

**THE TOWNSHIP OF EWING
COUNTY OF MERCER, NEW JERSEY**

ORDINANCE NO. 20-17

1st Reading _____ Date to Mayor _____

2nd Reading & Public Hearing _____ Date Returned _____

Date Adopted: _____ Date Resubmitted to Council _____

Approved as to Form: _____

Effective Date: _____

 Township Attorney

**AN ORDINANCE OF THE TOWNSHIP OF EWING IN THE COUNTY OF MERCER,
AMENDING CHAPTER 215, ARTICLE II, SECTION 215-57, LANDSCAPING**

First Reading

MEMBER	AYE	NAY	ABSENT	ABSTAIN	MOVE	SECOND
Baxter	X					
Schroth	X				X	
Steward	X					
Wollert	X					X
Keyes-Maloney	X					

MEMBER	AYE	NAY	ABSENT	ABSTAIN	MOVE	SECOND
Baxter						
Schroth						
Steward						
Wollert						
Keyes-Maloney						

By _____ Date _____ Accepted _____ Rejected _____
 Mayor

Reconsidered By Council _____ Override Vote YEA _____ NAY _____

 President of the Council _____ Municipal Clerk

THE TOWNSHIP OF EWING
COUNTY OF MERCER, NEW JERSEY

ORDINANCE NO. 20-17

**AN ORDINANCE OF THE TOWNSHIP OF EWING IN THE COUNTY OF MERCER,
AMENDING CHAPTER 215, ARTICLE II, SECTION 215-57, LANDSCAPING**

WHEREAS, the Mayor and Council of the Township of Ewing wish to adopt clearly defined standards for development within the Township; and

WHEREAS, the Mayor and Council of the Township of Ewing wish to enhance the character of Ewing Township by providing new and improved standards that work to revitalize the Township both aesthetically and economically.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the Township of Ewing, County of Mercer that the Code of the Township of Ewing be amended as follows:

Section 1

Chapter 215-57: Landscaping

A. Purpose and Intent. ~~Landscaping plans shall be prepared by a professional and for a person with demonstrated knowledge in landscaping and shall identify existing and proposed trees, shrubs, bushes, plant material, ground cover and natural features. Such a plan shall be to scale. When existing natural growth is proposed to remain, the applicant shall include in the plans proposed methods to maintain and protect the existing trees and growth during and after construction. These shall include fences, berms, curbing, tree wells and similar devices.~~

(1) To produce a more attractive and manageable built landscape with increased diversity of color, texture, fragrance and screening potential, the plant material schedule places more emphasis on noninvasive plant materials that have proven resistance to pests and disease, serve as food source for native wildlife where appropriate, and better overall capability of the plant material to perform the tasks for which it was selected (i.e., more consistent buffering and screening, better floral and fall color display, etc.). Generally, the Township's design standards pertaining to landscaping serve to:

- (1) (a) Enhance aesthetic appeal: residential character and an attractive place to conduct business.
- (2) (b) Be functional: improve environmental quality, reduce energy consumption, etc.
- (3) (c) Support diversity: benefit wildlife and strengthen ecological systems.

~~(2) A comprehensive landscaping plan shall be submitted in accordance with this section for review and approval by the appropriate review board. The plan shall indicate common and botanical names of the species, spacing, height and/or caliper and quantity of each plant. The plan shall also show comprehensive details for tree plantings, such as plant pits, backfill mix, guying, etc. Every applicant for subdivision or site plan approval shall comply with the minimum standards as set forth in this section.~~

B. A comprehensive landscaping plan shall be prepared by a licensed landscape architect (LLA), horticulturist, or certified professional landscaping designer, and a tree replacement plan prepared by a the LLA, certified forester, silviculturists or horticulturalist, and shall be submitted in accordance with this chapter for review and approval by the appropriate review Board. Every applicant for subdivision or site plan approval shall comply with the minimum standards as set forth in this section. Specifically, all plans shall:

