



Permit No: _____
Date Issued: _____

Township of West Orange

Application for Tree Removal and Replacement Permit

DEAD TREES DO NOT REQUIRE THE ISSUANCE OF A TREE REMOVAL PERMIT

ALL questions must be answered for the Applications to be considered COMPLETE.

Application Date: January 20, 2022

This Application for a Tree Removal and Replacement Permit is made with reference to and the intent to comply with all applicable laws, rules, and regulations, including the General Revised Ordinances of the Township of West Orange.

1. Name of Applicant: Altera 769, LLC
Street Address: 5910 N. Central Expressway, Suite 1360
City/State/Zip: Dallas, Texas 75206
Home Phone: _____ Work/Cell Phone: 972-897-4961
Email: etillman@alteradevco.com
2. Location of Property Subject to Proposed Tree Removal Activity
Street Address: 769 Northfield Avenue
Block: 166.15 Lot: 9
3. Property Owner(s) of Record
Name of Owner: Altera 769, LLC
Street Address: 5910 N. Central Expressway, Suite 1360
City/State/Zip: Dallas, Texas 75206
Home Phone: _____ Work/Cell Phone: 972-897-4961
Email: etillman@alteradevco.com
4. Status of Applicant (Check One)
☐ Tenant ☒ Owner ☐ Contract Purchaser ☐ Other: _____
If the Applicant is not the owner, attach hereto the notarized consent of the owner.
5. Has this property been the subject of an application and/or otherwise involved in a matter before the West Orange Planning Board and/or Board of Adjustment?
Yes ☐ No ☒ If yes, please state the dates and action taken or pending, identify the Township Agency who or is handling the matter, and enclose a copy of the resolution conserved by the Agency, if applicable: _____
6. Has the property received a construction permit and/or is there a construction permit pending?
Yes ☐ No ☒ If yes, please state the reason for and the date of application or the date of the issuance of the permit: _____

Permit No: _____
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7. Describe or attach the landscaping replacement planting plan, if applicable, including the number, size and species of trees to be replaced. Attach additional sheets if necessary: See attached Landscape Plan
8. Describe or attach grading plan if more than six (6) inches of soil will be removed or added within the drip line of a tree or trees on the site:
No regrading is proposed within the driplines of existing trees to remain.
See attached Landscape Plan with proposed grading shown.
9. Map, drawing or diagram must be attached hereto. List the names, address, phone number and email of the preparer of the map drawing or diagram attached:
Dynamic Engineering, Maria Roller LLA, PP, 245 Main Street, Suite 110
Chester, New Jersey 07930 (908)-879-9229 mroller@dynamicceec.com
10. List the number, species, and diameter of each tree to be removed: See attached Demolition Plan/Tree Removal Plan and Chart
11. State reason for tree removal: Building and parking additions
12. Identify the Licensed Tree Expert or Licensed Tree Care Operator who will be providing tree removal services:
Name: TBD
License Number: _____
Address: _____
City/State/Zip: _____
Work Phone: _____ Cell Phone: _____
Email: _____
13. Proposed date to commence tree removal: TBD
Proposed date to complete tree removal: TBD

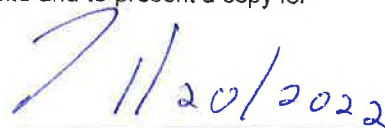
It is understood that the undersigned may be subject to statutory penalties for each violation of the terms and conditions of the West Orange Tree Preservation, Removal and Replacement Ordinance. The undersigned agrees to post a copy of the Tree Removal Permit on the site and to present a copy for review upon request.



Applicant's Signature

TERRY AQUINN

Print Name Legibly



Date

Permit No: _____
Date Issued: _____

For Administrative Purposes Only:

Numbers of trees approved for removal: _____ (living) _____ (dead/dying)

