

ORDINANCE NO. 2014-2

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXII OF THE "REVISED GENERAL ORDINANCES OF THE BOROUGH OF INTERLAKEN TO ADD SECTION 22-2 TREE PRESERVATION AND REMOVAL

BE IT ORDAINED by the Borough Council of the Borough of Interlaken, County of Monmouth, State of New Jersey as follows:

SECTION I

1. Section 22-2, "Tree Preservation and Removal Ordinance" of the Borough of Interlaken is hereby added to the Revised General Ordinances.

SECTION II

2. Section 22-2, shall read as follows:

22-2 Tree Preservation and Removal

22-2.1 Purpose

The purpose of this chapter is to prevent indiscriminate, uncontrolled, and excessive destruction, removal, and clear cutting of trees upon lots and tracts of land within the Borough of Interlaken in order to maintain the aesthetic character of the Borough of Interlaken, prevent erosion, and control actions that will substantially change drainage patterns, and restrict actions that will cause a hazard to persons or property.

22-2.2 Definitions

Clear Cutting -the removal of all standing trees on a site or portion of a site.

Emergency - any unforeseen circumstance or occurrence, the existence of which constitutes a clear and immediate danger or hazard to person or property.

Public Right-of-way - any street or road shown upon a map or plan filed in the Monmouth County Clerk's office or on the Official Map of the Borough of Interlaken.

Removal - the actual removal of trees, or direct or indirect actions resulting in the effective removal of trees through damage or poison, or similar actions directly or indirectly resulting in the death of trees subject to the provisions of this ordinance. Moving a tree to a different location on the same property does not constitute removal. Removal shall not include pruning for maintenance purposes.

Significant Specimen Trees - any tree with a diameter at breast height (DBH) exceeding 60% of that of the largest similar tree listed in either the 'Monmouth County's Largest Trees', prepared and annually updated by the Monmouth County Shade Tree

Commission or 'New Jersey's Big Trees', prepared and updated bi-annually by the Division of Parks & Forestry of the New Jersey Department of Environmental Protection.

Site - any lot, tract, parcel or parcels of land within the Borough.

Tree - any living deciduous or evergreen tree with a single trunk at a height of one foot above the root crown, with a normally anticipated mature height of thirty feet or greater. (Including, but not limited to: Norway; Silver and Sugar Maple; Sweetgum; London Plane; American Sycamore; White and Red Pin Oak; American Elm; Yellow and White Poplar; Copper Beech; Cedar; Spruce; Pine; and Fir.)

Tree Removal Permit - a certificate issued by the Borough to remove trees as defined in this section.

Undisturbed Area - an area in which trees, shrubs, and understory will not be disturbed by filling, cutting or by any other means

22-2.3 Tree Removal Prohibited

No person shall remove, or cause to be removed, four (4) or more existing trees with a diameter of nine inches or greater caliper at breast height, upon any lands within the Borough of Interlaken except as follows:

1. Trees that are to be removed as the direct result of a Development Application that has been approved by the Borough of Interlaken Planning Board;
2. Any trees cut or removed in accordance with a "management plan" developed by the New Jersey Department of Environmental protection, Bureau of Forestry, filed with the Construction Official of the Borough;
3. Trees directed to be removed by municipal, county, state or federal authority;
4. Trees that are to be removed as the result of the issuance of a Tree Removal Permit.

No person shall remove any tree growing on or over a public right of way or public land without the express written consent of a competent municipal authority (Code Enforcement Officer, Borough Engineer, etc.) or Commission.

22-2.4 Tree Removal Permit

A Tree Removal Permit shall be required for the removal of four (4) or more trees of 9" or greater caliper at breast height, as follows:

1. Trees that are dead, severely damaged by natural causes or accident to the point that the natural habit of the tree can not be restored as determined by a N.J. Certified Tree Expert or competent public authority (Borough Engineer); trees that are severely diseased and require removal as certified by a N.J. Certified Tree Expert; or trees that pose an imminent public safety hazard as determined by a N.J. Certified Tree Expert or a competent public authority (police, Borough Engineer, etc.).
2. Trees required to be removed subject to a construction permit as issued by the construction official for construction of new residences, additions to residences, or the construction of swimming pools or other accessory buildings or structures that are not the subject of Planning Board application approvals. Such trees shall clearly be shown on the construction plans and identified by size and the removal of same shall, in the opinion of the construction official or his designee, clearly be necessary for the construction of the subject building or structure.
3. Individual residential lots with a dwelling located on the lot that remove four (4) or more trees per 12 month period. Trees removed as a result of 1 or 2 above shall not be counted towards these four (4) trees. If trees are pruned or damaged due to activities within the dripline of the tree, e.g., the piling of soil or placement of large equipment, those trees will be counted toward this total.

22-2.5 Tree Removal Permit Requirements:

Application Form: An application form can be obtained from the Code Enforcement Officer or Borough Clerk and shall include the following information:

1. Name and address (street and lot and block) of the owner of the premises and status of legal entity (individual, partnership, corporation).
2. Description of the premises where removal is to take place, including lot and block numbers, and street address as assigned if different than the address of the owner.