- (1) Identify existing and proposed trees, shrubs, bushes, plant material, ground cover and natural features. The landscape plan may not include any species identified as an invasive species under § 215, Attachment 9.
- (2) Show the locations, genus and species of all individual trees or groups of trees having a DPM of four (4) inches or more, and these trees shall also be written on a list attached to the plan.
- (3) Indicate common and botanical names of the species, spacing, height and/or caliper and quantity of each plant.
- (4) Show the limits of disturbance and areas reserved for the stockpiling of soil and storage of equipment and temporary fencing, which shall not be within ten (10) feet from the dripline of any tree.
- (5) Coordinate all plans with the grading plan, environmental orientation, areas of disturbance, and architecture within the development program.
- (6) Show the structures on the property, utility lines, waste lines, septic fields and storage tanks.
- (7) Show comprehensive details for tree plantings, such as plant pits, backfill mix, guying, etc.
- (8) Proposed methods to maintain and protect the existing trees and growth during and after construction, including fences, berms, curbing, tree wells and similar devices.
- (9) Note any pruning or maintenance proposed and/or required to improve the health and quality of the remaining vegetation including removal of invasive species of vegetation, as provided under § 215, Attachment 9, which are detrimental to the health of the species to remain.
- (10) All plans shall be to scale and sealed.
- (11) Approved Landscape Plans must be maintained in perpetuity for all commercial developments and specifically street trees and/or shade trees along the street edge.

B. All land areas not covered with buildings, parking, or other impervious surfaces shall be landscaped with suitable materials. Landscaping shall consist of trees, shrubs, ground cover, lawn, perennials, and annuals, as well as other inanimate materials such as rocks, water, sculpture, art, walls, fences, and paving materials. As such, the following principles apply to all landscape plans:

- (1) Locate landscaping to provide for climate control. For example, shade trees on the south to shield the summer sun and evergreens on the north for windbreaks from prevailing winter winds, as well as snow storage;
- (2) Use landscaping to accent and complement buildings. For example, groupings of tall trees to break up long, low buildings; mixing foundation plantings with shrubs and trees to provide visual interest;
- (3) Landscaping shall also be provided in all public access points, around signage, and any recreational amenities that may be designed on site;
- (4) Vines and climbing plants should be considered for large expanses of walls;
- (5) Consider massing trees at critical points rather than in a straight line at predetermined intervals along streets;
- (6) Consider context when selecting trees species for all streets, new and existing;
- (7) Ground cover should be used to prevent erosion on slopes;
- (8) Provide for a variety and a diverse mixture of landscaping. The variety should consider susceptibility to disease, colors, season, textures, shapes, blossoms and foliage.

- (9) Local soil conditions and water availability should be considered in the choice of landscaping. All plants shall be tolerant of specific site conditions. Consider soil amenities and design solutions to improve the survival rate of plantings.
- (10) Consider the impact of any proposed landscaping plan at various time intervals and the need to be maintained to stay in compliance with approval. Ensure that both winter and summer conditions are considered.
- (11) All landscaping is required to be planted at a caliper in accordance with the Plant Species Schedule. However, the size of the material may change based upon the desired effect and timeline to establish, for example, buffering. All material should be delivered and installed in accordance with the standards as established by the latest publication of the American Association of Nurserymen.
- (12) Entrances to sites deserve special landscaping treatments.
- (13) Existing large trees shall be saved by not varying the grade around the trees. Ninety percent of the fine roots of trees are in the upper six inches to 12 inches of the soil. No excavation or fill should be allowed under the dripline. In addition, so as to avoid compaction, no storage of any materials or machinery should be allowed under a tree to be saved. Maximum effort shall be made to save clumps of trees rather than individual ones, particularly when habitat continuity has the opportunity to be preserved. Please refer to the International Society of Arboriculture (ISA) for further information.
- (14) In parking lots, all landscaping shall be in accordance with the standards set forth below.
- (15) All landscaping in parking areas shall be carefully located so as not to obstruct vision. A variety of different types of trees should be grouped to break up the mass of cars.
- (16) All minimum planting standards shall be in accordance with the Plant Species Schedule per the material chosen.
- (17) Irrigation is recommended to ensure survival of new plantings. During the months of May through September, water bags shall be provided for all new tree plantings.
- (18) All landscaping placed upon any property approved for subdivision or site plan shall consist of 45% native plants and trees. Invasive species shall be restricted. A list of recommended species, both native, nonnative, and invasive, is provided herein.