Number of trees replaced: _____

Additional replacement /preservation requirements: _____

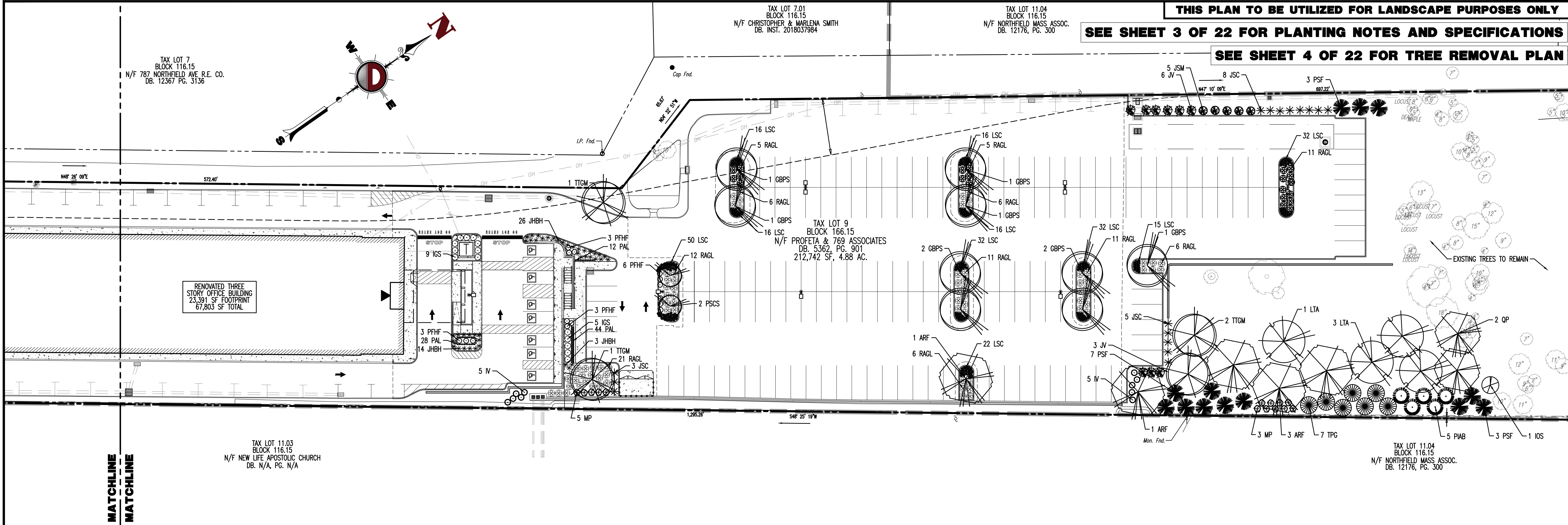
Circle One: Basic Permit Fee: **\$25.00** Total Development Application Fee: **\$300.00** Total

Signature of Forester: _____ Date: _____

West Orange Ordinance #2177-08 defines a tree as "a self-supporting single stem perennial woody plant having a diameter of at least four inches measured at a point of 4.5 feet (or 54 inches) from the ground at the base of the tree on its uphill side.

Up to three (3) live trees may be removed on an improved residential lot within any 365-day period without the necessity of obtaining a tree removal permit.

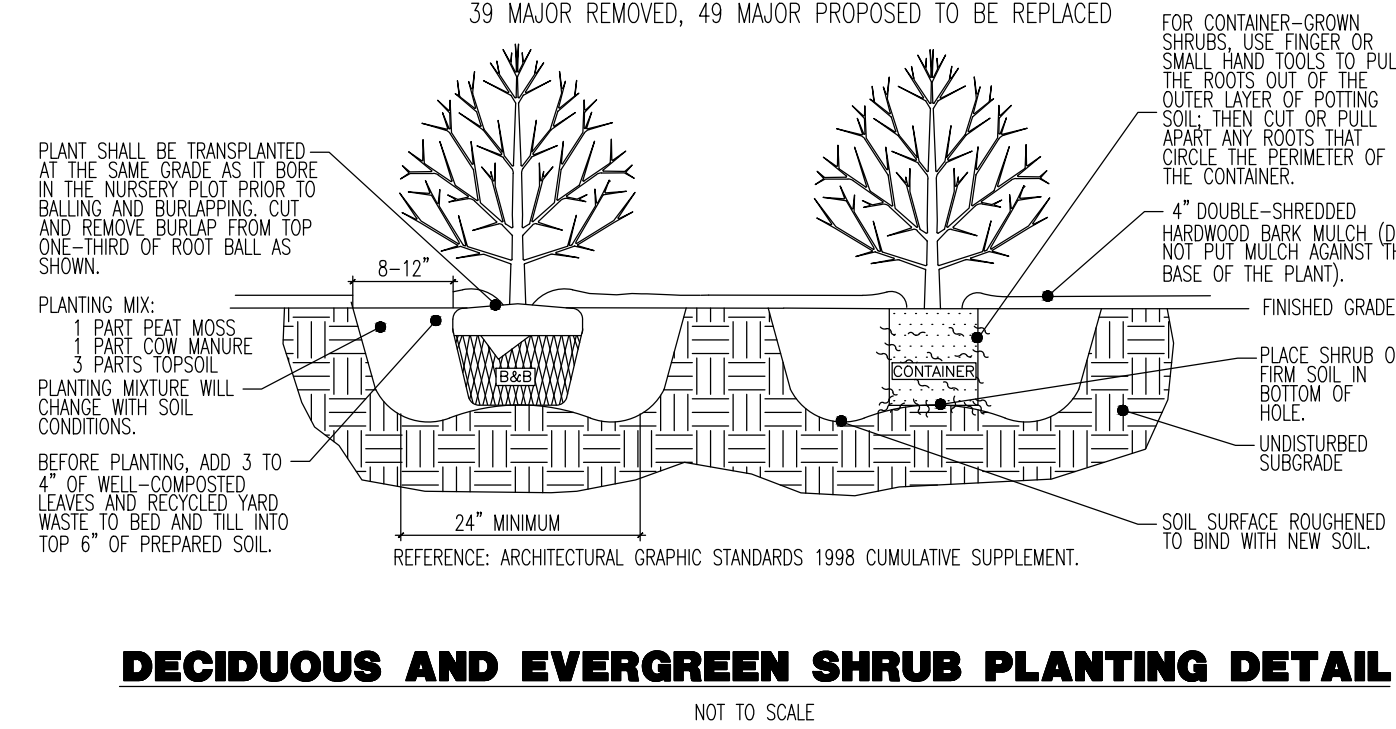
Plotted: 01/26/22 3:38 PM. By: russell
File: P:\JECPC Projects\2530 Altera Development\99-006 West Orange\Draw\Site Plans\02530P100SL.dwg. ---> 13 LANDSCAPE PLAN (PHASE 1)



LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
ARF*	5	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 1/2-3" CAL.	B+B
GBPS*	9	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY BRAND GINKGO	2 1/2-3" CAL.	B+B
LTA*	4	LIRIODENDRON TULIPIFERA 'AURO-MARGINATUM'	MAJESTIC BEAUTY TULIP TREE	2 1/2-3" CAL.	B+B
QP*	2	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL.	B+B
TTGM*	4	TILIA TOMENTOSA 'GREEN MOUNTAIN'	GREEN MOUNTAIN SILVER LINDEN	2 1/2-3" CAL.	B+B
	24				
ORNAMENTAL TREE(S)					
PSCS**	2	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2-2 1/2" CAL.	B+B
EVERGREEN TREE(S)					
IOS**	1	ILEX OPACA 'SATYR HILL'	SATYR HILL HOLLY	6-7'	B+B
JV**	9	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6-8'	B+B
PIAB*	5	PICEA ABIES	NORWAY SPRUCE	6-7'	B+B
PSF*	13	PINUS STROBUS 'FASTIGIATA'	PYRAMIDAL WHITE PINE	8-10'	B+B
TPG*	7	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	7-8'	B+B
	35				
EVERGREEN SHRUB(S)					
IGS	14	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERY HOLLY	24-30"	#3 CAN
JSC**	16	JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	6-7'	B+B
JSM**	5	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	6-7'	B+B
	35				
DECIDUOUS SHRUB(S)					
IV	10	ITEA VIRGINICA 'HENRY'S CARNET'	GARNET SWEETSPICE	24-30"	#3 CAN
MP	14	MYRTICA PENNSYLVANICA	NORTHERN BAYBERRY	30-36"	B+B
PFHF	15	POTENTILLA FRUTICOSA 'KUPINPA'	HAPPY FACE PINK PARADISE CINQUEFOIL	24-30"	#3 CAN
	39				
GROUND COVER					
JHBH	43	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	#3 CAN
RAGL	100	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	2 GAL.	CONTAINER
	143				
PERENNIAL(S)					
LSC	247	LIRIOPE SPICATA	CREEPING LILYTURF	1 GAL.	CONTAINER
ORNAMENTAL GRASS(ES)					
PAL	84	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	2 GAL.	CONTAINER

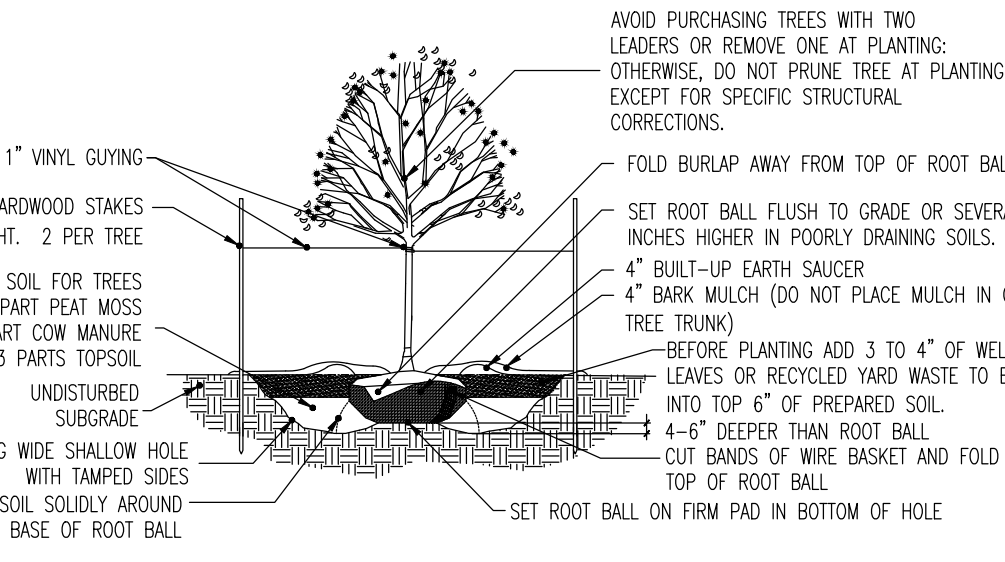
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
* MAJOR REPLACEMENT TREE
** MINOR REPLACEMENT TREE
TOTAL TREES TO BE REMOVED AND REPLACED: 33 MINOR REMOVED, 33 MINOR PROPOSED TO BE REPLACED
39 MAJOR REMOVED, 49 MAJOR PROPOSED TO BE REPLACED



