

Chapter 70

BUILDING CONSTRUCTION

ARTICLE I
Bulkheading

§ 70-1. Requirements.

[HISTORY: Adopted by the Township Committee (now Township Council) of the Township of Stafford as indicated in article histories. Amendments noted where applicable.]

ARTICLE I
Bulkheading

[Adopted as Section 10-3 of the 1972 Code; amended in its entirety 10-12-2021 by Ord. No. 2021-21]

§ 70-1. Requirements.

All bulkheading to be constructed in this municipality, after the effective date of this article, shall, in addition to any requirements imposed by the New Jersey Department of Environmental Protection, provide a site-specific design by a New Jersey licensed professional engineer or meet the following minimum specifications and requirements:

A. Piling.

- (1) Piling shall be creosoted pressure-treated wood or other material approved by the Township Engineer on all exposed or partly exposed piling. Pressure treatment shall be either creosote with a twelve-pounds-per-cubic-foot retention or CCA salt with a two-and-one-half-pounds-per-foot oxide retention.
- (2) All hardware is to be galvanized.
- (3) Length: governed by depth of water six feet away from the bulkhead, four feet below sheathing.
- (4) Minimum diameter: eight inches, seven inches at small end.
- (5) Minimum tie rod in each piling: 5/8 inch by 12 inches.
- (6) Pilings are to be spaced a maximum of six feet apart.
- (7) Minimum diameter along bay front: ten-inch minimum butt dimension; eight-inch minimum tip dimension.

B. Whalers.

- (1) Whalers shall be of creosoted or CCA salt-treated wood having the same retention as Subsection A, or other material approved by the Township Engineer.
- (2) Size: six inches by six inches.
- (3) Maximum spread between whalers: four feet.

C. Anchor piling.

- (1) Minimum size: nine feet long, seven inches diameter.

D. Key log.

- (1) Minimum size: eight feet long, seven inches diameter.

E. Sheathing.

- (1) Sheathing shall be of creosoted or CCA salt-treated wood having the same retention as Subsection A, or other material approved by the Township Engineer.
- (2) Minimum thickness: two inches.

- (3) Length: governed by depth of water six feet from the bulkhead and a minimum of four feet into sandy bottom, tongue and groove or batten.

F. Fill.

- (1) All backfill shall be clean granular sandy soil free of any organic material, construction debris or trash.

- G. Any property where a bulkhead replacement or installation is proposed that contains a stormwater outfall pipe which penetrates the bulkhead must replace the outfall pipe to ensure it is properly maintained. The applicant must contact the Stafford Township Department of Public Works prior to the start of construction. The Stafford Township Department of Public Works will provide a twenty-foot section of pipe and must be called for inspection and approval of the connections and penetration of the bulkhead prior to backfill. A final inspection will not be perforated by the Building Department until approval is received from the Stafford Township Department of Public Works.