C. Standards.

- (1) Shade trees along the street edge and/or right-of-way (aka Street Trees). Trees shall be installed on both sides of all streets in accordance with an approved landscape plan. Trees shall be single trunk and spaced evenly along the street within or adjacent to the right-of-way within 5 - 10' or within an easement. All minimum planting standards shall be in accordance with the Plant Species Schedule [4] per the material chosen.
- (a) Trees shall be planted in accordance with proper streetscape design. Although such designs have historically placed trees between the curb and sidewalk area, in many cases placement is better suited outside of the sidewalk area and along the edge of the right-of-way. Whenever feasible, trees should be identified and placed to facilitate growth without need of major upkeep in pruning and/or sidewalk repair. In commercial areas with wider sidewalks that extend to the curb, trees shall be placed in tree wells with root-guard systems. Such tree wells shall have sufficient soil volume to support tree growth. At intersections, trees shall be located in a manner which will not violate the sight clearance triangle area. Where the area between sidewalk and curb proves insufficient, alternate solutions will be sought. All trees, however, shall be maintained in perpetuity by the property owner.

(b) Spacing.

- [1] When trees are planted at predetermined intervals along streets, spacing shall depend on tree size.
- [2] Planting interval (in feet); trees may be planted closer together, in order to avoid interference with utilities, roadways, sidewalks, sight easements, and streetlights; tree size at maturity (height in feet):

- [a] Large trees (50 plus feet tall): forty-foot OC interval.
- [b] Medium-sized trees (35 to 50 feet tall): thirty-foot OC interval.
- [c] Small and intermediate trees (to 35 feet tall): twenty-foot OC interval.

[3] In the R-1, R-2 and R-3 Zones the following shall apply:

	Interior Lots	Corner Lots
Zone	(number of trees per conforming lot)	(number of trees per street frontage)
R-1	3	3
R-2	2	2
R-3	2	2

[4] Shade trees along a street edge, where possible, shall not be planted opposite each other along a street but shall be planted in a staggered or alternate pattern of spacing.

(c) Tree type may vary depending on overall effect desired. As a general rule, all trees shall be large deciduous trees except as needed to achieve the desired effect. Tree selection shall be approved by the board in consultation with the Environmental Commission. Alternate selections may be approved at the discretion of the board. Final tree selection should accommodate existing/proposed overhead wires to avoid severe pruning, and be diverse so as to avoid monocultures and protect against disease.

[1] Tree size at maturity (height in feet):

- [a] Large trees: 50 plus.
- [b] Medium-sized trees: 35 to 50 feet.
- [c] Small and intermediate trees: to 35 feet.

(ci) Timing. The board and Township Engineer shall arrange for the proper timing of shade tree planting per the species selected. Trees shall not be planted except when the soil is frost-free and friable. Dead or diseased trees shall be replaced by the developer during the next recommended planting season.

(cii) Planting details. All street trees shall be planted in accordance with the following requirements:

[1] Plant pits. Plant pits shall be two times the diameter of the root ball and the depth shall be that of the height of the root ball, and in all cases shall contain the minimum of fibrous roots of the tree.

[2] Backfill mix. The backfill mix shall be composed of existing soil and can be augmented with clean topsoil. Existing subsoil shall be fractured.

[3] Staking and guying. Please refer to the Planting Detail Graphics Section [5] below. Further, all guys and stakes must be removed after one growing season, and is the responsibility of the contractor or installer.

[4] Wrapping. Should only be used where snow-burn is likely. In all cases, wrapping must be removed after one growing season.

[5] Pruning. Trees shall be pruned to preserve their natural character. Only broken, diseased, and crossing limbs should be pruned off.

[6] Burlap shall be removed from the top 1/3 of the root ball prior to backfilling. All synthetic fabrics and wire gauges must be removed in their entirety.

[7] Mulch. Should not exceed three inches, and the "volcano effect" is to be avoided. And, as shown in the Planting Detail Graphics Section,[6] mulch must not touch the stem or trunk of trees and shrubs.

[8] Watering. During the months of May through September, water bags shall be provided for all new tree plantings.

(f) Maintenance of the trees in the public right-of-way are the adjacent property owners' responsibility.

(2) Shade tree requirements: Subdivisions of two lots or more shall require a minimum of two shade trees for every 10,000 square feet of lot area in addition to the required street trees.

