

Topic: Steep Slope Protections; Ridgeline Protection
Resource Type: Regulations
State: New Jersey
Jurisdiction Type: Municipal
Municipality: Township of Harrison
Year (adopted, written, etc.): 2004
Community Type – applicable to: Suburban; Rural
Title: Township of Harrison Steep Slope Regulations
Document Last Updated in Database: May 9, 2017

Abstract

This law provides regulations for preventing erosion from developments built on slopes greater than twenty percent.

Resource

CODE OF THE TOWNSHIP OF HARRISON, NEW JERSEY, v6 Updated 03-01-2004
PART II GENERAL LEGISLATION
Chapter 225, ZONING
ARTICLE XVII, Regulations Applicable in All Districts
§ 225-137. Steep slope regulations.

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A. Purpose. The purpose of this section is to prevent the erection of dwellings in areas unsuitable for building sites; to minimize danger to public health by protecting watersheds; to discourage erosion of soils by maintaining adequate foliage cover on hills; and to promote the perpetuation of open space on hillsides. Slope areas may be located within the confines of any zoning district.

B. Designation of areas.

(1) The steep slope areas shall include all areas in the Township in which the slope is 20% or over, as indicated on the current topographic maps of the United States Geological Survey.

(2) Areas subject to steep slope and stream area restrictions shall be indicated on a map maintained by the Planning Commission and available to the Zoning Officer.

C. Uses permitted. The following uses are the only uses permitted in areas subject to steep slope and stream area controls:

(1) Parks and outdoor recreation uses shall be permitted so long as their activities do not conflict with the use of land as a watershed.

(2) Buildings may be constructed in accordance with the regulations of the applicable zoning district except that the minimum lot area shall not be less than two acres, and provided that no portion of the building is constructed on a slope where the grade exceeds 20%.

(3) Tree farming, forestry and other agricultural uses, when conducted in conformance with conservation practices that ensure adequate protection against soil erosion.

(4) Agriculture uses when conducted in conformance with conservation practices that ensure sufficient protection against soil erosion.

D. Procedures.

(1) Any person desiring to change or in any way modify an existing use of land in an area subject to these controls shall supply a statement to the Planning Board signifying his intentions that the intended use of the land will be a use permitted by these regulations.

(2) If such change in use involves the construction of any building the applicant shall, in addition, furnish the Zoning Officer with a statement prepared by a registered civil engineer or surveyor to the effect that the proposed building will not be erected on any land where the percentage of grade exceeds 20%. No certificate of occupancy shall be granted until the Zoning Officer has inspected the building site and determined that the regulations imposed by this section have been observed.

E. Special exceptions. Single-family residences or a portion thereof may be constructed on a slope whose grade exceeds 20% if the building is constructed in such a manner which does not disturb the existing grade and natural soil conditions. An applicant requesting such a special exception shall comply with the requirements of Articles XXII through XXIV of this chapter. In addition, the applicant shall supply the Zoning Board of Adjustment with the following:

(1) Site plan of the property indicating existing grades, with contour lines at two-foot intervals, and proposed grades;

(2) Landscaping plan indicating proposed paved areas, storm drainage facilities, and ground cover, as well as trees and ornamental shrub locations;

(3) Architectural plans, elevations and cross sections; and

(4)A statement prepared by a registered architect stating an explanation of the building methods to be used in overcoming foundation and other structural problems created by slope conditions, preserving the natural watersheds, and preventing soil erosion. EN