DEVELOPMENT

Development shall mean any man-made change to improve or unimproved real estate including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of Special Flood Hazard.

DEVELOPMENT PERMIT

Application for a Development Permit is required within designated Special Flood Hazard Zones pursuant to Section 6.0, Flood Damage Prevention, and Chapter 29 of the Township of Berkeley. Application for a development permit shall be made only on the forms provided by the Flood Mitigation Officer and may include, but not limited to plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question, as well as existing or proposed structures, fill, grading, paving, excavation or drilling operations or storage of equipment or materials and the location of the foregoing.

FREEBOARD

Freeboard shall mean a factor of safety usually expressed in feet above the base flood elevation. Freeboard tends to compensate for many unknown factors that could contribute to flood heights greater than the base flood elevation. Berkeley Township has adopted a one (1) foot freeboard.

DESIGN FLOOD ELEVATION

Design Flood Elevation (DFE) refers to the locally adopted regulatory flood elevation. The DFE will always exceed the base flood elevation (BFE + 1 Freeboard + Design Flood Elevation).

FOUNDATION INSPECTION REQUIREMENTS

For New Construction and Additions, a foundation location survey for a building located in a flood plain shall include a Flood Hazard Certificate, as required by N.J.A.C. 5:23-2 18(b) 1.ii(2)
FLOOD HAZARD AREA CHECKLIST

INFORMATION REQUIRED

A Submission of a Grading Plan is required, in Compliance with Chapter 11.1.5 of the Code of the Township of Berkeley. Additionally the plans must show the following:

THE FOLLOWING APPLIES ON GRANTED GRADING PLAN WAIVERS:

All elevations on the plan shall be based on the "National Geodetic Vertical Datum of 1929".

The exact size, shape, location and elevation of existing and proposed structures on any fill or regarding the elevation shall be in relation to mean sea level of the lowest habitable finished floor, including basements. This should include a one (1) foot freeboard to the lowest habitable finished floor including basement for all new and substantially improved structures.

Elevation in relation to mean sea level to which any structure has been flood proofed.

Certification by a Professional Engineer or Architect that the flood proofing methods meet the flood proofing criteria of the Township Code for nonresidential structures.

The description of the extent of any watercourse, which will be altered and/or relocated as the result of the proposed development must show exact location of the floodway and flood hazard area limits.

The location, layout and elevation of existing and proposed parking areas, driveways, drainage, sewer and water facilities including connections, plantings, seedlings, fences, signs and other information shall be required for an elevation effecting the development upon flood control.
PRIOR APPROVAL LIST

____ZONING OFFICIAL

____PLANNING BOARD

____BOARD OF ADJUSTMENTS

____HEALTH DEPARTMENT (SEPTIC SYSTEM)

____SEWER/UTILITY AUTHORITY (CONNECTION APPROVAL)

____MUNICIPAL ENGINEER (GRADING PLAN)

____WATERFRONT DEVELOPMENT/CAFRA

____FRESH WATER WETLANDS

____LETTER OF MAP REVISION

____SOIL CONSERVATION

____ZANE LETTER (BULKHEADS)
RESIDENTIAL BUILDING PLAN REQUIREMENTS

- Two (2) sets of floor plan showing the existing and proposed work (all rooms must be identified).
- Structural details including foundation, floor, wall, ceiling and roof assemblies.
- Soil report for load bearing values of soil on waterfront property and properties EAST of Route 9.
- Anchoring details of foundation, floor, walls and roof assembly. Building must be designed to resist all loads, including flood, wind and uplift, during flooding events.
- Location of all utilities (boilers, furnaces, air conditioning, water heaters, pumps, duct work, etc). All utilities must be above the DFE. Sunken tubs are prohibited below the DFE.
- All outdoor air-conditioning units, oil or propane tanks must be elevated and anchored above the DFE (see TB 1).
- (All buildings in the flood hazard area). The finished ground level of an under floor space such as a crawl space must be equal to or higher than the outside finished ground level.
- All building material used below the DFE must be of food resistive material (TB 2).
- Indicate the type of material used for foundation, floor framing, insulation, walls and floor finishes.
- Structures in VE Zone must be designed and certified by a licensed Professional Engineer or Architect including breakaway walls
- Decks in a VE Zone may not be lower than then lowest horizontal member of the main structure (if attached to the structure).