(3) Foundation plantings. Foundation plants shall be installed along all sides of commercial property that front a public street in accordance with an approved landscape plan by the appropriate board. Such plantings shall include, but not be limited to, shrubs identified in the Plant Species Schedule,[7] and should include a variety of species, flowering and evergreen. Such plant landscaping shall be clearly visible from the edge of the public right-of-way upon installation. A minimum of 60% for each frontage shall be required.

(4) Stormwater detention/retention.

(a) Naturalization of stormwater basins in order to attract wildlife and eventually reduce maintenance (once plants are established) is a desired effect. Designing detention basins into a vegetated water quality basin or an extended detention basin is a BMP designed to maximize the flow path through the basin, slow the flow of stormwater through the basin, improve how plants use stormwater to increase absorption and evapotranspiration, filter and trap common runoff pollutants, promote soil saturation/groundwater recharge, and increase evaporation of stormwater. Basin conversions generally involve removing concrete low-flow channels, modifying outlet structures so basins hold water from small storms, regrading to modify flow path, and revegetating with native species.

(b) Applicants are particularly encouraged to create a more natural environment for those design solutions that are located adjacent to woodlands and public open spaces. Materials utilized should consider low-maintenance landscaping that thrives in the associated hydrologic conditions as well as consideration of leaf

drop and the clogging of facilities subject to review and acceptance by the Township Engineer. Regardless of maintenance needs, all basins shall maintain a mowed edge. All design solutions should work in concert with other low-impact solutions, such as but not limited to, bioswale systems. Other features such as birdhouses, etc., are encouraged.

(c) Taken from the New Jersey Stormwater Management Rules, N.J.A.C. 7:8, et seq., stormwater management measures shall be designed to provide erosion control, groundwater recharge, stormwater runoff quantity, and stormwater runoff quality treatment as provided under Article XIV, Stormwater Control. in Section 7:8-5.3 of the Rules: ~~Nonstructural stormwater management strategies are encouraged to be incorporated into the design of all stormwater facilities, particularly:~~

- ~~[1] Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss;~~
- ~~[2] Maximize the protection of natural drainage features and vegetation;~~
- ~~[3] Minimize land disturbance including clearing and grading;~~
- ~~[4] Minimize soil compaction;~~
- ~~[5] Provide low-maintenance landscaping that encourages retention and planting of native vegetation and minimizes the use of lawns, fertilizers and pesticides;~~
- ~~[6] Provide vegetated open channel conveyance systems discharging into and through stable vegetated areas; and~~
- ~~[7] Provide other source controls to prevent or minimize the use or exposure of pollutants at the site in order to prevent or minimize the release of these pollutants into stormwater runoff.~~

(d) Generally, industrial-type grass seed mix which requires low maintenance and infrequent mowing should be utilized. For planting within the basin area, recommended species for detention/retention basins include but are not limited to:

Common name	Scientific name	Type
Woody Plants		
Redbud	Cercis canadensis	Seed bank
Sycamore	Platanus occidentalis	Seed bank
Cottonwood	Populus deltoides	Seed bank
Black willow	Salix nigra	Seed bank
Elderberry	Sambucus canadensis	Sapling
Ferns		
Sensitive fern	Onoclea sensibilis	Rooted transplant
Rushes and sedges		
Frank's sedge	Carex frankii	Seed bank
Fox sedge	Carex vulpinoidea	Seed
Fox sedge	Carex vulpinoidea	Rooted transplant
Umbrella sedge	Cyperus alternifolius	Seed bank
Spikerush	Eleocharis acicularis	Seed bank
Common spikerush	Eleocharis obtusa	Seed bank
Squareside spikerush	Eleocharis quadrangulata	Rooted transplant
Soft rush	Juncus effusus	Seed
Rufous bulrush	Scirpus pendulus	Seed bank

Smooth bulrush	Scirpus validus	Rooted transplant
Grasses		
Big bluestem	Andropogon gerardi	Seed