PERENNIAL/GROUND COVER PLANTING DETAIL

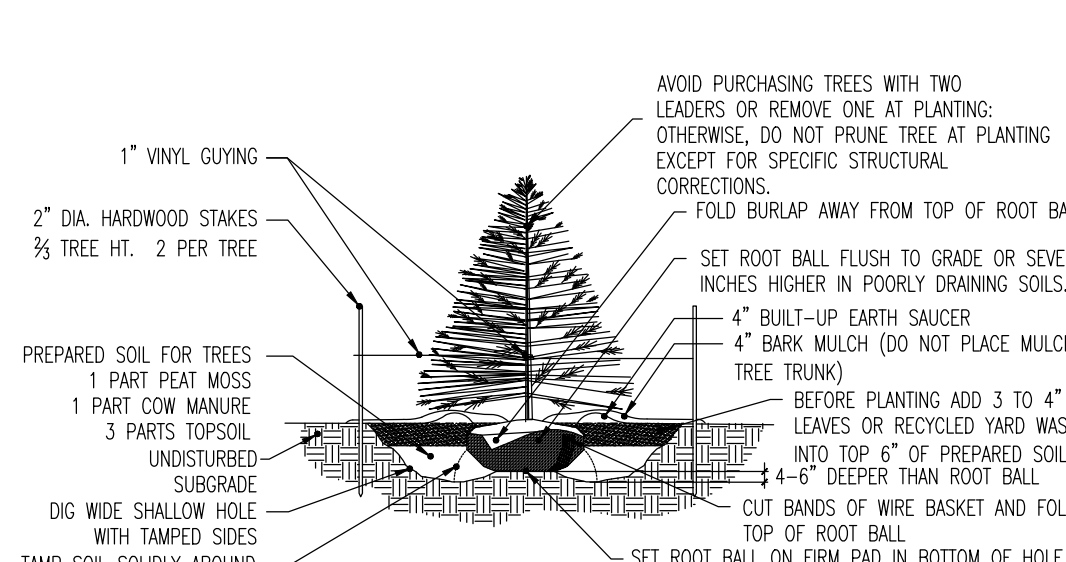
NOT TO SCALE

- NOTES:
- NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 - REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK 1/2 FROM TOP ROOT BALL.
 - PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
 - THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 - THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



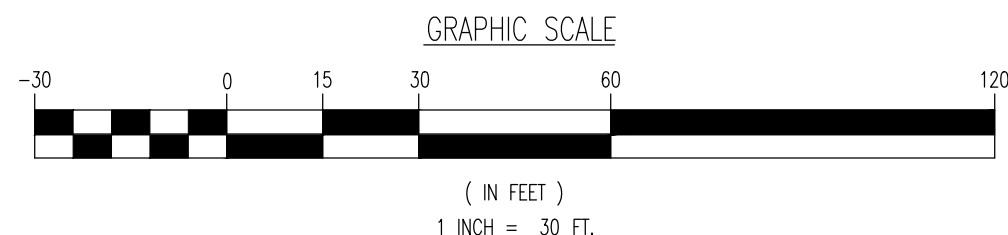
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

TOWNSHIP NOTES:

- TREE REMOVAL PERMIT SHALL BE SECURED BY THE CONTRACTOR PRIOR TO ANY SITE DISTURBANCE IN ACCORDANCE WITH TOWNSHIP ORDINANCE SECTION 25-27.4
- PROPOSED FINAL LANDSCAPING LOCATIONS TO BE ADJUSTED IN THE FIELD DURING INSTALLATION AS REQUIRED.

- NOTES:
- NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 - REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK 1/2 FROM TOP ROOT BALL.
 - PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
 - THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 - THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.



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REV.	DATE	COMMENTS
1	01/24/22	REVISED PER TOWNSHIP COMMENTS & PHASED DEVELOPMENT

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: JCS
CHECKED BY: JCS
AS: JCS
RJC: JCS

PROJECT: **ALTERA 769, LLC**
PROPOSED SITE IMPROVEMENTS
BLOCK 166.15, LOT 9
769 NORTHFIELD AVENUE (CR 508)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ

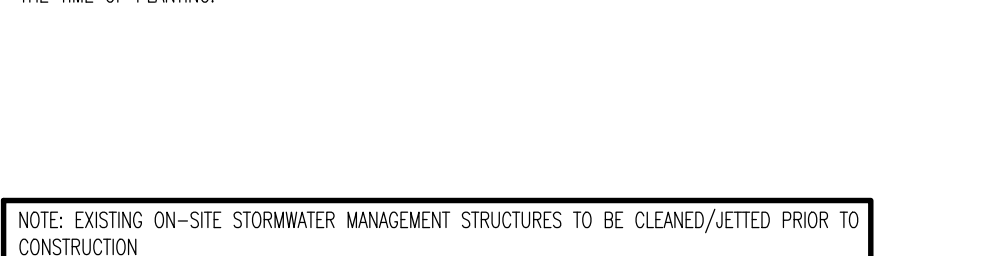
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ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIGGING THE EARTH'S SURFACE ANYWHERE IN ANY STATE
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Dallas, Texas • 1.214.461.0000
Phoenix, Arizona • 1.602.461.0000
Denver, Colorado • 1.303.461.0000
www.dynamiccec.com

ROBERT J. COLUCCO III
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 558851

MARLA A. ROLLER
LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE NO. 21A500053700

LANDSCAPE PLAN (PHASE 1)
SCALE: (H) 1"=30'
(V) 1"=30'
DATE: 08/06/2021
PROJECT NO: 2530-99-006
SHEET NO: 13 OF 22
Rev. #:

[illegible]

ROBERT J. COLUCCO III

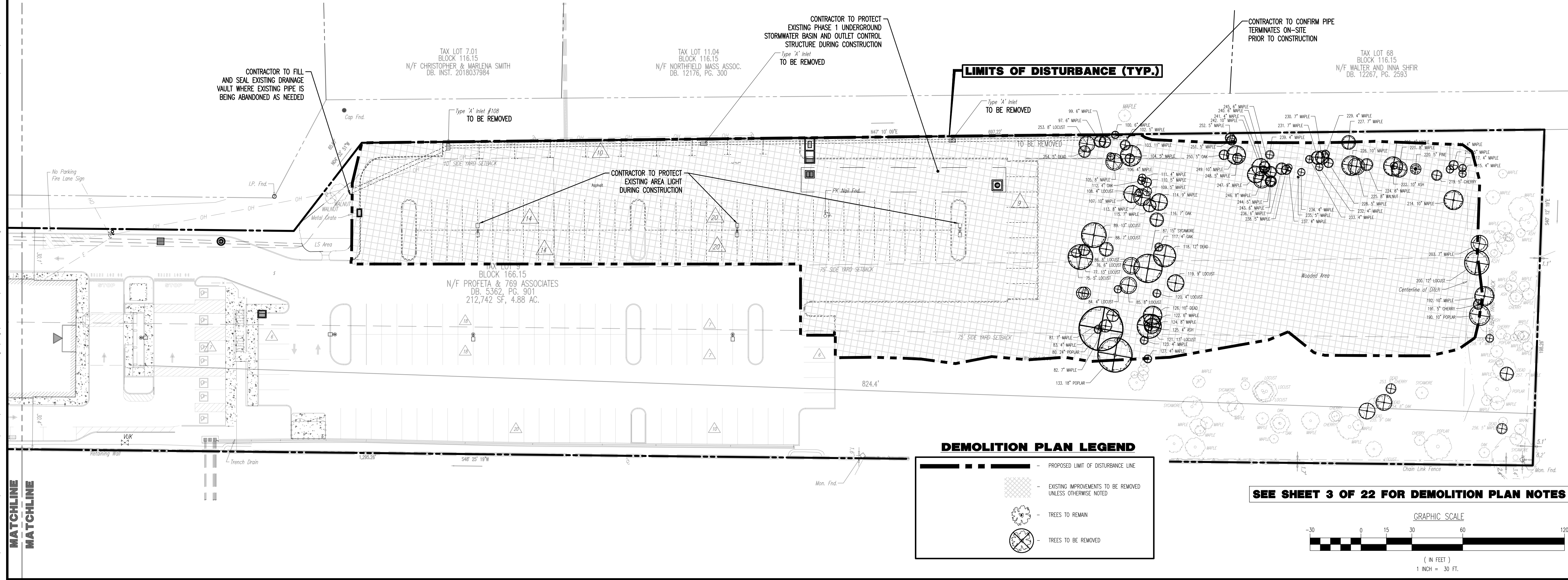
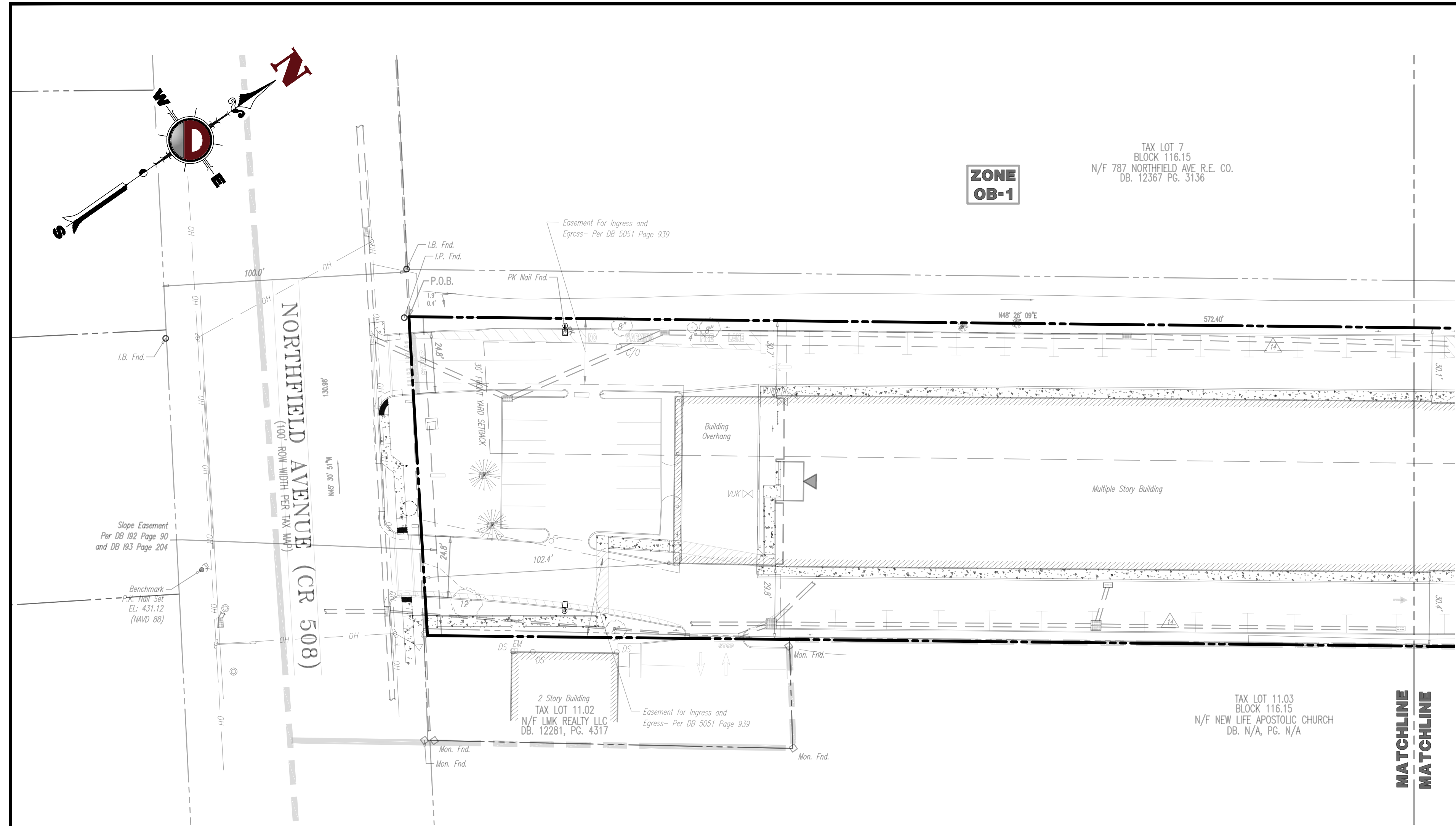
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 55851

