

## APPLICATIONS FOR CHANGE IN GRADE

### § 140-116. Protection of natural features.

A. Existing natural features such as streams, lakes, ponds and the natural configuration of the ground shall be retained where possible. If it can be demonstrated to the satisfaction of the Planning Board when reviewing applications for subdivisions, site plan or conditional uses, or to the satisfaction of the Board of Adjustment in all other cases, that such feature will substantially interfere with a permitted use of a property, such features may be altered only to the extent absolutely necessary to render premises suitable for such permitted use.

B. Elevation alterations.

(1) No alteration of any existing elevation of land or an approved grading plan shall be permitted without the written approval of the Township Engineer.

(2) The existing elevation of any land in the Township shall not be altered more than two feet by means of soil removal, fill, or grading, except as part of an approved development application. Should the Township Engineer determine a proposed modification to an approved grading plan to be substantial, such approval shall be withheld and the applicant or developer shall be required to apply to the approving agency for approval or an amended grading plan.

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Grading review is required for the following work:

- New Homes
- Retaining Walls
- Raised Patios
- In-ground Pools
- Soil removal or fill with the intent to alter the grade of the land
- Any other project as deemed necessary by the Director of Engineering

The following items are required for initial grading review:

- New Home: See New Home Permit Application
- Retaining walls and patios:
  - Topographic survey of the property showing:
    - Existing and proposed contours
    - Proposed work drawn to scale
    - Height of construction
  - Description of Construction
  - Cross Section and detail of retaining wall
- Other:
  - Topographic survey of the property showing:
    - Existing and proposed contours
    - Proposed work drawn to scale
    - Height of construction

**\*\*\*Additional information may be required upon review. \*\*\***