RECONDORLINE

Common name	Scientific name	Type
Barnyard grass	<i>Echinochloa crusgalli</i>	Seed bank
Riverbank wild rye	<i>Elymus riparius</i>	Seed
Fowl mana grass	<i>Glyceria striata</i>	Seed
Rice cutgrass	<i>Leersia oryzoides</i>	Seed bank
Paspalum grass	<i>Paspalum</i> sp.	Seed bank
Eastern gama grass	<i>Tripsacum dactyloides</i>	Seed
Herbs		
Sweet flag	<i>Acorus americanus</i>	Rooted transplant
Water plantain	<i>Alisma subcordatum</i>	Rooted transplant
Swamp milkweed	<i>Asclepias incarnate</i>	Plug
Plains tickseed	<i>Coreopsis tinctoria</i>	Seed bank
Dog fennel	<i>Eupatorium capillifolium</i>	Seed bank
Late boneset	<i>Eupatorium serotinum</i>	Seed bank
Swamp rosemallow	<i>Hibiscus moscheutos</i>	Rooted transplant
Southern blueflag iris	<i>Iris virginica</i>	Plug
Marsh blazing star	<i>Listris spicata</i>	Seed
Turk's-cap lily	<i>Lilium superbum</i>	Plug
Cardinal flower	<i>Lobelia cardinalis</i>	Plug
Great lobelia	<i>Lobelia siphilitica</i>	Plug
Alternate-leaved seedbox	<i>Ludwigia alternifolia</i>	Seed bank
American bugleweed	<i>Lycopus americanus</i>	Seed bank
Monkey flower	<i>Mimulus ringens</i>	Seed bank
Pennsylvania smartweed	<i>Polygonum pennsylvanicum</i>	Seed
Pickereelweed	<i>Pontederia cordata</i>	Rooted transplant
Heal all	<i>Prunella vulgaris</i>	Seed bank
Common arrowhead	<i>Sagittaria latifolia</i>	Rooted transplant
Lizard's tail	<i>Saururus cemuus</i>	Plug
Goatsbeard	<i>Tragopogon dubius</i>	Seed bank
Cattail	<i>Typha latifolia</i>	Seed bank
Ironweed	<i>Vernonia noveboracensis</i>	Seed

(5) Bioswales/rain gardens. Bioswales and rain gardens may be required and/or utilized with other aspects of this section. Generally, bioswales shall be constructed as follows;

- (a) Width: may vary but generally sufficient to hold the volumes the bioswale is designed for.
- (b) Planting mix: typically a three-foot-six-inch to four-foot planting mix lined with nonwoven geotextile fabric.
- (c) Exfiltration trench: below planting mix of sufficient depth and width filled with 6A stone, lined with nonwoven geotextile fabric, and six-inch corrugated pipe designed to handle the intended volumes.
- (d) Other design considerations. All bioswales shall be constructed to be located two feet above the seasonal high-water table.

- [3] Small trees will be provided 30 feet on-center and staggered within the streetscape design along parking facilities.
- [4] Evergreen shrubbery of suitable size to screen the facility from view will be provided and maintained at a height of three to four feet tall.
- [5] Optional decorative fence or wall maintained at a height of three to four feet may also be incorporated into the landscaped parking facility screen. Should such fence be provided, landscape requirements are not relieved but may be reduced upon approval by the board.
- [6] Pedestrian breaks must be provided to coincide with pedestrian on-site circulation patterns.
- (f) All parking facilities of more than 36 spaces or 12,000 square feet in size shall contain interior landscaped islands, including:
- [1] All interior aisles shall be capped with islands at least eight feet in width and 35 feet long and planted with two canopy trees. Other aisle caps shall be the length of the parking stall.
 - [2] Groundcover and evergreen shrubs (two to three feet tall) shall be provided, but not within the site triangles at intersections.
 - [3] No more than 18 contiguous spaces are permitted without a landscaped break.
 - [4] For facilities of 350 spaces or 115,000 square feet in size, every other parking aisle (or four rows of parking stalls) must include a landscaped island that meets the following requirements:
 - [a] At least eight feet in width with a two-foot overhang.
 - [b] One deciduous canopy tree provided for every eight parking spaces.
 - [c] Pedestrian breaks must be provided to coincide with pedestrian site circulation planning for the site.
 - [5] Curb stops are permitted only in concert with stormwater retention cells designed for and within landscaped islands.
 - [g] The design of parking facilities shall consider environmental conditions such as snow removal and leaf collection.
 - [h] When and where appropriate as determined by the board in consultation with its professionals, some of the tree requirement for parking facilities may be substituted in locations determined by the board to be more suitable; such as along street frontages and natural areas.
- (8) Planting details. Planting details shall be provided on all landscape plans and in accordance with the standards as established by the latest publication of the American Association of Nurserymen.