TITLE: DEMOLITION & TREE
REMOVAL PLAN (PHASE 1)

SCALE: (H) 1" = 30' (V)	DATE: 08/06/2021
PROJECT No: 2530-99-006	

SHEET No: 4 OF 22	Rev. #: 1
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TREE REMOVAL TABLE

TREE #	COMMON NAME	DBH"	CONDITION	MINOR (4-6")	MAJOR (6"+)
75	LOCUST	5"	OK	1	
76	LOCUST	6"	OK		1
77	LOCUST	13"	OK		1
80	POPLAR	24"	OK		1
81	MAPLE	7"	OK		1
82	MAPLE	7"	OK		1
83	MAPLE	4"	OK	1	
84	LOCUST	4"	OK	1	
85	LOCUST	8"	OK		1
86	LOCUST	8"	OK		1
87	SYCAMORE	15"	OK		1
88	LOCUST	7"	OK		1
89	LOCUST	13"	OK		1
97	MAPLE	6"	OK		1
99	MAPLE	6"	OK		1
100	MAPLE	6"	OK		1
102	MAPLE	5"	OK	1	
103	MAPLE	11"	OK		1
104	MAPLE	5"	OK	1	
105	MAPLE	8"	OK		1
106	MAPLE	4"	OK	1	
107	MAPLE	10"	OK		1
108	LOCUST	4"	OK	1	
109	MAPLE	5"	OK	1	
110	MAPLE	5"	OK		1
111	MAPLE	5"	OK	1	
112	OK	4"	OK	1	
113	MAPLE	8"	OK		1
114	MAPLE	9"	OK		1
115	MAPLE	7"	OK		1
116	OK	7"	OK		1
117	OK	4"	OK	1	
118	MAPLE	12"	DEAD	NA	NA
119	LOCUST	9"	OK		1
120	LOCUST	4"	OK	1	
121	LOCUST	13"	OK		1
122	MAPLE	6"	OK		1
123	MAPLE	4"	OK	1	
124	MAPLE	8"	OK		1
125	ASH	4"	OK	1	
126	MAPLE	10"	DEAD	NA	NA
127	MAPLE	4"	OK	1	
129	MAPLE	6"	OK		
130	MAPLE	6"	OK		
131	MAPLE	4"	OK		
132	MAPLE	9"	OK		
133	POPLAR	18"	OK		1
190	POPLAR	10"	OK		1
191	CHERRY	5"	OK	1	
192	MAPLE	10"	OK		1
193	ASH	4"	OK		
194	MAPLE	7"	OK		
195	ASH	7"	OK		
196	CHERRY	8"	OK		
197	MAPLE	7"	OK		
198	MAPLE	6"	OK		
200	LOCUST	12"	OK		1
203	MAPLE	7"	OK		1
204	MAPLE	10"	DEAD	NA	NA
205	POPLAR	7"	OK		1
206	MAPLE	5"	DEAD	NA	NA
207	MAPLE	8"	OK		1
208	MAPLE	5"	OK	1	
209	ASH	5"	OK	1	

