



BOROUGH OF RINGWOOD

PLANNING BOARD
973-475-7131

INSTRUCTIONS FOR SITE PLAN APPROVAL

TO THE APPLICANT:

The following forms are included in this packet:

1. Conceptual Review Letter.
2. An Application form.
3. A Site Plan Checklist.
4. An Affidavit of Ownership.
5. An Affidavit of Disclosure for Applicant.
6. A sample Notice of Public Hearing.
7. An Affidavit of Proof of Service.
8. Fee Schedule.
9. Soil Movement Permit Application form.
10. Application for Certified List of Property Owners.
11. Passaic County Development Review Application. (See Paragraph regarding submission to County)

The following documents must be completed and submitted when an application is made:

1. A letter describing what the applicant is proposing.
2. A signed Application form.
3. Twenty-five (25) copies of plat, which shall include construction drawings, facade elevations and lighting plans, where applicable.
4. Five (5) copies of a separate landscaping plan.
5. Storm drainage calculations, where applicable, either on plat or, if provided separately, four (4) copies.
6. A signed Affidavit of Ownership.
7. A signed Affidavit of Disclosure, if applicable.
8. Three (3) copies of percolation test results conducted in the presence of the Borough Engineer or Sanitarian plus certification of such inspection by the Borough Official.
9. Soil Movement Permit Application, if applicable.
10. Any other documents required as outlined in the Minor Plat Checklist.
11. Required application and escrow fees must be paid.

Under State and County regulations, site plans on County roads, minor subdivisions on County roads and all major subdivisions must be submitted to the County Planning Board for review and approval. Site plans with more than an acre of impervious surface that impact

a County storm water drainage facility must also be submitted to the County for approval whether or not they are on a County road. County roads in Ringwood are: Beech Road (from the West Milford line to Greenwood Lake Turnpike), Greenwood Lake Turnpike, Margaret King Avenue, Skyline Drive and Sloatsburg Road.

A letter entitled "Conceptual Review" is enclosed, if you care to meet with the Board prior to making an application. It advises you as to how to proceed, if this is the case.

Application may be made for Preliminary and Final Approval at the same time. Please indicate if this is the case. Where simultaneous Preliminary Site Plan Approval and Final Site Plan Approval is sought, Final Approval may be withheld in the event of unfulfilled conditions.

If any previous application for site plan approval has ever been made for this property, please advise the Board of the date filed and the application number.

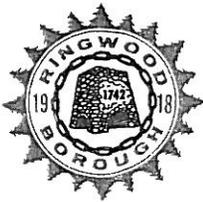
Please advise the Board if any prior appeals for variances on this property have ever been made and if so, indicate the date filed, character of appeal and disposition.

Any revised plans must be submitted to the Board's Secretary and professionals at least fifteen (15) days prior to the meeting date or the matter will not go forward as scheduled.

Your application with accompanying documents will be reviewed by the Board Secretary for completeness as to form. You will be notified of the determination of completeness subsequent to this review. If your application is complete as to form, you will also be advised when the Planning Board will schedule a review of your application for a formal determination of completeness and a work session. Subsequent to the review of your application at a work session, you will be advised of the scheduled date of public hearing.

The applicant is required to advertise the public hearing date in the official newspaper of the municipality and to notify adjacent property owners. **THE ADVERTISEMENT MUST APPEAR AT LEAST TEN (10) DAYS PRIOR TO THE MEETING DATE AND NOTICES MUST BE SENT AT LEAST TEN (10) DAYS PRIOR TO THE MEETING DATE.** Proof of advertisement and notification to adjacent property owners must be provided to the Board Secretary prior to the meeting date.

If you have any questions, please contact the Helen Forsa, Land Use Administrator at 973-475-7131.



BOROUGH OF RINGWOOD

PLANNING BOARD
973-475-7131

CONCEPTUAL REVIEWS

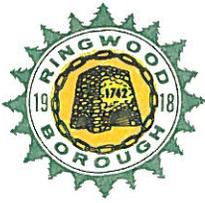
Applicants are encouraged to present a conceptual plan to the Planning Board prior to filing a formal application. The Board reviews the conceptual plan with the applicant, and although no binding decisions are made, an exchange of ideas concerning the proposed plan can be worthwhile, to both the Board and the applicant.

