



DENIAL OF ZONING PERMIT

Control #: 2024-ZA-00468

Date Issued: 10/22/2024

IDENTIFICATION

Work Site Location:	323 GARDENIA DR	Block:	98.04	Lot:	1	Zone:	WTRC
Owner in Fee:	WHITING STATION AT CRESTWOOD	Contractor/Agent:					
Address:	323 GARDENIA DR	Address:					
	WHITING NJ 08759	Telephone:					
Telephone:		Contractor License No:					

For the project/work located at the above address, your application for a permit to:

TREE REMOVAL OF 17 MATURE WHITE PINES & REFORESTATION W / A TOTAL AREA OF 2,921.25SF
LAND DISTURBANCE

has been denied for noncompliance with provisions of Sections: of the Municipal Zoning Ordinance for the following reasons:



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● 245-8: Definitions; word usage.

ADMINISTRATIVE APPROVAL. A change or minor addition to an existing previously approved site plan, which are subject to the following:

A. Requires review by the Board; however, does not require application for a minor site plan.

B. Is minor in nature and will not impact the original intent of approval by the Board, layout, or function of the existing infrastructure of the previously approved site plan.

C. The submission requirements of which do not require a formal site plan submission (submission requirements pertaining to detail and content to be determined by the Board Engineer).

The proposed alterations to the previously approved landscaping plan will require an application to the Township's Planning Board.

DEVELOPMENT:

B. (Pinelands) The change of or enlargement of any use or disturbance of any land, including, but not limited to:

(6) Demolition of a structure or removal of trees.

The proposed tree removal / reforestation qualifies as development.

DEVELOPMENT APPROVAL (PINELANDS)

Any approval granted by the Pinelands Commission pursuant to N.J.A.C. 7:50-4, Part II, Part III or Part IV.

The proposed tree removal / reforestation shall require N.J. Pinelands approval.

SITE PLAN (MLUL). A development plan of one or more lots on which is shown:

A. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, drainage, floodplains, marshes and waterways;

B. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping, structures and signs, lighting, screening devices; and

C. Any other information that may be reasonably required in order to make an informed determination pursuant to an ordinance requiring review and approval of site plans by the planning board adopted pursuant to N.J.S.A. 40:55D-37 et seq.

● 245-32: Pinelands Area development.

B. Pinelands Development uniform procedures.

(1) Applicability.

(a) In addition to other development review procedures of the Township of Manchester enumerated in this chapter, all applications for development approval in the Pinelands Area shall comply with the procedures set forth in Subsection A of this section, Pinelands Area general development regulations.

(b) For the purposes of this section only, the following shall not be considered development except for development involving any historic resource designated by the Pinelands Commission pursuant to N.J.A.C. 7:50-6.154, Designation of Historic Resources and Districts:

[7] The clearing of less than 1,500 square feet of land.

The proposed tree removal / reforestation will cover an area greater than 1,500SF therefore the proposed development shall require application to the N.J. Pinelands.

● 403-8 Planning Board approvals.

Application for a tree removal permit for a property/properties associated with a Planning Board approval shall be filed and administered as follows:

B. All other applications that receive approval from the Township Planning Board shall file an application for a tree removal permit as described elsewhere in this chapter. A copy of the plans approved by the Board should accompany all applications of this type. These applications shall be reviewed and approved or denied as indicated elsewhere in this chapter.

Planning board approval is required for the proposed tree removal / tree reforestation.

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Secretary of the Board of Adjustment. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not later than (20) days from the date of this notice. You can also file for a variance to the Board of Adjustment and can obtain from the Secretary of the Board of Adjustment the required forms.



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The permit which you submitted has been place in the inactive files in the Community Development Office / Construction Code Department / Zoning Department. Please contact this office to reactivate the permit.