210	MAPLE	10"	DEAD	NA	NA
211	MAPLE	14"	OK		1
212	MAPLE	6"	OK		1
213	MAPLE	5"	OK	1	
214	MAPLE	10"	OK		1
215	MAPLE	4"	OK	1	
216	MAPLE	4"	OK	1	
217	MAPLE	4"	OK	1	
218	MAPLE	5"	OK	1	
219	CHERRY	5"	OK	1	
220	PINE	5"	OK	1	
221	MAPLE	8"	OK		1
222	ASH	10"	OK		1
223	MAPLE	4"	OK	1	
224	MAPLE	6"	OK		1
225	WALNUT	8"	OK		1
226	MAPLE	10"	OK		1
227	MAPLE	7"	OK	1	
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250	OK	5"	OK	1	
251	MAPLE	5"	OK	1	
252	MAPLE	5"	OK	1	
253	CHERRY	5"	DEAD	NA	
254	OK	8"	DEAD		NA
255	OK	9"	DEAD		NA
256	MAPLE	5"	DEAD	NA	NA
257	MAPLE	7"	DEAD		NA
258	MAPLE	4"	DEAD	NA	NA
TOTAL TREES TO BE REMOVED				42	50

TREE REMOVAL TABLE NOTES

NOTE: OF THE 258 TREES INVENTORIED, 103 TREES WERE WITHIN THE LIMITS OF DISTURBANCE. 11 OF THESE TREES WERE DEFINED AS UNVABLE. 61% OF TREES ON SITE ARE PROPOSED TO REMAIN. 42 MINOR REMOVED, 52 MINOR PROPOSED TO BE REPLACED, 50 MAJOR REMOVED, 75 MAJOR PROPOSED TO BE REPLACED.

NOTE: (ORDINANCE SECTION 25-27.3 DEFINITIONS)
A MAJOR TREE IS ANY TREE SPECIES WITH A MATURE HEIGHT OF AT LEAST 50 FT., WHICH SHALL BE AT LEAST 2 1/2" CALIPER AT THE TIME OF PLANTING.
A MINOR TREE IS AN EVERGREEN TREE, ORNAMENTAL TREE OR OTHER SMALL TREE AT LEAST 6 FT. IN HEIGHT AT THE TIME OF PLANTING.

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DESIGNED BY: J.C.S.
CHECKED BY: J.C.S.
DRAWN BY: R.R./D.J.S.
REVIEWED BY: R.R./D.J.S.

PROJECT: **ALTERA 769, LLC**
PROPOSED SITE IMPROVEMENTS
BLOCK 166.15, LOT 9
769 NORTHFIELD AVENUE (CR 508)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ

REV. DATE COMMENTS
1 01/24/22 REVISED PER TOWNSHIP COMMENTS & PHASED DEVELOPMENT

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ROBERT J. COLUCCO III
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 55851

JOSEPH C. SPARONE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 47204

TITLE: DEMOLITION & TREE REMOVAL PLAN (PHASE 2)

SCALE: (H) 1" = 30'
(V) 1" = 10'

DATE: 08/06/2021

PROJECT No: 2530-99-006

SHEET No: **5**

Rev. #:

OF 22

1

TREE REMOVAL REPORT

for

Altera 769, LLC

**Proposed Office Building
Block 166.15, Lot 9
769 Northfield Avenue (CR 508)
Township of West Orange
Essex County, New Jersey**

Prepared by:



245 Main Street
Suite 110
Chester, NJ 07930
(908) 879-9229

A handwritten signature in black ink, appearing to read 'Marla L. Roller', is positioned above a horizontal line.

**Marla L. Roller, LLA, PP
NJ Professional License #21AS0005370**

August 2021
Revised January 2022
DEC #2530-99-006

This report summarizes our field trip to the Altera Development Company site on July 15, 2021. The site is located on Block 166.15, Lot 9, 769 Northfield Avenue (CR 508) in the Township of West Orange, Essex County, New Jersey. There is an existing medical office building on site facing Northfield Avenue. Parking is located on all sides of the existing building. The proposed improvements for the site are anticipated to occur in two phases. The Phase-I improvements consist of upgrading the building façade including the addition of a canopy at the buildings rear (north) entrance, reconfiguration of the existing parking area to provide a drop off lane, and ADA improvements which result in the expansion of parking area in the rear of the site. The Phase-II improvements consist of the further expansion of the rear parking area to provide additional spaces. Additional improvements include construction of utilities, retaining walls and stormwater management facilities within the northwestern portion of the site. As a result of these improvements, a defined area of vegetation will have to be removed. A tree survey was conducted by Dynamic Engineering Consultants, PC to locate trees with a DBH of 4" or greater, identify their species, and their general condition. Existing trees will need to be removed and replaced if they intersect the limit of disturbance. The wooded area contains mostly maple, locust, and sycamore species. The trees in this area vary greatly in DBH and condition.

For Phase-1, 79 existing trees intersect with the limit of disturbance in the woodland area, 7 of which were dead. For Phase-2, 103 existing trees intersect with the limit of disturbance in the woodland area, 11 of which were dead. To address the requirements of this permit, the viable trees will need to be replaced. In phase 1, 72 viable trees (33 minor and 39 major) are required to be replaced. In phase 2, 92 viable trees (42 minor and 50 major) are proposed to be replaced. Any viable tree with a DBH from 4-6" must be replaced with a minor or major tree. Any viable tree with a DBH greater than 6" must be replaced with a major tree (Ordinance 25-27.8 Approval of a Permit and Tree Replacement Requirement). A major tree is defined as a tree species with a mature height of at least 50 feet, which shall be at least 2.5-inch caliper at the time of planting. A minor tree is defined as an evergreen tree, ornamental tree or other small tree at least six feet in height at the time of planting (Ordinance 25-73.3 Definitions).