Request for a conceptual hearing is made by way of a letter from the applicant. This letter should outline the proposed plan and land use, and a basic sketch of the property should be included. The more information provided, the more meaningful the conceptual review will be. Suggested information would include existing and proposed lot lines and dimensions, major physical features of the land (streams, ponds, rock formations, etc.), buildings and other structures, parking areas, topographical information, if available, location of existing and proposed roads on the site and on adjacent properties, north arrow and scale.

The fee for the conceptual review is \$150.00 which sum shall be credited toward application fees due in the event a formal application is filed. The applicant may present as much detail to the Board as desired for review by the Board prior to the hearing. Although the Board will give no final decisions, if the applicant requests a consensus of opinion, the Planning Board members will try to give some indication as to how the plan has been received at a very preliminary level.

The property owner may, by letter to the Board, authorize any person to represent him at the conceptual review. The letter must include the property location, block and lot number and a statement that he is allowing the designated person to present his conceptual plans to the Planning Board. The Board will not be able to consider your conceptual presentation unless you submit a letter signed by the owner or the owner is present at the meeting.

The Board will advise the applicant of the meeting date and the applicant will be given a 15 minute limit for presentation. Interested persons from the public will be given an opportunity to voice their opinions to the Board at the conclusions of the presentation.



BOROUGH OF RINGWOOD

SITE PLAN REVIEW APPLICATION

BOROUGH OF RINGWOOD

DATE: _____ APPLICATION FEE: _____

OWNER _____ TELEPHONE NO. _____

ADDRESS _____

APPLICANT _____ TELEPHONE NO. _____

ADDRESS _____

PROPERTY ADDRESS _____ BLOCK _____ LOT _____

PROJECT _____

ENGINEER _____ LICENSE NO. _____

ADDRESS _____ TELEPHONE NO. _____

Applicant's Signature

SITE PLAN CHECKLIST

The following checklist is designed to assist applicants in preparing Site Plan plats for Board review. All items listed below, in addition to those required by Ordinance, must be supplied, or the application may be deemed incomplete.

- () Legend as to what building will be used for and proposed maximum occupancy.
- () Percentage of landscaping in interior parking area.
- () Show existing and proposed sign area indicating square footage. Show height of building. Show area of front facade in square feet. Indicate construction material and colors.
- () Parking areas showing spaces, clearly outlining parking for physically handicapped, where applicable.
- () Driveways showing vehicular circulation, indicating directional arrows to be painted on pavement, sight distances and sight triangles.
- () Limits of grading for proposed improvements, and description and scheduling of soil erosion and sediment control facilities.
- () Minimum building setback lines.
- () Limits of Flood Hazard Area, Floodway and Wetland Limits.
- () Percentage of Disturbed Land Area, as proposed and as permitted by Ordinance.
- () Percentage of Improved Lot Coverage, as proposed and as permitted by Ordinance.
- () Percentage of Lot Coverage, as proposed and as permitted by Ordinance.
- () A statement as to the amount of soil to be moved, stated in square feet of disturbed area and cubic yards, for determination as to whether a Borough of Ringwood Soil Mining Permit is required.

NOTICE OF PUBLIC HEARING

Notice is hereby given that an application for Approval of a Site Plan has been filed by _____ on behalf of _____, for the Site Plan of property on _____, known as Block No. _____ Lot No. _____, as shown on the Borough of Ringwood Assessment Map.

A variance from the terms of the Zoning Ordinance is required as follows: _____
_____.

A copy of said site plan has been filed with the Borough Clerk for public inspection. The Borough of Ringwood Planning Board will hold a public hearing on said application at Borough Hall, 60 Margaret King Avenue, Ringwood, on the _____ day of _____, 20__ at 8:00 P.M.

This notice is sent to you by the applicant in accordance with the Ordinances of the Borough of Ringwood.

Applicant

Date _____

Addressee _____

AFFIDAVIT OF OWNERSHIP

I, _____, of full age, being duly sworn according to law on my oath, depose that I am the owner in Fee of all that certain lot, piece or parcel of land situated, lying and being in the Borough of Ringwood aforesaid, and known and designated as Block No. _____, Lot No. _____, and that I hereby authorize the applicant _____ to make this application in my behalf and that the statements contained herein are true.

Owner's Signature

Sworn to before me this
____ day of _____, 20____.

