



TOWNSHIP OF EDISON

DEPARTMENT OF ENGINEERING

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June 20, 2022

Dear Permittees and Contractors,

As of June 20, 2022, a new fee schedule started. This includes additional fees for plan revisions, as well as, charging for inspection time. Engineering Inspection Escrow must be posted with the Department, equal to 5% of the overall cost of construction, or \$500, whichever is greater. This amount will be coordinated with the applicant prior to the approval of the Site Improvement Permit.

In order to aid you in the inspection processes and to minimize the needed for multiple inspections, we have assembled the following lists to clarify what the minimum expectations are at the time of inspection.

1. **Seepage pit/Stormwater Recharge System** - Items include but are not limited to:
 - a. Excavations should be made to the size as required by the approved plans.
 - b. Excavations should be lined with filter fabric with 1' overlap, or as required by the approved plans.
 - c. Backfill with stone leaving 1 corner of the excavation open allowing the inspector to confirm the appropriate depth of stone below the tank, total depth of excavation, and that filter fabric is properly lining the excavation.
 - d. Roof leaders have positive pitch to the recharge system.
 - e. All piping connections are done so with a premanufactured fitting for the pipe being used.
 - f. All pipe fittings are glued and secured.
 - g. Piping connection into seepage pit is done so with a clamp type or non-shrink grout.

Refer to **Figures 1 & 1A** for seepage pit example:

Figure 1

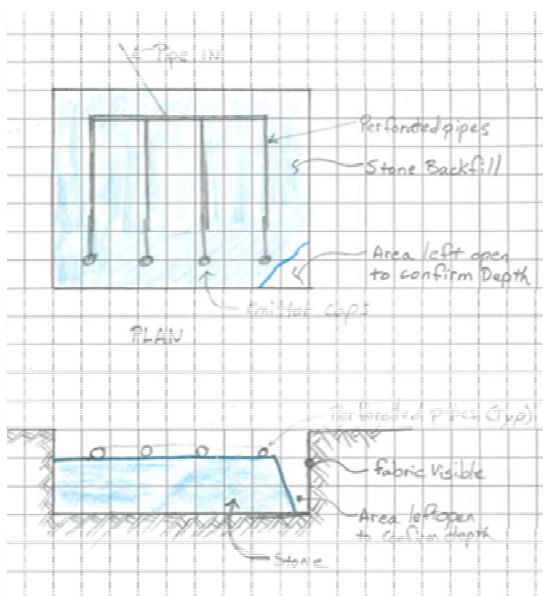
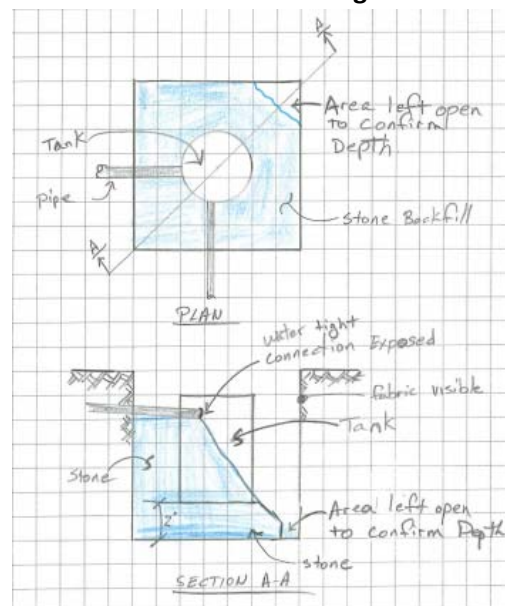