For Phase-1, 33 minor trees and 49 major trees (82 total) are being proposed to replace the 72 existing viable trees within the limit of disturbance. For Phase-2, 52 minor trees and 75 major trees (127 total) are being proposed to replace the 92 existing viable trees within the limit of disturbance. A total of 18 trees in the disturbance area have been defined as dead or unviable for replacement. A nonviable tree is defined as a tree that the officer or a qualified tree expert certifies is dead, dying, diseased or too damaged to survive. (25-27.3 Definitions) and does not require replacement. For greater detail on tree species to be replaced, see charts included on the Demolition & Tree Removal Plans (Sheets 4 and 5 of 22 in the Site Plan Set).

For the proposed replacement trees, a combination of major and minor trees will be introduced. The species used to replace major trees are Acer Rubrum 'Franksred', Ginkgo Biloba 'Princeton Sentry', Tilia Tomentosa 'Green Mountain', Cirioidendron Tulipifera, Quercus Palustris, Picea Abies, Thuja Plicata 'Green Giant', and Pinus Strobus. The minor trees will be replaced by Juniperus Virginiana, Juniperus Scopulorum 'Cologreen' and 'Moon Glow', Ilex Opaca 'Satyr Hill' and 'Jersey Knight', Prunus Sargentii 'Columnaris', Amelanchier 'Snowcloud', Cercis Canadensis, Cornus X 'Venus' and Chionanthus Virginicus. For quantities and placement of each species, see the Landscape Plan (Sheet 13 and 14 of 22 in the Site Plan Set).

The total tree count for the existing site is 258. Of this amount, 72 viable trees are to be removed in Phase-1, and 92 viable trees are to be removed in Phase-2. To be approved for a tree removal permit connected with a development application, at least 30% of the trees on each lot shall be preserved (25-27.8 Approval of a Permit and Tree Replacement Requirement). To reach the necessary 30%, a minimum of 78 trees shall be preserved. 94 trees are proposed to be preserved on site and 209 total trees will replace the 72 trees removed in Phase-1; and 114 trees will replace the 92 trees removed in Phase-1.

Ordinances:

25-27.3 Definitions

MAJOR TREE

A tree species with a mature height of at least 50 feet, which shall be at least a 2.5-inch caliper at the time of planting.

MINOR TREE

An evergreen tree, ornamental tree or other small tree at least six feet in height at the time of planting.

NONVIABLE TREE

A tree that the officer or a qualified tree expert certifies is dead, dying, diseased or too damaged to survive.

25-27.4 Permit Required; Prohibitions and Exceptions

c. Exemptions. The following are exempt from the permit requirement of Subsection a above:

1. For purposes of administrative convenience, up to three living trees may be removed on an improved lot within any three-hundred-sixty-five-day period. This exemption shall only apply to trees with bases that are more than two feet from any property boundary. For enforcement and record-keeping purposes, every person or business removing one or more trees pursuant to this exemption shall file a tree removal report with the officer on a form to be provided by the officer, to document the tree(s) removed and date of removal. The tree removal report shall be filed no later than five days before removal of the tree(s).

25-27.5 Application Procedure

c. Every development application shall include a tree removal plan which shall include a map drawn to scale showing the location of all trees to be removed and a qualified tree expert's report addressing factors and the standards set forth in Subsection 25-27.7.

25-27.8 Approval of a Permit and Tree Replacement Requirement

a. To approve a tree removal permit connected with a development application or a proposed new development project, the Land Use Board also must find the following:

1. At least 30% of the trees on each particular lot or development site shall be preserved;

25-27.8 Approval of a Permit and Tree Replacement Requirement

g. Tree replacement, as approved by the officer, Land Use Board, or Township Engineer, shall be required on the removal site as follows:

1. (a) To the greatest extent possible, for each tree removed pursuant to the standards of this section of a DBH of four inches to no more than six inches, the applicant shall plant a major or minor tree as defined in this chapter on the removal property; and
(b) To the greatest extent possible, for each tree removed pursuant to the standards of this section of a DBH of more than six inches, the applicant shall plant a major tree as defined in this section on the removal property.

25-27.9 Protection of Existing Trees

b. No person shall:

1. Cut down or remove any tree, except as permitted by this chapter, or allow or cause such cutting or removal;
2. Cause or allow any willful damage, injury or disfigurement of any tree growing within the Township. For purposes of this subsection, the actions of any person shall be deemed willful if the damage, injury or disfigurement of any tree is caused as the result of but not limited to the following: cutting, gashing or slitting of any tree; the pouring of any liquid or other material on any tree; or on the nearby ground; the construction or placement of any nonporous material on the ground around any tree so as to cut off air, light or water from the roots; or placement or removal of any soil from within the drip line, but in no event less than 10 feet from the trunk, of any tree; or
3. Store or pile building material or debris or place construction equipment within the drip line, but in no event less than 10 feet from the trunk of any tree.