Notary Public

OWNER

STATE OF NEW JERSEY)
) AFFIDAVIT OF DISCLOSURE OF LEGAL
COUNTY OF) OR BENEFICIAL INTEREST

Your deponent, _____, of
full age, being duly sworn on his oath, according to law, deposes
and says that:

1. That in reference to the application of _____
_____ for _____ regarding
premises known as Lot No. _____, Block No. _____, as shown on the
Tax Map of the Borough of Ringwood, the following persons or
entities are the legal or beneficial owners of an interest of ten
percent or more in the applicant:

Table with 4 columns: Name of, Address, Nature of Interest, Amount of Interest

2. That no persons or entities other than the persons
stated in paragraph 1 above have any interest, either legal,
equitable or contingent in the applicant.

Sworn to before me this
_____ day of _____ 20__.

Notary Public

OFFICE OF THE BOROUGH CLERK
973-962-7037

Date: _____ Application/Docket No. _____

RE: APPLICATION FOR CERTIFIED LIST OF PROPERTY OWNERS IN
CONNECTION
WITH APPLICATION BEFORE () PLANNING BOARD () BOARD OF
ADJUSTMENT

STREET ADDRESS: _____

BLOCK _____ LOT _____

OWNER _____ APPLICANT _____

TELEPHONE NO. _____ TELEPHONE NO. _____

MAIL LIST TO: NAME _____

ADDRESS _____

Receipt is hereby acknowledged of the sum of \$10.00 for a
Certified List of Property Owners to be provided by the Tax
Assessor of the Borough of Ringwood in connection with an
application before the subject Board for the property indicated
above.

Certified List of Property Owners shall be dated not more
than 60 days prior to the date of notice of commencement of the
public hearing on the application for development.

KELLEY A. ROHDE
BOROUGH CLERK

c: Applicant
Tax Assessor
Clerk's File

NOTE: THE APPLICANT MUST SPECIFY THE LOT AND BLOCK OF ANY
ADJACENT PARCEL OF PROPERTY IN COMMON OWNERSHIP.

BLOCK _____ LOT _____

ORDINANCE NO. 2004-#11

AN ORDINANCE TO AMEND AND SUPPLEMENT
CHAPTER 24, ENTITLED "SITE PLAN REVIEW" OF
THE REVISED ORDINANCES OF THE BOROUGH OF
RINGWOOD, TO AMEND ARTICLE 3.6 - SCHEDULE
OF FEES OF THAT CHAPTER.

BE IT ORDAINED, by the Municipal Council of the Borough of Ringwood, County of Passaic and State of New Jersey as follows:

SECTION 1. Chapter 24, Section 3.6 of the Revised Ordinances entitled "Fees", is hereby repealed and the following substitute enacted:

24-3.6 Fees

The following fees shall accompany the Site Plan Application. All fees and deposits shall be paid to the Land Use Administrator. Such fees and deposits shall be paid in cash, certified or bank check, payable to the Borough of Ringwood as set forth below.

A. Informal/Conceptual Site Plan - \$150.00. This sum shall be credited toward application fees due in the event a formal application is filed.

B. Applicable Fees

- 1) Preliminary or Preliminary/Final Site Plan:
\$1,250.00 Plus escrow as set forth below in Paragraph E.
- 2) Application for amendment to Preliminary or Preliminary/Final Site Plan approval previously granted:
\$500.00 Plus escrow as set forth below in Paragraph E.
- 3) Extension of Preliminary or Preliminary/Final
\$500.00 Plus escrow as set forth below in Paragraph E.
- 4) Family Daycare Home
\$75.00 Plus escrow as set forth below in Paragraph E.
- 5) Child Care Center as part of an existing structure

\$300.00 Plus escrow as set forth below in Paragraph E.
(Ord. 1992-08 ;4/92)

C. Change of Use Site Plan-\$100.00

1. A Change of Use Site Plan Application shall be defined as an application for Site Plan approval involving a Change of Use of an existing approved site which application contains no variance request, no request for approval of any physical modification of the approved site, nor any request for an amendment of the plat previously approved.

D. Variances

1. Bulk Variance - \$300.00 for each variance for each residential lot.
2. Bulk Variance - \$750.00 for each variance for each non-residential lot.
3. Conditional Use - \$500.00 for each lot.