Section 2

Attachment 9: Invasive Plants of the Mid-Atlantic Region

Trees

<i>Botanical Name</i>	<i>Common Name</i>
Acer ginnnala	Amur Maple
Acer palmatum	Japanese Maple
Acer platanoides	Norway Maple
Acer pseudoplatanus	Sycamore Maple
Ailanthus altissima	Tree of Heaven
Albizia julibrissin	Mimosa
Alnus glutinosa	European Black Alder
Aralia elata	Japanese Angelica Tree
Betula pendula	European White Birch
Broussonetia papyrifera	Paper Mulberry
Cornus kousa	Kousa Dogwood
Eleagnus angustifolia	Russian Olive
Eleagnus pungens	Thorny Eleagnus
Eleagnus umbellata	Autumn Olive
Eleutherococcus sieboldianus	Five-leaf Aralia
Koelreuteria elegans	Golden Raintree
Malus toringo	Japanese Crabapple
Morus alba	White Mulberry
Paulownia tomentosa	Empress Tree
Phellodendron amurense	Amur Cork-tree
Populus alba	White Poplar
Populus x canescens	Gray Poplar
Prunus subhirtella var. pendula	Weeping Higan Cherry
Pyres betulifolia	Birchleaf pear
Pyres calleryana	Callery Pear
Quercus acutissima	Sawtooth Oak
Robinia hispida	Bristly Locust
Robinia pseudoacacia	Black Locust
Salix matsudana	Chinese Willow
Styrax japonica	Japanese Snowball
Ulmus parvifolia	Chinese Elm
Ulmus procera	English Elm
Ulmus pumila	Siberian Elm
Zelkova serrata	Japanese Zelkova

Shrubs	
<i>Botanical Name</i>	<i>Common Name</i>
Amorpha fruticosa	Indigobush
Ampelopsis brevipedunculata	Porcelain-berry
Barberis julianae	Wintergreen Barberry
Barberis thunbergii	Japanese Barberry
Barberis vulgaris	European Barberry
Buddleia davidii	Butterfly Bush
Celastrus orbicularis	Oriental Bittersweet
Cytisus scoparius	Scotch Broom
Deutzia scabra	Deutzia
Eleagnus angustifolia	Russian Olive
Eleagnus pungens	Thorny Eleagnus
Eleagnus umbellata	Autumn Olive
Eleutherococcus sieboldianus	Five-Leaf Aralia
Euonymus alatus	Winged Burning Bush
Euonymus europaeus	European Spindletree
Euonymus fortunei	Winter Creeper
Frangula alnus	Glossy Buckthorn

Ligustrum obtusifolium	Border Provot
Ligustrum vulgare	Common Privet
Lonicera morrowii x tatarica	Bell's Honeysuckle
Lonicera fragrantissima	Sweet Breath of Spring
Lonicera maackii	Amur Honeysuckle
Lonicera morrowii	Morrow's Honeysuckle
Lonicera standishii	Standish Honeysuckle
Lonicera tatarica	Tartarian Honeysuckle
Poncirus trifoliata	Hardy Orange
Rhamnus cathartica	common Buckthorn
Rhamnus davurica	Dahurian Buckthorn
Rhamnus frangula	Glossy Buckthorn
Rhamnus utilis	Chinese Buckthorn
Rhodotypos scandens	Jetbead
Ribes rubrum	Garden Red Current
Rosa canina	Dog Rose
Rosa multiflora	Multiflora Rose
Rubus armeniacus	Himalaya Blackberry
Rubus Laciniatus	Cutleaf Blackberry
Rubus parvifolius	Western Thimbleberry
Rubus phoenicolasus	Wineberry
Spiraea japonica	Japanese Spirea
Viburnum dilitatum	Linden Viburnum
Viburnum lantana	Wayfaringtree
Viburnum opulusvar. opulus	Guelder Rose
Viburnum plicatum	Doublefile Viburnum
Viburnum setigerum	Tea Viburnum
Viburnum sieboldii	Siebold's Arrowwood