3. Purpose of tree removal.
4. In addition to the application form, a survey showing the approximate location and size of all trees with a diameter at breast height of nine inches or greater caliper that exist on the lot, and identifying those trees to be removed. At the discretion of the Code Enforcement Officer or his/her designee, other appropriate documents may be substituted if a survey is not available.
5. If a tree is removed under the requirements of Section 22-2.4.2, a mitigation plan must be submitted which will provide for the replacement of all removed trees by planting a tree of 3" to 3 1/2" caliper or a fee to the Borough of Interlaken in the amount of \$150.00 per tree removed.
6. For any trees removed under the requirements of Section 22-2.4.3, a replacement plan must be submitted showing the planting of trees for any tree removal in excess of the four which would be allowed to be removed without a permit. For example, if ten trees are approved for removal, a replacement plan for six trees must be submitted and approved. The replacement trees must be a minimum caliper of 3" to 3 1/2" or a fee to the Borough of Interlaken in the amount of \$150.00 for each tree may be made. These plans must be submitted and approved by the Code Enforcement Officer or his/her designee prior to the issuance of any permits.

22-2.6 Fees

Upon the filing of an application with the Code Enforcement Officer for a tree removal permit under the terms of this section, the applicant shall pay an application fee of \$10.00 for up to 4 trees removed.

22-2.7 Permit Approval

1. Time limits for action.
 - a. The Code Enforcement Officer or his/her designee shall act on an application for tree removal permit within thirty (30) days of the receipt of a complete application. Failure to act within thirty days shall be deemed to be

an approval of the application and thereafter, a tree removal permit shall be issued.

2. Duration of Permits.

- a. If granted for a lot or parcel of land for which no building permit is required -3 months from the date of issuance.
- b. If granted for a lot or parcel of land for which a building permit is required but for which no variance, subdivision, or site plan approval is required or has been approved by the Planning Board, until expiration of building permit granted with such tree removal permit.

22-2.8 Completion

The holder of a tree removal permit shall notify the Code Enforcement Officer when the tree removal has been completed.

22-2.9 Significant Specimen Trees

It is presumed that Significant Specimen Trees should only be removed in the most compelling and extraordinary circumstances. Removal will be permitted only after approval by a Hearing Panel, as described in Section 22-2.10 of this ordinance. The loss of lot yield, building area, or profitability of developmental layout shall be deemed neither compelling nor extraordinary.

22-2.10 Appeals

Whenever any application for a tree removal permit shall be denied by the Code Enforcement Officer or his/her designee, the applicant may appeal the denial to the Borough Administrator by filing a written notice of appeal with the Borough Clerk within ten days after receiving notice of the denial. Upon receipt of the notice of appeal, the Borough Administrator shall appoint a hearing panel consisting of three members: The Borough Engineer, an employee of the Department of Public Works, and any other designee of the Borough Administrator. This panel shall proceed to hear the appeal upon notice to the applicant within thirty (30) days of the filing of such notice of appeal. This panel shall have the discretion, after interviewing both the applicant and the Code Enforcement Officer or his/her designee, to reverse, affirm, or modify the aforesaid decision.

22-2.11 Protection of Existing Trees

In connection with any construction, subsequent to tree clearing but prior to the start of other construction, snow fencing or other protective barrier acceptable to the Construction Official and/or Borough Engineer, shall be placed around trees that are not to be removed. The protective barriers shall be placed at the dripline or canopy line of any tree and shall remain in place until all construction activity is terminated. No equipment, chemicals, soil deposits, or construction materials shall be placed within any area so protected by barriers. Any landscaping activities subsequent to the removal of the barriers shall be accomplished with light machinery or hand labor.

22-2.12 Emergency Action

In the event of an emergency, any person otherwise subject to this section, having responsibility, jurisdiction and/or authority to cure, remedy or mitigate dangerous, hazardous, inconvenient, unhealthy or obnoxious conditions resulting from the emergency, may, without first applying for and obtaining a permit under this section, take any lawful action which is otherwise a regulated activity. However, such person or the agent or designee of such person, shall apply for a Tree Removal Permit not later than the end of the second succeeding business day after any regulated activity takes place and may not proceed with non-emergency work including restoration, until a permit is obtained.

22-2.13 Notice to Proceed for Removal of Four (4) or Less Trees

For removal of four (4) or less trees of 9" or greater caliper in any twelve (12) month period on an individual residential lot, no application or permit is required, however, for every tree removed, any person removing same must first notify the Code Enforcement Officer of the removal and pay a fee of \$10.00 for up to four (4) trees, upon which a Notice to Proceed will be issued by the Code Enforcement Officer. The purpose of this requirement is so the Borough will have a record of tree removals.

22-2.14 Penalties

When regulated trees are removed without a tree removal permit, the affected areas shall be replanted as required by the Code Enforcement Officer or his/her designee. Any such replanting shall be in accordance with the requirements of Site Plan Ordinance. Any person found guilty of violating any of the provisions of this section shall be subject to a fine not exceeding \$200.00 per removed tree. Each tree removed or destroyed in violation of this section shall be considered a separate violation.

SECTION III

3. All other ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.

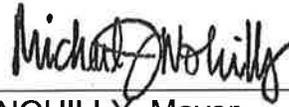
SECTION IV

4. If any section, paragraph, subparagraph, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subparagraph, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

SECTION V

5. This Ordinance shall take effect upon its final passage and publication as provided by law.

APPROVED:



MICHAEL NOHILLY, Mayor

ATTEST:

 LORI REIBRICH, Borough Clerk

Record of Vote	Mayor Nohilly	Council President White	Councilman Miller	Councilman Napoli	Councilman Cohen	Councilman Handerhan	Vacancy
Motion To Approve				X			
Motion to Second			X				
Approved		X	X	X		X	
Opposed					X		
Not Voting/Recuse							
Absent/Excused							