E. Escrow - The applicant shall deposit with the Municipal Clerk an escrow to cover some of the costs incurred by the Planning Board for the professional services of its Engineer, Planner, Attorney, or other specifically retained expert in connection with applications for development.

1. Amount of Escrow - The Planning Board Secretary shall forward the application and all application documents submitted by the applicant to the Planning Board Engineer. The Planning Board Engineer shall review the application and the accompanying documents and based upon the nature and complexity of the application shall determine the amount of the escrow for the aforesaid professional services. He shall notify the Planning Board Secretary as to his recommendation for the escrow amount. The Planning Board Secretary shall thereafter notify the applicant of the escrow requirement. The application will not be listed for any hearings beyond the informal/conceptual review, until all fees including the escrow are paid. The maximum initial escrow is \$10,00.00.
2. Use of Escrow - The escrow shall be used to defray the costs of the Planning Board professionals and retained experts in connection with applications for development. These costs and expenses shall include review of the application and supporting documents, preparation of reports, telephone conferences and meetings (whether initiated by the applicant, its attorney or other expert, or by the Planning Board) preparation of easements, developer's agreements, deeds, memorializing resolutions and other writings in connection with the processing of applications for development.
3. Meetings Costs - The escrow shall also be utilized to pay the Planning Board professionals for attendance at meetings as follows:
 - (a) All meetings beyond the initial informal/conceptual review and one public hearing shall be billed by the Planning Board professionals to the applicant, against the escrow account.
4. Charges by Professionals - All professional charges shall be billed by the professionals

to the Planning Board at the rates established by the professionals' contract with the Planning Board. All invoices shall be itemized: Date, the nature of the service, and the time spent together with any other charges imposed pursuant to the professionals' contract with the Planning Board. All invoices shall be supported by a voucher duly signed by the professional seeking payment.

5. Approval of Vouchers/Invoices - All invoices/vouchers submitted by the professionals for payment shall be processed by the Planning Board for payment, the same as all other invoices and vouchers. No invoice/voucher for payment of any professional service shall be approved, until a resolution is adopted at a public meeting.
6. Special Consultants - If in the discretion of the Planning Board a special consultant is necessary for the proper review of an application, the Planning Board shall be authorized to retain said consultant/expert and to pay the consultant from the applicant's escrow account.
7. Review - The applicant shall be entitled to question or challenge the amount of the initial escrow as determined by the Planning Board Engineer if a written request is submitted to the Planning Board's Secretary. The Planning Board will afford the applicant an opportunity to present information to the Planning Board at a public hearing. However, no hearing on the merits of the application beyond the initial informal/conceptual review will be held until the escrow is deposited. The applicant may also question or challenge the invoices/vouchers submitted by the Planning Board professionals by the notifying the Planning Board's Secretary in writing as to the challenge/question. The applicant will be afforded an opportunity to be heard at a public meeting.
8. Fee Schedule - The Planning Board Secretary shall prepare and make available to applicants upon request the fee schedule of the Planning Board professionals.
9. Replenishment of Escrow Account - If the escrow account falls below \$2,500.00, the Planning Board may, if recommended by the Planning Board Engineer, require that the applicant pay additional funds into the escrow account. However, the escrow account request cannot exceed the maximum amounts set forth in Section E, 1., above.
10. Account Excess and Interest - Pursuant to NJSA 40:55D-53.1, if the escrow account is in excess of \$5,000.00, the municipality shall deposit same and shall pay interest to the applicant. When the application review and approval process has been completed, the excess funds in the account, if any, shall be either remitted back to the applicant with interest if applicable or if so directed by the applicant shall remain on deposit as the applicant's initial payment towards the post-approval inspection, restoration or performance bonding requirements.
11. Deficiency of Account - The applicant shall be liable for all of the foregoing professional fees notwithstanding that the escrow account might be insufficient for the payment of said fees and expenses.

