**Plants and animals:** Are there any rare or unusual plants or wildlife on or near your property? Mature trees?

One of the most common and most harmful practices during construction of new homes is the destruction of natural habitat during grading. If you are building a new home on a natural, wooded lot, you should work carefully with your planner or engineer to retain as much of the natural habitat as possible. When a home is carefully placed within

the natural terrain it takes on a mature appearance within a couple of years. By contrast, homes that are built on clear-cut lots with landscaping added on often take two or three decades to have a mature appearance.

It is especially important, and often a legal requirement, to protect special habitat. The Boards routinely seek alternatives to avoid the destruction of mature trees as a result of development. If you are fortunate enough to have the opportunity to place a home within a mature, natural environment, consultation with an arborist or wildlife biologist can be an excellent investment—it will enhance both the aesthetic value and the market value of your home.

**Native species:** Will your project include the planting of new trees and shrubs?

When replacing or adding new trees and shrubs, these should be carefully chosen. In New Jersey, deer damage is a major problem and you may save thousands of dollars by selecting plants that are not prone to destruction by deer. Another consideration is that plants that are not a part of the natural environment in New Jersey can sometimes become problematic because they can spread and crowd out other plants. The Environmental Commission has put together a list of plants that are native to New Jersey and classified them on the basis of their preferred habitat and resistance to damage by deer. The list is available on our website and attached hereto.

### Some Less Common Questions

**Pollution:** Will your project involve the storage, application, or disposal of any hazardous or toxic substances?

This is more often an issue in commercial settings rather than residential settings, but homeowners should be careful to design garage and storage areas away from locations where spills might lead directly to waterways or well heads.

**Infrastructure:** Will your project cause any increase in vehicular or pedestrian traffic? Will you be constructing or extending a roadway?

Once again, these considerations are more commonly involved with commercial operations, but sometimes a residential project requires the construction of either a long driveway or a private roadway. If your project requires this type of construction, work with your engineer to use low impact design that will reduce stormwater runoff and cause minimal damage to the environment.

**Water supply:** Will your project entail acquisition of water from a well? From surface waters?

In most instances homeowners will not be drawing from surface waters, but you may need to install a well. Check with your engineer or planner to make sure that you comply with state and local regulations for the installation of the well. Choose the site carefully to minimize land disturbance and minimize risk of contamination from sources such as septic systems. The Environmental Commission has worked with the Passaic River Coalition to develop a well head protection program that may be useful in guiding your plans.

**Demand for services:** Will your project entail extension of any existing utilities?

If your project involves the extension of utilities such as electricity, public water supply, or public sewers, discuss this carefully with your engineer to minimize disturbance of wetlands and other valuable natural resources.

**Conservation easements:** Are there any scenic or conservation easements on your property? Will your project require a change in land use?

This can be an important issue that should be discussed with your attorney, planner and design engineer to make certain that any and all restrictions on land use are known in advance of your project. If you have special features on your land such as

mature forests, steep slopes, scenic vistas, and so forth you may want to consider protecting these valuable natural resources in perpetuity by establishing your own deeded easement of protection. In addition to protecting valuable natural resources for future generations, you may also be able to realize tax benefits.

**Scenic impact:** Will your project block any views from neighboring properties? Will your project be significantly larger or taller than neighboring properties?

This is more often an issue for commercial property than for residential projects, but your lot layout should be done with careful consideration of the impact on neighboring properties. The future value of your home depends in part on the appearance of the entire neighborhood. Your home will be most valuable if it is a good fit within the neighborhood.

**Sociocultural impact:** Are there any known historical or archeological sites or structures older than 50 years on your property?

If your property has any historic or archeological features, you may be under some legal obligation to protect them. Even if there is no legal obligation, your property value may be enhanced if you preserve these features and incorporate them into your project.

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**Thank you for helping the Long Hill Township Environmental Commission to protect the natural resources of our town!**