Vines	
Botanical Name	Common Name
Akebia quinata	Fiveleaf Akebia
Ampelopsis brevipedunculata	Porcelain-berry
Celastrus orbiculatus	Oriental Bittersweet
Clematis ternifolia	Leatherleaf Clematis
Euonymus fortunei	Climbing Euonymous
Hedera helix	English Ivy
Lonicera japonica	Japanese Honeysuckle
Polygonum perfoliatum	Mile-a Minute Vine
Pueraria lobata	Kudzu

Section 3 Severability. Should any section, clause, sentence, phrase or provision of this article be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this article.

Section 4 Repealer. All prior ordinances or parts of the same inconsistent with any provisions of this article are hereby repealed to the extent of such inconsistency.

Section 5 Effective Date. This ordinance shall take effect upon final adoption and publication in accordance with law.

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- ~~(2) (b) Be functional: improve environmental quality, reduce energy consumption, etc.~~
- ~~(3) (e) Support diversity: benefit wildlife and strengthen ecological systems.~~

~~(2) A comprehensive landscaping plan shall be submitted in accordance with this section for review and approval by the appropriate review board. The plan shall indicate common and botanical names of the species, spacing, height and/or caliper and quantity of each plant. The plan shall also show comprehensive details for tree plantings, such as plant pits, backfill mix, guying, etc. Every applicant for subdivision or site plan approval shall comply with the minimum standards as set forth in this section.~~

B. A comprehensive landscaping plan shall be prepared by a licensed landscape architect (LLA), horticulturist, or certified professional landscaping designer, and a tree replacement plan prepared by a the LLA, certified forester, silviculturist or horticulturalist, and shall be submitted in accordance with this chapter for review and approval by the appropriate review Board. Every applicant for subdivision or site plan approval shall comply with the minimum standards as set forth in this section. Specifically, all plans shall:

- (1) Identify existing and proposed trees, shrubs, bushes, plant material, ground cover and natural features. The landscape plan may not include any species identified as an invasive species under § 215, Attachment 9.
- (2) Show the locations, genus and species of all individual trees or groups of trees having a DPM of four (4) inches or more, and these trees shall also be written on a list attached to the plan.
- (3) Indicate common and botanical names of the species, spacing, height and/or caliper and quantity of each plant.
- (4) Show the limits of disturbance and areas reserved for the stockpiling of soil and storage of equipment and temporary fencing, which shall not be within ten (10) feet from the dripline of any tree.
- (5) Coordinate all plans with the grading plan, environmental orientation, areas of disturbance, and architecture within the development program.
- (6) Show the structures on the property, utility lines, waste lines, septic fields and storage tanks.
- (7) Show comprehensive details for tree plantings, such as plant pits, backfill mix, guying, etc.
- (8) Proposed methods to maintain and protect the existing trees and growth during and after construction, including fences, berms, curbing, tree wells and similar devices.
- (9) Note any pruning or maintenance proposed and/or required to improve the health and quality of the remaining vegetation including removal of invasive species of vegetation, as provided under § 215, Attachment 9, which are detrimental to the health of the species to remain.
- (10) All plans shall be to scale and sealed.
- (11) Approved Landscape Plans must be maintained in perpetuity for all commercial developments and specifically street trees and/or shade trees along the street edge.

B. All land areas not covered with buildings, parking, or other impervious surfaces shall be landscaped with suitable materials. Landscaping shall consist of trees, shrubs, ground cover, lawn, perennials, and annuals, as well as other inanimate materials such as rocks, water, sculpture, art, walls, fences, and paving materials. As such, the following principles apply to all landscape plans:

- (1) Locate landscaping to provide for climate control. For example, shade trees on the south to shield the summer sun and evergreens on the north for windbreaks from prevailing winter winds, as well as snow storage;
- (2) Use landscaping to accent and complement buildings. For example, groupings of tall trees to break up long, low buildings; mixing foundation plantings with shrubs and trees to provide visual interest;
- (3) Landscaping shall also be provided in all public access points, around signage, and any recreational amenities that may be designed on site;
- (4) Vines and climbing plants should be considered for large expanses of walls;
- (5) Consider massing trees at critical points rather than in a straight line at predetermined intervals along streets;
- (6) Consider context when selecting trees species for all streets, new and existing;
- (7) Ground cover should be used to prevent erosion on slopes;
- (8) Provide for a variety and a diverse mixture of landscaping. The variety should consider susceptibility to disease, colors, season, textures, shapes, blossoms and foliage.