Denied by:

Pasquale Popolizio

Zoning Officer

CONTROL # 2024-ZA-00468



MANCHESTER TOWNSHIP ZONING PERMIT APPLICATION

ZONE WTAC

(Whiting Station @ Crestwood)

PROPERTY OWNER: (PLEASE PRINT OR TYPE)

DATE 10/17/24

OWNER'S NAME Whiting Station HOA

PHONE # 732-350-3556

OWNER'S ADDRESS 323 Gardenia Drive

FAX # 732-350-3922

Whiting NJ 08754

EMAIL whitingstation@verizon.net

DESCRIPTION OF WORK:

Request to cut down 17 White Pines on grounds to replace with 44 Giant 7-8' Common Trees are not in good shape and concerned for safety issues.
LOCATION OF WORK IF OTHER THAN THE PROPERTY OWNER'S ADDRESS: Green Arborvitae Trees

REQUIRED SUBMISSIONS:

1. NEW SINGLE FAMILY DWELLING: 3 SEALED PLOT PLANS THAT CONFORM TO ALL REQUIREMENTS \$100
2. TREE CLEARING: 3 SEALED PLOT PLANS SHOWING ALL LIMITS OF CLEARING. \$75
3. TREE REFORESTATION: 3 SEALED PLOT PLANS PREPARED BY A N.J. LICENSED TREE PROFESSIONAL. \$150
4. ALL OTHER DEVELOPMENT: ACCURATE TO SCALE SURVEY DEPICTING ALL PROPOSED & EXISTING DEVELOPMENT (E.G. *SHED, ADDITION, DECK, FENCE, A-G POOL, EVSE) \$25 FOR THE FIRST CONSTRUCTION, ERECTION OR ALTERATION AND \$10 FOR EACH ADDITIONAL CONSTRUCTION, ERECTION OR ALTERATION.
5. I-G SWIMMING POOLS, GARAGES, COMMERCIAL ADDITIONS, & COMMERCIAL ACCESSORY STRUCTURES: \$50
6. NEW BUSINESS TENANT: MUST PROVIDE A DETAILED DESCRIPTION OF USE ALONG WITH ALL SIGNAGE. \$25
7. SIGNAGE: 3 SETS OF ELEVATION RENDERINGS & PLOT PLAN DETAILING SIGN LOCATION, \$25 PER SIGN.
8. HOME OWNER'S ASSOCIATION APPROVAL IS REQUIRED FOR ANY DWELLING IN RETIREMENT COMMUNITY.

Submission Lacked Sealed Plans.

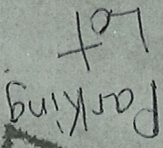
OWNER'S SIGNATURE HOA Vice President Carney M. Siciliano 609-405-3234
Carney.Siciliano@gmail.com

AGENT	TENANT	CONTRACT PURCHASER (CIRCLE ONE)
NAME _____	NAME _____	NAME _____
ADDRESS: _____	ADDRESS: _____	ADDRESS: _____
CONTACT # _____	CONTACT # _____	CONTACT # _____
FAX NUM. _____	FAX NUM. _____	FAX NUM. _____
EMAIL _____	EMAIL _____	EMAIL _____

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AGENT OR TENANT AND WE AGREE TO CONFORM TO ALL APPLICABLE ZONING LAWS OF THIS JURISDICTION.

(AGENT/TENANT/CONTRACT PURCHASER'S SIGNATURE) _____

FOR OFFICE USE ONLY			
DATE RECEIVED: <u>10/21/24</u>	CONTROL # _____		
ZONING OFFICER: APPROVED _____	DENIED (REASON) <u>10/22/24</u> <u>Planning Board Approval Required.</u>		
SECRETARY: BD. APP. YES _____ No _____ IF YES, CASE # _____	RESOLUTION ATTACHED: Y OR N _____		
PAYMENT: CASH _____ CHECK <u>5155</u> CC _____	RECEIPT # _____		


$$\frac{3}{19} - \frac{3}{17} + \frac{1}{5}$$

1#4 + 1#59, 1#60, 1#7

98-041

Denied 10/22/24  * Site Plan detailing all limits of clearing + reforestation required.



August 14, 2024

Whiting Station at Crestwood
Homeowners Association
323 Gardenia Drive
Whiting, NJ 08759
Attention: Carney Siciliano

(Mike Walsh) Owner Turf Masters

Dear Members of the Board of Directors:

Turfmasters would like to submit the following proposal for the **removal of 17 white pine trees**, and the **installation of Green Giant arborvitaes** on the west side of the parking lot at Whiting Station. The scope of work will include the following:

Scope of Work:

1. **Tree Removal, Stump Grinding, and Root Removal**
Removal and disposal of 17 white pine trees, including grinding the stumps and removing the roots.
Cost: \$6,000.00 plus tax
2. **Regrading and Topsoil**
Regrading the area and adding 7 tons of topsoil to prepare the site for new plantings.
Cost: \$700.00 plus tax
3. **Installation of Green Giant Arborvitaes Trees**
Planting 44 Green Giant arborvitaes, each 7-8 feet tall, spaced 5 feet apart on the west side of the parking lot.
Cost: \$9,400.00 plus tax
4. **Mulching**
Application of 15 yards of mulch around the newly planted trees to retain moisture and prevent weed growth.
Cost: \$900.00 plus tax
5. **Mark Out of Utilities and Irrigation**
We will require a mark out of utility and irrigation lines before beginning the project to ensure safety and avoid damage.
6. **Total Project Cost**
Total Cost: \$17,000.00 plus tax

Plants will be guaranteed for 1 year provided they have been properly watered.
Turfmasters will not be responsible for any damage to wires or sprinkler lines.

Please let me know if you have any questions or need further details. We appreciate the opportunity to

submit this proposal and look forward to the possibility of working with you to enhance the landscape at Whiting Station.

Sincerely,



Mike Walsh
Turfmasters

Permit Zoning Board - Complaint
Attorney 3 months to 5 months min.
Permits from resident to township more than 2 trees
May need to replant new trees
Arbor tree's are considered trees (shrubs)
One tree OK Board for removal dead or good reason



Whiting Station HOA

Whiting, New Jersey

To Whom it May Concern;

On Friday, September 13, 2024 I met with Carney Siciliano at the property 323 Gardenia Drive Whiting, NJ. Mr. Siciliano asked me to look at a row of 17 Eastern White Pines (*Pinus strobus*) near the club house for Whiting Station HOA. The trees were located on the west side of the parking lot of the club house behind a row of homes.

Mr. Siciliano asked my professional opinion on the health of the Pines. He was concerned about the surface roots and overall health. There was a concern of the safety of the trees being in close proximity the homes as well as close to the curb and street. I performed a Basic Level 1 Assessment. The overall health of the pines was good. There were surface roots present and a normal amount deadwood in the crowns.

There were a lot of surface roots present from the white pines. Although surface roots are a normal characteristic of white pines, they could be a tripping hazard if near places where people may be walking. Eastern white pines have an extensive root system consisting of wide-spreading and shallow roots. This root system is influenced by soil type, moisture availability and competition with other plants. Mr. Siciliano had a concern about the tree roots impacting the curb due to the base of the tree being within 10 ft of the curb line. These roots could impact the curb at some point. Mr. Siciliano also had a concern about the root system impacting the sprinkler lines and underground wires for the homes nearby. Tree roots could impact underground pipes typically if the pipes are already compromised or are older.



The pines being in close proximity to the homes was also a concern to Mr. Siciliano. Although the trees had a low risk of failure, anytime there is a tree within range of a structure there is always some risk of a tree limb or whole tree failure during high wind loading events.

There was deadwood in the crowns of the pines. There was not an extensive amount of deadwood. Deadwood in trees is a common and natural occurrence of a tree's life cycle. Causes of deadwood could be from aging, environmental stress, physical damage or disease. Removing deadwood is recommended for safety, improved growth and structural stability. The deadwood that was present looked to be from shade as well as pruning cuts that cause the branch to die back.



White Pine with surface roots growing near electric box.





Surface roots from White Pine.





Row of White Pine with some deadwood and surface roots near curb.

Mr. Siciliano could;

1. Put mulch beds over the surface roots to prevent tripping.
2. Remove the trees and grind the surface roots.
3. Prune the trees to remove deadwood.
4. Root prune selective roots growing near sprinklers/underground wire boxes.

Courtenay Pinto
Aspen Tree Expert, Co
LTE #691



Crop

n 08759

Growing Zone: 7 >

green Trees > Arborvitae Trees





Sent from Gmail Mobile

On Wed, Oct 16, 2024 at 7:35 AM Whiting Station <whitingstation@verizon.net> wrote:

Good morning Carney,

There is nothing attached.

Thanks,
Laura

Laura L. Dempsey
Office Manager
Whiting Station HOA
[323 Gardenia Drive](#)
Whiting [NJ 08759](#)
Mon-Fri 9am to 1pm
Tel: 732-350-3556
Fax: 732-350-3922
whitingstationcommunity.org