*[Approved for distribution, 10OCT2006]*

Native Species	Latin Names	Comments on Site Conditions	Deer Resistance
<b>Flowering Trees</b>			
Flowering Dogwood	<u>Cornus florida</u>	Uplands; susceptible to blight in shade	OSD
Redbud	<u>Cercis canadensis</u>	Upland	OSD
Fringetree	<u>Chionanthus virginicus</u>	Moist but well-drained sites	
Sourwood	<u>Oxydendrum arboreum</u>	Moist sites	SSD
Shadbush (Juneberry)	<u>Amelanchier canadensis</u>	Upland	SSD
<b>Shade and Nut Trees</b>			
American beech	<u>Fagus grandifolia</u>	Upland	
Red Maple	<u>Acer rubrum</u>	Wetlands and uplands	SSD
Black Gum	<u>Nyssa sylvatica</u>	Wetlands and uplands	
Sweet Gum	<u>Liquidambar styraciflua</u>	Wetlands and uplands	OSD
Green Ash	<u>Fraxinus pennsylvanica</u>	Somewhat wet areas to uplands	SSD
White Ash	<u>Fraxinus americana</u>	Uplands	
Shagbark Hickory	<u>Carya ovata</u>	Uplands	
Pin Oak	<u>Quercus palustris</u>	Wetlands and uplands	OSD
Scarlet Oak	<u>Quercus coccinea</u>	Uplands	
Red Oak	<u>Quercus rubra</u>	Uplands	OSD
White Oak	<u>Quercus alba</u>	Uplands	OSD
Willow Oak	<u>Quercus phellos</u>	Uplands to slightly moist areas	
Black Walnut	<u>Juglans nigra</u>	Uplands	
Chestnut Oak	<u>Quercus prinus</u>	Uplands	OSD
Swamp White Oak	<u>Quercus bicolor</u>	Wetlands	
Sugar Maple	<u>Acer saccharum</u>	Rich soils, intermediate moisture	OSD
Black Cherry	<u>Prunus serotina</u>	Uplands	
Eastern Red Cedar	<u>Juniperus virginiana</u>	Uplands	SSD
<b>Native Shrubs</b>			
Spicebush	<u>Lindera benzoin</u>	Uplands	SSD
Northern Bayberry	<u>Myrica pennsylvanica</u>	Uplands to moderately moist areas	RD
Red or black chokeberry	<u>Aronia arbutifolia</u> or <u>melanocarpa</u>	Uplands and wetlands	SSD
Arrowwood <u>Viburnum</u>	<u>Viburnum dentatum</u>	Uplands to wetlands	RD
Blackhaw <u>Viburnum</u>	<u>Viburnum prunifolium</u>	Uplands	SSD

Native Species	Latin Names	Comments on Site Conditions	Deer Resistance
Mapleleaf Viburnum	<i>Viburnum acerifolium</i>	Uplands	
Winterberry holly	<i>Ilex verticillata</i>	Uplands	SSD
Inkberry Holly	<i>Ilex glabra</i>	Uplands: nice evergreen shrub	SSD
American Holly	<i>Ilex opaca</i>	Uplands	
Highbush blueberry	<i>Vaccinium corymbosum</i>	Uplands to moderately moist areas	OSD
Sweet Pepperbush	<i>Clethra alnifolia</i>	Uplands and wetlands	SSD
Virginia sweetspire	<i>Ilea virginica</i>	Wetlands	SSD
Silky dogwood	<i>Cornus amomum</i>	Uplands and wetlands	
Red Twig Dogwood	<i>Cornus stolonifera</i>	Uplands or wetlands	
Fragrant or shining sumac	<i>Rhus aromatica</i> or <i>copallina</i>	Uplands	RD
Elberberry	<i>Sambucus canadensis</i>	Uplands	SSD
Pinxterbloom or Pink azalea	<i>Rhododendron periclymenoides</i> or <i>nudiflorum</i>	Uplands – but not too sunny or dry	FSD
Witch hazel	<i>Hamamelis virginiana</i>	Uplands	SSD
Mountain laurel	<i>Kalmia latifolia</i>	Uplands	OSD
Rhododendron [native]	<i>Rhododendron maximum</i>	Moist uplands and wetland edges; needs sun; roots shallow	OSD
Chokecherry	<i>Prunus virginiana</i>	Uplands	

**NOTES:**

**UPLAND:** sites that are not water-saturated

**WETLANDS:** wooded or unwooded sites that are wet at least part of the year

Be sure you are getting the native species; often there are similar non-native plants in the same genus (for example, the native beech, *Fagus grandifolia*, vs. the European beech, *Fagus sylvatica*).

Try to ensure that seeds came from our region; importing genes from another part of a tree's range can cause "genetic pollution" and may dilute the tree's natural genetic diversity.

With any questions about whether a plant is native or not, feel free to contact Sara Webb, biology professor at Drew University (973-408-3550; [swebb@drew.edu](mailto:swebb@drew.edu))

From Rutgers Cooperative Research and Extension:

Deer Resistance:

**SSD** = Seldom severely damaged

**OSD** = Occasionally severely damaged

**FSD** = Frequently severely damaged

**RD** = Rarely damaged

**Invasive Exotic Trees and Shrubs**

These trees and shrubs are commonly sold in nurseries and are highly invasive. These trees shall not be used in landscaping. All are from countries other than the US. They grow aggressively, crowd out native species, and are not a good food source for native birds and animals. This is a short list. There are many others.

Bradford Pear (*Pyrus calleryana*)

Norway maple (*Acer platanoides*)

Princess tree (*Paulownia tomentosa*)

Tree of heaven (*Ailanthus altissima*)

Mimosa Tree (*Albizia julibrissin*)

Sawtooth Oak (*Quercus acutissima*)

Autumn olive (*Elaeagnus umbellata*)

Japanese barberry (*Berberis thunbergii*)

Butterfly bush (*Buddleia* spp.)

Winged Burning Bush (*Euonymus alata*)

Japanese, European, Border and Chinese Privet (*Ligustrum* spp.)

Multiflora rose (*Rosa multiflora*)

Tartarian and other exotic Honeysuckles (*Lonicera* spp.)

Wisteria

Black Locust (*Robinia pseudacacia*)