



# CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

## DEVELOPMENT APPLICATION FEES AND ESCROW DEPOSITS

TYPE OF APPLICATION: \_\_\_\_\_

DATE: \_\_\_\_\_ APPLICATION NO: \_\_\_\_\_

BLOCK: \_\_\_\_\_ LOT(S): \_\_\_\_\_

SITE ADDRESS: \_\_\_\_\_

APPLICANT'S NAME: \_\_\_\_\_

### FOR BILLING PURPOSES

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

TYPE OF APPLICATION: \_\_\_\_\_

APPLICATION FEE: \$75.00

REVIEW ESCROW FEE: \$500.00

TOTAL DEPOSIT: \$575.00

CHECK NO.: \_\_\_\_\_

**APPLICANT HAS CERTIFIED THEIR RESPONSIBILITIES FOR ALL APPLICABLE COSTS AS PERMITTED BY ORDINANCE.**

YES \_\_\_\_\_

NO \_\_\_\_\_

FINANCE OFFICE TO COMPLETE AND RETURN

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ DATE DEPOSITED: \_\_\_\_\_

ZONING OFFICE  
115 12<sup>th</sup> Street, OCEAN CITY, NJ 08226  
PH: 609-399-6111 FAX: 609-525-2496

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## **25-1200.1 Zoning Permit**

### **25-1200.1.1 Applicability.**

Any person wishing to undertake any regulated activity or use including but not limited to the following, shall first make application to the Zoning Officer for issuance of a Zoning Permit:...

e. Any use, disturbance or alteration of the natural (existing) condition of a lot(s), specifically including filling and/or regrading, where said use, disturbance or alteration results in a change in grade or lot elevation in excess of six inches (6"). Filling and/or regrading associated with development requiring a building permit shall be reviewed and approved in conjunction with the building permit. Adherence to the provisions pertaining to finished grades (subsection 25-300.8.1) and lot grading (subsection 25-1700.8.9) shall be required as applicable.

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### **25-300.8.1 Elevation of Finished Grade.**

In order to promote lot drainage, all finished grades shall be higher than curb elevation, except that pilings and foundations may be installed below said curb elevation. In the case of adjacent properties of differing elevations, the property with the higher elevation shall install devices to prevent the flow of water from the higher property to the lower adjacent property. All devices shall be designed by, and the installation shall be approved by, a New Jersey licensed Professional Engineer. Standards regarding lot grading contained in subsection 25-1700.8.9 of this Ordinance, shall be utilized. (Ord. #02-19; Ord. #08-12)

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### **25-1700.8.9 Lot Grading. (Approved as Part of a Site Plan or Subdivision Application)**

Lots shall be graded to secure proper drainage and to prevent the collection of storm water. Said grading shall be performed in a manner which will minimize the damage to or destruction of trees growing on the land. Topsoil shall be provided and/or redistributed on the surface as cover and shall be stabilized by seeding or planting. Grading plans shall have been submitted with the preliminary and final plats, and any departure from these plans must be approved in accordance with the requirements of this Ordinance for the modification of improvements. Grading shall be designed to prevent or minimize drainage to structures or improvements when major storms, exceeding the design basis of the storm drainage system, occur.

a. Wherever possible, the land shall be graded so that the storm water from each lot shall drain directly to the street or alley. If it is impossible to drain directly to the street or alley, it shall be drained to a system of interior yard drainage designed in accordance with the standards for drainage facilities and suitable drainage easements shall be provided.

b. Unless otherwise required by the Standard Specifications, all tree stumps, masonry and other obstructions shall be removed to a depth of two feet (2') below finished grade.

c. The minimum slope for lawns shall be three-fourths of one percent (3/4%) and for smooth hard-finished surfaces, other than roadways, four-tenths of one percent (4/10%).

d. The maximum grade for lawns within five feet (5') of a building shall be ten percent (10%) and for lawns more than five feet (5') from a building, twenty-five percent (25%).

e. Retaining walls installed in slope control areas shall be constructed of reinforced concrete, other reinforced masonry or of other construction materials acceptable to the Planning Board Engineer and detailed on the final plat to carry all earth pressures, including any surcharges. The height of retaining walls shall not exceed one-half (1/2) of the horizontal distance from the foundation wall of any building on the subject property to the face of the retaining wall, not to exceed thirty inches (30") measured from grade on the adjacent property. Should the City adopt, subsequently to this Ordinance, standard details for such construction, the same shall govern.

f. The developer shall take all necessary precautions to prevent any siltation of streams during construction. Such provisions may include, but are not limited to, construction and maintenance of siltation basins or holding ponds, and division berms through the course of construction.

(Ord. #04-13, §10; Ord. #13-32, §1)

### **CHAPTER XXX MUNICIPAL FEES**

#### **Schedule L:            Planning, Zoning and Flood Board                                  Application and Escrow Fees**

35. Review of Grading Plan or Recharge System by Engineering Office	\$75.00	\$500.00
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