Figure 1A



Site Improvement Permit Checklist								
Instructions: -Place checkmark in the box which will indicate that the item has been included in your submission package. If the item is not applicable to your project, write in N/A. A submission package with incomplete checklist will be rejected.								
		Swimming Pool	Retaining Wall & regrading	Residential Addition, detached garage, or new impervious under the stormwater threshold.	Residential Addition, detached garage or other new impervious over the stormwater threshold.	New Residential (1&2 family dwelling) under stormwater	New Residential (1&2 family dwelling) over stormwater threshold	For Department use only
Items Needed								
Copy of Approved Zoning Permit								
Copy of survey stamped approved by zoning					-----	-----	-----	
Copy of resolution (7)		(?)	(?)	(?)	(?)	(?)	(?)	
Copy of compliance letter (7)		(?)	(?)	(?)	(?)	(?)	(?)	
Three (3) copies of site plan signed and sealed by licensed professional and stamped approved by zoning. (1)								
Items to be included on plan	North Arrow							
	Written or Visual Scale							
	Title Block							
	Setback and location of structures							
	Curb: existing and proposed							
	Sidewalks: existing and proposed							
	Trees within project area: existing and proposed (with sizes)							
	Signs							
	Utility poles							
	Utilities installations (4)							
	Location of all lot driveways: existing and proposed							
	Driveway/street widths							
	Curbline openings							
	Material of driveway/street							
	Contours: existing and proposed	(3)	-----	-----				
	Area of disturbance							
	All structures proposed and existing							
	Construction details							
	Stormwater control system: existing and proposed	-----	-----	-----		-----		
	Stormwater calculations: existing and proposed							
	Roadway restoration limits (2)							
	Proposed lot and ROW improvements							
	Survey reference (1)							
Waivers requested (5)								
Location of any easement on the lot: existing and proposed (6)								
Permit Fee								
Project Cost Estimate/Bond Estimate								
Completed W-9 Form (8)								
Inspection Escrow (8)								
Approved Tree permit, if required								
Soil Import/Export Permit, if required								
Completed SIP Checklist								

- (1) If new impervious is under the stormwater threshold, a sketch of proposed improvements on a survey is acceptable.
- (2) Refer to ordinance 19-4 STREET OPENING AND OCCUPATION for required permits and limits of restoration.
- (3) In-ground pool always requires plot grading plan (existing and proposed contours)
- (4) Copy of utility relocation request required, if applicable.
- (5) Any waiver requested for any items on this checklist must be submitted in writing with engineering justification/physical hardship prior to consideration.
- (6) Copy of filed deed/map with book & page/map & file number for new easement.
- (7) Resolution and compliance letters required if the application was previously part of a board application.
- (8) Once Engineering has accepted the project cost estimate, a completed W-9 and Inspection escrow shall be submitted prior to issuance of SIP

SIP Fee Schedule			
SIP permit for:	Permit fee	Permit Revision Fee	Inspection Fee
Plot Grading - Swimming Pool	\$250.00	\$150 per revision submission	Inspector's hourly rate: min 1 hour initial and 15 min increments after the first hour.
Plot Grading - Retaining Wall	\$250.00	\$150 per revision submission	Inspector's hourly rate: min 1 hour initial and 15 min increments after the first hour.
Plot Grading - Residential Addition, detached garage, or new impervious under the stormwater threshold.	\$300.00	\$200 per revision submission	Inspector's hourly rate: min 1 hour initial and 15 min increments after the first hour.
- Residential Addition, detached garage or other new impervious over the stormwater threshold.	\$500.00	\$200 per revision submission	Inspector's hourly rate: min 1 hour initial and 15 min increments after the first hour.
Plot Grading - New Residential (1&2 family dwelling) (under stormwater threshold)	\$1,000.00	\$250 per revision submission	Inspector's hourly rate: min 1 hour initial and 15 min increments after the first hour.
- New Residential (1&2 family dwelling) (over stormwater threshold)	\$1,250.00	\$250 per revision submission	Inspector's hourly rate: min 1 hour initial and 15 min increments after the first hour.
Commercial - up to 10,000 sf lot area (or 2 lot subdivision)	\$1,500.00	\$100 to township \$1,400 deposit to initial escrow fee	Inspector's hourly rate: min 1 hour initial and 15 min increments after the first hour.
Commercial or major development - over 10,000 sf lot area (or 3 or more subdivision)	\$2,000.00	\$100 to township \$1,900 deposit to initial escrow fee	Inspector's hourly rate: min 1 hour initial and 15 min increments after the first hour.

