



## CONSTRUCTION APPLICATION ATTACHMENT

APPLICATION FOR CONSTRUCTION/ PROPERTY

ADDRESS \_\_\_\_\_  
\_\_\_\_\_

DETAILED PLANS FOR ANY TYPE OF EXTERIOR CONSTRUCTION, ALTERATION, FENCING , DECK,PILINGS,BULKHEADS,ETC MUST BE SUBMITTED TO THE BOARD OF TRUSTEES VIA THE BUILDING AND GROUNDS TRUSTEE. ALL PLANS MUST BE APPROVED BEFORE ANY WORK COMENCES INCLUDING DEMOLITION. ALL APPLICATIONS MUST BE SUBMITTED IN TRIPPLICATE USING THE OBSC CONSTRUCTION APPLICATION AVAILABLE ON THE OBSC 1 WEBSITE. THESE PLANS MUST INCLUDE ARCHITECTURAL DRAWINGS DEPICTING NORMAL BUILDING DETAILS REGARDING HEIGHT FROM FEMA GRADE\_7.1\_. WITH, TYPE OF SIDING, DOORS, WINDOWS, ETC. ALSO AN UPDATED LOT SURVEY DETAILING PROPERTY LINE SETBACKS.( PLEASE CONSULT WITH YOUR BUILDING AND GROUNDS TRUSTEE BEFORE ENGAGING AN ARCHITECT ALSO CONTACT THE POWER AND TELEPHONE COMPANIES TO AVOID HAVING TOMS RIVER ISSUE A STOP WORK ORDER.) SINCE OUR ROADS ARE PRIVATE A CHECK FOR \$500.00 (FOR UTILITY ,GAS, WATER, SEWER) MUST BE INCLUDED TO COVER ROAD OPENINGS. IF ROADS ARE NOT OPENED MONEY WILL BE REFUNDED.

APPROVAL ALSO REQUIRED FROM TOMS RIVER(WHEN CALLED FOR BY STATUTE). OBSC APPROVAL WILL BE GRANTED WITHIN 45 DAYS IF THE FOLLOWING CRITERIA ARE MET AND IF THE GENERAL WELFARE OF THE COMMUNITY IS NOT ADVERSELY AFFECTED. ALL PLANS APPROVED BY OBSC MUST HAVE A RAISED SEAL AFFIXED TO THEM BEFORE SUBMITTING TO TOMS RIVER. AFTER APPROVAL BY TOMS RIVER A SET OF PLANS WITH TOMS RIVERS APPROVAL STAMP MUST BE SUBMITTED BACK TO OBSC.

CONSTRUCTION WORK MAY ONLY BE PERFORMED BETWEEN SEPT 15<sup>TH</sup> AND JUNE 15<sup>TH</sup>. IF THESE DATES ARE COMPROMISED FINES WILL BE LEVIED AGAINST THE **OWNER** . A FINE OF \$1000.00 PER DAY. EACH DAY THAT WORK CONTINUES SHALL BE CONSIDERED A SEPARATE VIOLATION. THE FINE WILL BE ASSESSED AGAINST THE PROPERTY WHERE THE VIOLATION OCCURRED AND AGAINST ALL MEMBERS AND MEMBERSHIPS HAVING AN INTREST IN THAT PROPERTY. THE TOTAL FINE WILL NOT EXCEED

\$1000.00 PER DAY. THE FINE SHALL BE IN ADDITION TO ANY OTHER ACTION THE BOARD OF TRUSTEES MAY IMPOSE AGAINST THE MEMBER(S) AND MEMBERSHIP(S) IN VIOLATION. POSSESSION OF APPROPRIATE PERMITS AND APPROVALS DURING THE PERIOD THAT CONSTRUCTION IS PERMITTED, OR WRITTEN AUTHORIZATION FOR EMERGENCY REPAIRS FROM THE BUILDING AND GROUNDS TRUSTEE DURING THE PERIOD WHEN CONSTRUCTION IS PROHIBITED SHALL BE AN ABSOLUTE DEFENSE TO ANY PENALTY, SUSPENSION OR ACTION THAT THE BOARD OF TRUSTEES MAY WISH TO IMPOSE

A. PLACEMENT ON LOT

1. ALL LOTS EAST OF STATE HIGHWAY 35 SOUTH

NO BUILDING SHALL BE BUILT OR PLACED CLOSER THAN TWO (2) FEET TO THE FRONT LINE, THREE (3) FEET TO THE REAR LINE AND TWO (2) FEET TO THE SIDE LOT LINE.

