

BMCA Architectural/ Building Committee Guidelines

The Braddock's Mill Conservation Association articles of incorporation state the objective of the conservation association is to protect and preserve the water quality, soils, native vegetation and fauna, and the natural beauty of the Braddock's Mill Lake tract, and to maintain the surroundings as close to their natural state as possible. These guidelines are established in order to help members of the association meet this objective. These guidelines in no way supersede the existing BMCA Covenants or Bylaws.

The BMCA governing covenants state that no dwelling, house, building, or structure of any kind cannot be constructed, erected, placed, or altered on any lot until a plot plan showing the proposed location, design, and construction plans and specifications have been submitted to and approved by the BMCA Architectural Review Committee and BMCA Executive Board. This requirement also includes docks, fences, lighting installations, and the clearing of vegetation on the property.

The approval required by this covenant must be in writing before any building or construction work is commenced. If approval is not given within 60 days after a plan is received the application is to be considered to have been refused.

All applications for planned modifications to a property must also include a site review once a plan has been agreed upon. This will allow the Architectural Review Committee and BMCA board to determine pre-installation condition. Any approval is contingent on this review.

There must also be a review by the Architectural Review Committee and BMCA board at the completion of the project to confirm that the project was completed to plan.

Any BMCA approval of an application is conditional in that the application must also meet all Medford zoning requirements without a variance required. The BMCA relies on Medford Township to determine if all zoning requirements are met. If a variance is required the application must be resubmitted to the BMCA.

Tree/Vegetation Guidelines

BMCA follows Medford Township's Tree Ordinance 2020-22, Section 123: Trees. Please refer to this document for guidance. In addition to the Pinelands Comprehensive Management Plan and Medford's Ordinances, the BMCA requires the following:

- Brush and vegetation may be cleared in the 20 feet immediately surrounding a residential structure.
- A 25' Riparian Buffer along lakefront property to include native brush and vegetation to reduce soil erosion, protect lake water quality, and protect the natural appearance of the lake shoreline, with a limited exception of lake access for docks and/or kayaks/canoes. Native plants are determined by the Pinelands Preservation Alliance native plant list.
- The installation of private sand beaches is not permitted.

Medford's Tree Removal permit requires a BMCA Approval Letter. The BMCA Building and Architectural Committee requests you submit the following documents for review:

- A lot survey with the location clearly marked for all trees that are requested to be removed.
- Pictures of the trees showing the location related to the house.
- Specify the locations where replacement trees will be planted.

Fence Guidelines

BMCA follows Medford Township's Ordinance 2015-5, Section 513 Fences and Walls. Please refer to this document for guidance. Note, vehicular gates are not permitted within a front yard, and deer fences may not traverse driveways in front yards. In addition to Medford's Ordinance, BMCA requires the following:

- Fences must be made of natural materials and blend into the surroundings.
- Any fencing placed between the house and the street should be no more than 4 feet in height and greater than 80% transparent such as split rail fencing.
- Installation of fencing should have minimum impact to trees and vegetation.
- An entire property may not be enclosed by fence. Acceptable enclosures include: rear and side yards behind the front building setback line, front and side yards in front of the rear building setback line, and limited interior portions of a yard for privacy, gardens, tennis courts, and pools. Additionally, fencing along the lakefront is not permitted. Any fencing installed must allow clear passage in at least one direction across the entire length of the property from one side to another (i.e., front/back or side to side) so that wildlife may pass freely from one property to another.
- There must also be a site review once a plan has been agreed to so that BMCA board can determine pre-installation condition. Any approval is contingent on this review.
- Any BMCA approval of your application is conditional in that the application must also meet all Medford zoning requirements without a variance required. The BMCA relies on Medford Township to determine that all zoning requirements are met. If a variance is required the application must be resubmitted to the BMCA.

Lighting Guidelines

BMCA follows Medford Township's Ordinance 1992-1 &2, Section 521D. Please refer to this document for guidance. BMCA has lighting guidelines to prevent light pollution and light intrusion on adjoining properties.

- Glare. No use shall produce a strong, dazzling light or reflection of a strong, dazzling light or glare beyond its lot lines.
- Exterior lighting shall be shielded, buffered, and directed so that glare, direct light or reflection will not become a nuisance to adjoining properties, adjoining units, adjoining districts or streets.
- Lights placed more than 6 feet off the ground, including all flood lights, should be off by 11:00 PM each day or on a motion sensor so that the lights are normally off.

Dock Guidelines

- Docks should be a maximum of 10' perpendicular to the shore line and 16' parallel to the shoreline, with a maximum of 160 sq ft over land and water.
- The deck material can include marine wood and dark brown or gray Trex material that blends into the trees and surroundings. A color sample must be included with the dock application.
- Lighting at or on the dock is not permitted.

- Vegetation behind dock must remain, with the exception of a pathway for dock access.

Beach Guidelines

- The beach is open to all residents that are current in BMCA dues.
- The beach cannot be closed for events.
- Gatherings by BMCA members can be held at the beach but all members wishing to use the beach should be accommodated. You can expect that there will usually be at least 2 or 3 families at the beach each weekend day.
- The BMCA member must be present while they have guests at the beach.
- Please do not use all the parking at the beach. There is limited parking and it is encouraged that groups park at the BMCA member's residence and walk or travel over in groups.
- There is a trash can and recycle bin at the beach. If any refuse generated does not fit in the can with the lid closed, please take it home to prevent the raccoons from making a mess. There is also no one that puts the cans out on trash and recycle day so it is expected that residents that use them make sure they are wheeled out to the street on the appropriate day.

Conflict with Applicable Rules, Regulations & Requirements

Applicable rules, regulations and requirements, as set forth by Medford Township, the New Jersey Pinelands Commission of the State of New Jersey or the Department of Environmental Protection of the United States Government may supersede Rules and Regulations set forth in these guidelines. Applicants for Permits indemnify and hold harmless all members of the Rules and Property Committee, the Board of Directors and the membership of the Braddock's Mill Conservation Association in any conflict arising from the granting of any Permit that is determined to be in conflict and/or violation of any local, state or federal law, statute or regulation.