ESTIMATED COST OF CONSTRUCTION

To determine estimated cost of construction the applicant shall submit to the Construction Official such cost data as may be available produced by the architect, engineer or record, estimating firm or contractor. A bona fide contractors bid shall be submitted. The Construction Official shall have the final decision regarding the estimated cost.
FLOODPLAIN DEVELOPMENTS PERMIT
APPLICATION

*Form to be filled out in duplicate

SECTION 1: GENERAL PROVISIONS (Applicant to read and sign),

1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until a permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Compliance is issued.
5. Work must commenced within six (6) months of issuance or permit expires.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements.
7. Applicant hereby gives consent to the Local Administrator or his/her representative to make reasonable inspections that are required to verify compliance.

THE APPLICANT CERTIFIES THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THE APPLICATION ARE TO THE BEST OF MY KNOWLEDGE TRUE AND ACCURATE.

Applicants Signature ____________________________ Date ______________

SECTION 2: PROPOSED DEVELOPMENT (To be completed by Applicant),

Applicants
Name/Address/Phone ____________________________________________

Builders
Name/Address/Phone ____________________________________________

Engineers
Name/Address/Phone ____________________________________________

Project Location: To avoid delay processing the application, please provide information to easily identify the project location. Provide the street address, lot and block number or legal description (attach copy of survey if available).

Address ____________________________ Block ____________ Lot ____________
DESCRIPTION OF WORK  (check all applicable boxes)

A. ACTIVITY

_____ New Structure
_____ Addition
_____ Alterations
_____ Relocation
_____ Demolition
_____ Replacement
_____ Elevated Structure
_____ Substantial Improvement
_____ Accessory Structure

STRUCTURE TYPE

_____ Residential (1-4 Family)
_____ Residential (More than 4 family)
_____ Non-Residential (Flood proofing) ____ Y/N
_____ Combined Use ((Residential/Commercial)
_____ Manufactured (Mobile) Home
(____ In Manufactured Home Park) ____ Y/N
_____ Bulkhead
_____ In ground Pool

ESTIMATED COST OF PROJECT

$__________________________________________

B. OTHER DEVELOPMENT ACTIVITIES

_____ Clearing  _____ Fill  _____ Mining  _____ Drilling  _____ Grading

_____ Excavation (except for structural development checked above).

_____ Watercourse Alteration (including dredging/channel modifications)

_____ Drainage Improvements (Including Culverts

_____ Road, Street or Bridge Construction

_____ Subdivision (New or Expansion)

_____ Individual Water or Sewer System

_____ Other ________________________________
SECTION 3: FLOODPLAIN DETERMINATION (TO BE COMPLETED BY LOCAL ADMINISTRATOR)

The proposed development is located on FIRM Panel #___________ Dated ____________

The proposed development:

____ Is NOT located in a Special Flood Hazard Area- NO FLOODPLAIN DEVELOPMENT.

____ Is partially located in SFHA, but building is not.

____ Is located in SFHA. FIRM ZONE designations is ____________________________

"100-Year" flood elevation at the site ______________ ft. NGVD (MSL)

____ Is located in the floodway. FBFM Panel #__________ Dated ____________

(if different from FIRM panel and date)

_________________________________________

Signed

APPEALS:
APPEALS TO THE BOARD OF APPEALS _____ YES _____ NO

HEARING DATE

APPEALS BOARD DECISION-APPROVED? _____ YES _____ NO

REASON AND CONDITIONS:

________________________________________

________________________________________

________________________________________

SECTION 6: AS-BUILT ELEVATIONS (To be submitted by Applicant before Certification of Compliance is issued.

The following information must be provided for structures that are part of this application. The section must be completed by a professional engineer or licensed land surveyor (or they may attach a certification to the application) COMPLETE 1 & 2.
1. Actual (AS-BUILT) Elevation of the top of the lowest floor, including basement 
   (In Coastal High Hazard Areas), bottom of lowest horizontal structural 
   member of the lowest floor, (excluding piling(s) and columns) is: ________ ft. 
   NGVD (MSL)

2. Actual (AS-BUILT) Elevation of flood proofing protection is _________ ft. 
   NGVD (MSL)

SECTION 7: AS-BUILT ELEVATION (To be submitted by 
LOCAL ADMINISTRATOR)

The Local Administrator will complete this section as applicable based on inspection of 
the project to ensure compliance with Berkeley Township's law for flood damage 
protection.

INSPECTIONS: 

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SECTION 8: CERTIFICATE OF COMPLIANCE

CERTIFICATE OF COMPLIANCE ISSUED: ____________________________

BY ____________________________ DATE ____________________________