DEED RESTRICTIONS DO NOT ALLOW FOR BUILDINGS LARGER THAN TWENTY-SIX (26) FEET IN LENGTH AND TWENTY (20) FEET IN WIDTH ON LOTS THAT MEASURE TWENTY-FIVE(25) FEET BY FIFTY(50) FEET. ALL BUILDINGS MUST BE ERECTED ON THE LEFT SIDE OF THE LOT WHEN VIEWED FROM THE ROAD.

TWO (2) PARKING PLACES MUST BE PROVIDED ON EACH BUILDING LOT. TWO(2) PARKING SPACES ARE DEFINED AS AN AREA EIGHTEEN(18) FEET WIDE BY EIGHTEEN(18) FEET DEEP. PARKING AREAS MUST BE OF A POROUS MATERIAL SUCH AS PAVERS OR STONEN . NO CONCRETE OR ASPHALT IS PERMITTED.

2. OCEAN FRONT LOTS

NO BUILDING, ALTERATION, ADDITION, OR STRUCTURE OF ANY KIND SHALL BE ERECTED CLOSER THAN THIRTY-FIVE(35) FEET TO THE FRONT OR EASTERLY SIDE OF AN OCEAN FRONT LOT, NOR CLOSER THAN FOUR(4) FEET TO THE SIDELINES.

3. ALL LOTS WEST OF STATE HIGHWAY 35 SOUTH

NO BUILDING SHALL BE BUILT OR PLACED CLOSER THAN TWENTY-ONE(21) FEET TO THE ROAD LINE NOR CLOSER THAN TWENTY(20) FEET TO ANY LAGOON OR WATER FRONT OR REAR LOT LINE, NOR CLOSER THAN SIX FEET(6) FEET TO ANY SIDELINE WITH THE DEVELOPERS APPROVAL. BUILDINGS ALONG STATE HIGHWAY 35 SOUTH CANNOT BE CLOSER THAN THIRTY-FIVE(35) FEET FROM STATE HIGHWAY 35 SOUTH.

B. BUILDING HEIGHT RESTRICTIONS

ANY BUILDING WHICH IS BUILT, ELEVATED OR RECONSTRUCTED IN ORDER TO MEET OR EXCEED MINIMUM BASE FLOOD ELEVATION LEVEL AND WHICH IS LOCATED IN "A" ZONE MAY INCLUDE UP TO 2 FEET OF FREEBOARD BETWEEN THE MINIMUM BASE FLOOD ELEVATION AND THE FINISHED FLOOR. IN THE EVENT THAT ADDITIONAL FREEBOARD OVER 2 FEET IS ADDED TO THE STRUCTURE, THEN SUCH ADDITIONAL FREEBOARD OVER 2 FEET WILL BE DEDUCTED FROM THE HABITABLE SPACE OF THE BUILDING MEASURED FROM THE TOP OF THE SILL PLATE IN "A" ZONE MEASURED TO THE HIGHEST POINT OF THE BUILDING.

NO BUILDING BUILT, ELEVATED OR RECONSTRUCTED LOCATED IN "V" ZONE SHALL BE PERMITTED TO INCLUDE AND FREEBOARD BETWEEN THE MINIMUM BASE FLOOD ELEVATION AND THE LOWEST HORIZONTAL STRUCTURAL MEMBER UNLESS SUCH ADDITIONAL FREEBOARD

IS DEDUCTED FROM THE HABITABLE SPACE OF THE BUILDING MEASURED FROM THE TOP OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER TO THE HIGHEST POINT OF THE BUILDING.

SPACE BELOW THE LOWEST FLOOR: "V" ZONE. SPACES BELOW THE LOWEST FLOOR SHALL NOT BE ENCLOSED UNLESS BREAKAWAY WALLS, OPEN WOOD LATTICE WORK OR INSECT SCREENING ARE USED PROVIDED THEY ARE INTENDED TO COLLAPSE UNDER WIND AND WATER LOADS WITHOUT CAUSING DAMAGE TO THE ELEVATED STRUCTURE.

OWNERS SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_

REV: 11/6/9