Notes: No charge for Non-developer (resident only) veteran/active & seniors

Ordinance #34-8 – Stormwater Control

“Exempt Development” means a development that creates additional impervious less than the thresholds provided in Table 1 within a 5 year period.

Table 1 – Exempt Development Thresholds

Zone	Threshold of new impervious area
R-B	500 Square feet
R-BB	750 Square feet
R-A & R-A(PRD)	750 Square feet
R-AA	1,000 Square feet
All other zones	500 Square feet

“Minor Development” means any development that results in the creation of new impervious area within a five (5) year period within the limits provided in Table 2.

Table 2 – Minor Development Thresholds

Zone	Threshold of new impervious area		
R-B	500 Square feet	to	10,890 square feet
R-BB	750 Square feet	to	10,890 square feet
R-A & R-A(PRD)	750 Square feet	to	10,890 square feet
R-AA	1,000 Square feet	to	10,890 square feet
All other zones	500 Square feet	to	10,890 square feet

“Major development” means an individual “development,” as well as multiple developments that individually or collectively result in:

1. The disturbance of one or more acres of land since February 2, 2004;

2. The creation of one-quarter acre or more of “regulated impervious surface” since February 2, 2004;

Major development includes all developments that are part of a common plan of development or sale (for example, phased residential development) that collectively or individually meet any one or more of paragraphs 1 or 2 above. Projects undertaken by any government agency that otherwise meet the definition of “major development” but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered “major development.”

2. **Concrete curb and sidewalk forms** – Items include but are not limited to:
- a. For the installation of new curbing where curb did not already exist, cut sheets are required to be submitted to the department a minimum of 10 days prior to inspection to allow for review and approval by the Division of Engineering.
 - b. Concrete forms will be checked for proper offset to match the approved cut sheets
 - c. The forms are of proper width, depth, etc.
 - d. The forms are complete and closed.
 - e. The forms are properly supported.
 - f. Expansion joint material is in place and of proper type and depth (ie: full depth)
 - g. Reinforcing (if applicable)
 - i. Rebar is of proper size & on chairs to proper offset
 - ii. Welded Wire Mesh (WWM) is of proper size & in forms
 - 1. Contractor is responsible to ensure WWM is lifted the required 2" off bottom of forms at time of pour.

Please refer to the examples of approved forms below in Figures 2-4:

Figure 2 – Curb Forms



Figure 3 – Sidewalk Forms

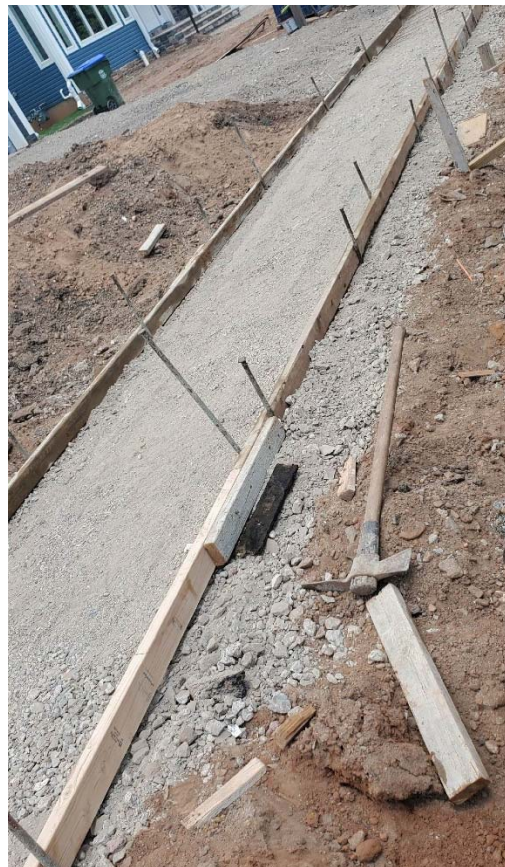
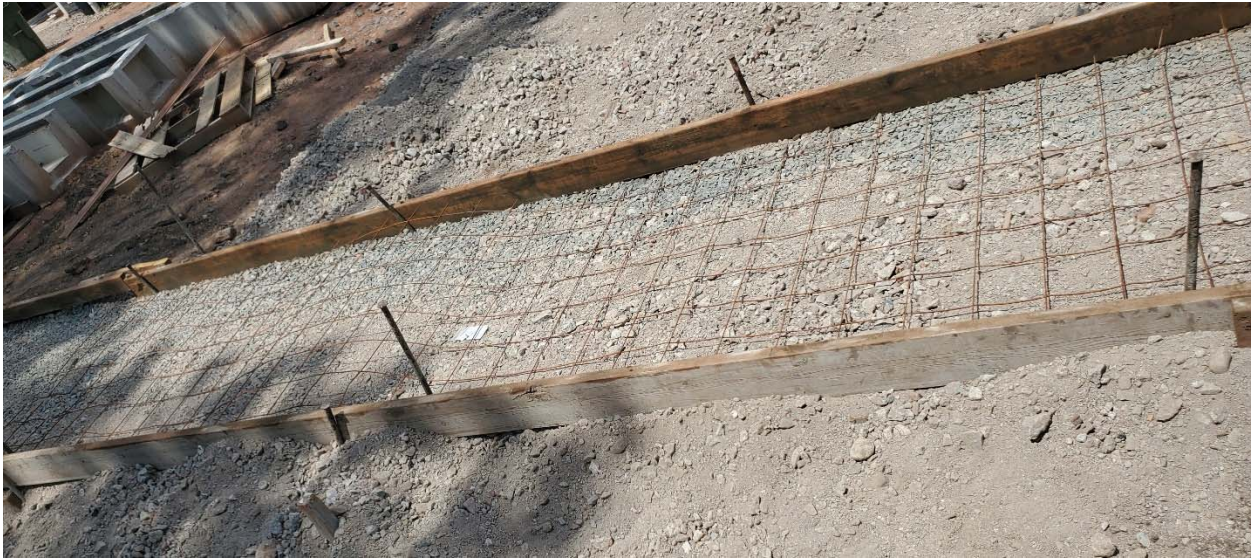


Figure 4 – Reinforced Sidewalk & Apron Forms



3. **Retaining Wall under 48"** – Items include but are not limited to:
 - a. Footings, Drainage, Stone, & Piping will be inspected to ensure the installation matches the detail on the plans.

4. **Final Inspection** – Items include but are not limited to:
 - a. All work is completed and in conformance with the approved plans and additional improvements beyond the approval has not occurred.
 - b. Concrete sidewalk cross slopes are 2% or less with positive drainage towards the street.
 - c. Concrete sidewalk and curb have a brush finish.
 - d. Site is free and clear of construction debris.
 - e. Limit of site disturbance matches what is marked on the approved plans.
 - f. All disturbed areas are stabilized with seed and hay, or equivalent.
 - g. All large rocks and debris are raked from the soil.
 - h. No tripping hazards exist.
 - i. Roof leader overflows have perforated caps.
 - j. Roof leader outfall onto splash blocks (corrugated pipes not permitted.)
 - k. All cleanouts are flush to grade with the appropriate flush caps.
 - l. Trees and planting match the approved plan for quantity type, size, & location.
 - m. Trees are properly staked as per Township details. (Plastic chain lock is the only recognized "approved equal" at this time.)
 - n. All construction equipment, dumpsters, port-a-johns, etc., are removed from site.
 - o. Roadway restoration meets Township standards.
 - p. Roadway is swept free and clear of construction related debris and mud/dirt.