F. Approval of Application - No site-plan plat shall be signed, nor shall any

building permits, certificates of occupancy or other permits or approvals be issued with respect to any approved application for development until all fees as set forth herein are paid. (Ord. 1989-29; 12/89)

G. Site Plan applications and Amended Site Plan Applications filed by or on behalf of the following applicants shall be exempt from the payment of application and/or escrow fees as follows: (Ord. 1992-08;2/25/92)

1. RINGWOOD BOARD OF EDUCATION - This applicant shall be exempt from the payment of application fees, and escrow fees.
2. LAKELAND REGIONAL BOARD OF EDUCATION - This applicant shall be exempt from the payment of application fees, and escrow fees.
3. RINGWOOD AMBULANCE CORPS - This applicant shall be exempt only from the obligation of paying application and escrow fees.
4. FIRE COMPANIES located in the Borough of Ringwood - This applicant shall be exempt only from the obligation of paying application and escrow fees.
5. RECOGNIZED HOME OWNERS ASSOCIATIONS - such as Erskine Lakes, Skyline Lakes, Cupsaw Lakes, Harrison Mountain Lake, Lake Riconda, Ringwood Acres, Forsgate, etc. These Associations (Organizations) are exempt only from the payment of application fees.
6. CHURCH AND RELIGIOUS ORGANIZATIONS - These Organizations are exempt only from the payment of application fees.
7. OTHER CHARITABLE, PHILANTHROPIC, FRATERNAL, NON-PROFIT ORGANIZATIONS, as may be recognized by the Ringwood Planning Board. These Organizations are exempt only from the payment of application fees.

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Chapter, is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion hereof. (Ord. 1974-12 SI)

Introduced: August 17, 2004
Adopted: September 7, 2004



WENKE TAULE, MAYOR



KELLEY A. ROHDE, RMC
BOROUGH CLERK

BOROUGH OF RINGWOOD
60 MARGARET KING AVENUE
RINGWOOD, NEW JERSEY 07456

APPLICATION FOR SOIL MOVEMENT PERMIT

Application # _____

Filed: _____

No. of Cubic Yards _____

Minor - Less than 500 Cubic Yards

Minimum Fee (Minor) \$50.00

Major - 500 Cubic Yards or More
See Attached Ordinance

Fee: \$ _____

Paid: \$ _____

TO: BOROUGH OF RINGWOOD

A. Application is hereby made for a Soil Movement Permit pursuant to the provisions of an ordinance entitled THE SOIL MOVEMENT ORDINANCE OF THE BOROUGH OF RINGWOOD.

1. Name and address of applicant:

Name _____ Phone _____

Address _____

2. Location where work is to be performed:

Street _____ Block _____ Lot _____

3. Name and address of property owner on date of this application:

4. What is the relationship of the applicant and owner:

5. What interest does the applicant have in the land in question?

6. What is the purpose for moving the soil?

_____ To grade land by moving soil within property lines.

_____ To grade land by removing soil outside property line.

_____ To grade land by filling in.

_____ Other (Specify) _____

7. Kind of soil to be moved:

_____	Topsoil	_____	Cubic Yards
_____	Subsoil	_____	Cubic Yards
_____	Sand	_____	Cubic Yards
_____	Gravel	_____	Cubic Yards
_____	Other	_____	Cubic Yards

8. Total quantity of soil to be moved:

_____ Cubic Yards

9. In case of removal, the address to where the soil is going.

10. On what date will proposed work be completed in accordance with topographical map and requirements of ordinance entitled soil mining: _____

11. What will be the hours and days of operation: _____

12. Name and address of the excavator, contractor or the person having express charge, supervision and control of the proposed excavation work: _____

13. Name and address of the person to have control of the operation of hauling away the excavated material: _____

14. Names and addresses of all persons having an interest in any proceeds which may be derived from the sale or disposal of excavated material: _____

15. Number, capacity, type and description of each piece of equipment to be used in the operation and the number of truck loads to be removed: _____

16. The routes over which the material will be transported and the method of traffic control: _____

17. Method of abating noise and dust in the operation: _____

18. Number of trees to be removed: _____
19. The means of assuring lateral support and preventing erosion, floods, the washing of silt into the streams: _____

20. The means of protection downstream properties from the effects of the operation: _____

B. Accompanying the application for Major Soil Movement Permit shall be eight (8) copies of a topographical map at a scale of not less than 1" = 50', and showing contour intervals at five (5) feet for grades of ten (10) percent or greater, and contour intervals at two (2) feet for grades of less than ten (10) percent. The map shall be prepared and certified by a New Jersey licensed engineer and shall show:

1. The present grades on a 100 foot grid layout.
2. The proposed grades at said points when the work has been completed.
3. The quantity, in cubic yards, of soil involved in the work.
4. The grades of all abutting streets and lots.
5. Proposed slopes and lateral supports.
6. Present and proposed surface water drainage.
7. All areas within 100 feet of that portion of the property which will be involved in the soil movement activities, including trees and wooded areas therein.
8. Such other pertinent data as the Council may hereafter by resolution require.

STATE OF NEW JERSEY
COUNTY OF PASSAIC

_____ of full age, being duly sworn according to law on his oath, deposes and says the above information is given pursuant to the SOIL MOVEMENT ORDINANCE; that he is authorized to execute the application for a SOIL MOVEMENT PERMIT to the BOROUGH CLERK and that the statements contained in said application are true.

Applicant's Signature

Sworn to before me this
____ day of _____, 20__.

Notary Public

REVISED ORDINANCES OF THE BOROUGH OF RINGWOOD

17. The means of protection downstream properties from the effects of the operation.

B. Accompanying the application for major soil permit shall be eight (8) copies of a topographical map at a scale of not less than 1" = 50', and showing contour intervals at five (5) feet for grades of ten percent or greater, and contour intervals at two (2) feet for grades of less than ten percent. The map shall be prepared and certified by a New Jersey licensed engineer and shall show:

1. The present grades on a 100 foot grid layout.
2. The proposed grades at said points when the work has been completed.
3. The quantity, in cubic yards, of soil involved in the work.
4. The grades of all abutting streets and lots.
5. Proposed slopes and lateral supports.
6. Present and proposed surface-water drainage.
7. All areas within 100 feet of that portion of the property which will be involved in the soil mining activities, including trees and wooded areas therein.
8. Such other pertinent data as the Council may hereafter by resolution require.

C. With respect to any importation of soil to a site, the application shall also provide the address and location from which the soil is to be obtained, the owner of the premises from which the soil is being obtained, the kind and quality of soil to be imported. If in the opinion of the Borough Engineer, this information, or a physical examination of the soil shall indicate any reasonable basis therefore, the Engineer may require a testing of the soil to be imported by a soil consultant or environmental consultant prior to any action on the application. (Ordinance 1988-#2; 2/23/88)

25-1.8 Application: Submission to Administrative Officer; computation of fee; partial refund; resubmission of application.

A. Minor Soil Permit: The application shall be submitted to the Administrative Officer with a \$50.00 filing fee. Resubmissions of minor soil permit application shall be accompanied by a \$25.00 fee, per re-submission.

CHAPTER 25 - SOIL MINING

B. Major Soil Permit: The application shall be submitted to the Administrative Officer with a topographical map and a review fee in accordance with the following schedule:

Total Fee	Total Amount of Soil to be Removed (Cubic Yards)
\$ 500.00	500 to 10,000
\$ 750.00	10,001 to 50,000
\$1,000.00	50,001 to 100,000
\$1,500.00	100,001 to 200,000
\$2,000.00	200,001 to 300,000
\$2,500.00	300,001 to 500,000
\$3,000.00	500,001 to 1,000,000
\$3,500.00	1,000,001 to 2,000,000

\$3,500.00 plus \$100.00 for every 100,000 cubic yards in excess of 2,000,000 cubic yards.

The number of cubic yards of soil to be used in the computation of the fee shall be stated in the application and on the accompanying topographical map. Resubmission of major soil permit applications shall be accompanied by a \$100.00 fee for resubmission.

Prior to commencement of soil removal operations, a fee shall be payable to the Borough, calculated as follows:

\$300.00 plus a sum computed at the rate of \$.06 per cubic yard multiplied by the number of cubic yards to be moved.

C. (Section Deleted) (Ord. 1992-17;6/23/92)

D. Resubmissions of application: when required. Where substantial changes in the soil mining permit application have been required as a condition of approval, the applicant may be required to resubmit an application with approved amendments to the Administrative Officer. The Borough Engineer shall review the resubmission to determine conformance with the terms and conditions of approval.



BOROUGH OF RINGWOOD

"New" Businesses in Ringwood Garbage and Recycling Information

The Borough currently provides garbage collection services for commercial and industrial addresses of **one covered, water tight, maximum two-cubic yard container per week**. The container is to be provided by the occupant. (No construction or building materials accepted in the garbage.) If businesses are unable to limit commercial/industrial weekly garbage to two-cubic yards, than **private** contractual arrangements must be made for additional pickups.

Additionally, **recycling** of the following materials is **mandated**: commingled containers, junk mail, corrugated cardboard and newspapers. The Borough also currently provides recycling pick up service to commercials and industrials.

Any questions on these services can be directed to Mike Hirschman, Recycling Coordinator at 962-6046. Thank you.



ROCKLAND ELECTRIC COMPANY The Commons, 82 East Allendale Road, Suite 8, Saddle River, New Jersey 07458

Writer's direct dial number: (914) 577-2590

Address reply to:
One Blue Hill Plaza
Pearl River, New York 10965
914-577-2730 (FAX)

April 4, 1997

Planning Board Chairperson
Borough of Ringwood
Margaret King Avenue
Ringwood, NJ 07456

Dear Sir:

Rockland Electric Company has many miles of easements for our overhead and underground high voltage electric lines. It is essential that these easements be properly maintained to protect the public safety and prevent service interruption. We ask your assistance in this matter by bringing any construction activity in the vicinity to our attention.

Our easements prohibit construction of buildings and obstructions, and the National Electrical Safety Code prohibits and regulates certain work and installations within the easements. Among the structures or work prohibited or regulated in the easements are swimming pools, stockpiling of dirt and the operation of crane equipment. There are many other kinds of work that may affect our easement, however, and prior to any construction, including sewers and drainage, developers and builders should always submit plans for our review and approval.

The plans must include any facility planned within the easement and must note any proposed grade changes and landscaping. I have enclosed a listing of species of vegetation compatible with our easements.

We would appreciate your cooperation in referring developers/builders or owners to us for our approval of their plans prior to the issuance of any local permits or approvals. Working together, the development can proceed in an orderly fashion while the safety and reliability of our service is maintained.

Thank you for your assistance.

Very truly yours,

E. M. McDonough
Manager - Real Estate

EMMcD:sz
Enc.

Easement Letter - Rockland Electric

ORANGE AND ROCKLAND UTILITIES, INC.
Pearl River, New York

PIKE COUNTY LIGHT & POWER CO.
Milford, Pennsylvania

ROCKLAND ELECTRIC COMPANY
Saddle River, New Jersey

Compatible/ Non-Compatible Trees and Shrubs for Transmission Rights



Compatible Ornamentals

Alpine Currant	Hydrangea
Arborvitae	Junipers
Beauty Bush	Lilacs
Chinese Redbud	Magnolia
Cotoneaster	Mockorange
Myrtle	Red Leaf Japanese Maple
Deutzia	Rose Acacia
Dogwoods	Rose of Sharon
Euonymus	Russian Olive
Flowering Cherry	Silk Tree
Flowering Crab	Smoke Tree
Flowering Peach	Tamarix
Flowering Plum	Viburnums
Flowering Quince	White Fringe
Forsythia	Winged Burning Bush
Golden Chain	Wisteria Tree
Hawthorn	Yew
Honeysuckle	

Continued on back side

Compatible Native Varieties

Small Trees	Viburnum
Ironwood	Witch Hazel
Juniper	Small Shrubs
Mountain Maple	American Yew
Redbud	Blackberry
Shadbush	Blueberries
Striped Maple	Bush Honeysuckle
Sumac	Checkerberry
White Flowering Dogwood	Chokeberry
Large Shrubs	Greenbrier
Alder	Ground Hemlock
Choke Cherry	Meadow Sweet
Deciduous Holly	Mountain Laurel
Dogwood	Partridgeberry
Dwarf Willow	Pinxterbloom-Azailea
Elderberry	Raspberry
Hazelnut	Red & Yellow Osier
Rhododendron	Sweet Fern
Scrub Oak	Trailing Arbutus
Spicebush	Viburnums
	Wintergreen

All native grasses, forbs, and herbaceous plants.

Non-Compatible Trees

Ailanthus	Hemlock
Ash	Hickory
Basswood	Maples
Beech	Oaks
Birch	Pines
Black Cherry	Poplars
Black Locust	Sassafras
Catalpa	Spruces
Elm	Sycamore
Gum	Tulip
Hackberry	Weeping Willow

For further information, please contact the manager in our customer service office nearest your residence. The telephone number is listed in the yellow pages of your telephone directory, under our Company listing, sub-headed: New Construction - Residential/Commercial.

**Orange and Rockland Utilities, Inc.
Rockland Electric Company
Pike County Light and Power Co.**