(9) Local soil conditions and water availability should be considered in the choice of landscaping. All plants shall be tolerant of specific site conditions. Consider soil amenities and design solutions to improve the survival rate of plantings.

(10) Consider the impact of any proposed landscaping plan at various time intervals and the need to be maintained to stay in compliance with approval. Ensure that both winter and summer conditions are considered.

(11) All landscaping is required to be planted at a caliper in accordance with the Plant Species Schedule. However, the size of the material may change based upon the desired effect and timeline to establish, for example, buffering. All material should be delivered and installed in accordance with the standards as established by the latest publication of the American Association of Nurserymen.

(12) Entrances to sites deserve special landscaping treatments.

(13) Existing large trees shall be saved by not varying the grade around the trees. Ninety percent of the fine roots of trees are in the upper six inches to 12 inches of the soil. No excavation or fill should be allowed under the dripline. In addition, so as to avoid compaction, no storage of any materials or machinery should be allowed under a tree to be saved. Maximum effort shall be made to save clumps of trees rather than individual ones, particularly when habitat continuity has the opportunity to be preserved. Please refer to the International Society of Arboriculture (ISA) for further information.

(14) In parking lots, all landscaping shall be in accordance with the standards set forth below.

(15) All landscaping in parking areas shall be carefully located so as not to obstruct vision. A variety of different types of trees should be grouped to break up the mass of cars.

(16) All minimum planting standards shall be in accordance with the Plant Species Schedule per the material chosen.

(17) Irrigation is recommended to ensure survival of new plantings. During the months of May through September, water bags shall be provided for all new tree plantings.

(18) All landscaping placed upon any property approved for subdivision or site plan shall consist of 45% native plants and trees. Invasive species shall be restricted. A list of recommended species, both native, nonnative, and invasive, is provided herein.

C. Standards.

(1) Shade trees along the street edge and/or right-of-way (aka Street Trees). Trees shall be installed on both sides of all streets in accordance with an approved landscape plan. Trees shall be single trunk and spaced evenly along the street within or adjacent to the right-of-way within 5 - 10' or within an easement. All minimum planting standards shall be in accordance with the Plant Species Schedule [4] per the material chosen.

(a) Trees shall be planted in accordance with proper streetscape design. Although such designs have historically placed trees between the curb and sidewalk area, in many cases placement is better suited outside of the sidewalk area and along the edge of the right-of-way. Whenever feasible, trees should be identified and placed to facilitate growth without need of major upkeep in pruning and/or sidewalk repair. In commercial areas with wider sidewalks that extend to the curb, trees shall be placed in tree wells with root-guard systems. Such tree wells shall have sufficient soil volume to support tree growth. At intersections, trees shall be located in a manner which will not violate the sight clearance triangle area. Where the area between sidewalk and curb proves insufficient, alternate solutions will be sought. All trees, however, shall be maintained in perpetuity by the property owner.

(b) Spacing.

- [1] When trees are planted at predetermined intervals along streets, spacing shall depend on tree size.
- [2] Planting interval (in feet); trees may be planted closer together, in order to avoid interference with utilities, roadways, sidewalks, sight easements, and streetlights; tree size at maturity (height in feet):

- [a] Large trees (50 plus feet tall): forty-foot OC interval.
- [b] Medium-sized trees (35 to 50 feet tall): thirty-foot OC interval.
- [c] Small and intermediate trees (to 35 feet tall): twenty-foot OC interval.

[3] In the R-1, R-2 and R-3 Zones the following shall apply:

Zone	Interior Lots		Corner Lots	
	(number of trees per conforming lot)		(number of trees per street frontage)	
R-1	3		3	
R-2	2		2	
R-3	2		2	

[4] Shade trees along a street edge, where possible, shall not be planted opposite each other along a street but shall be planted in a staggered or alternate pattern of spacing.

(c) Tree type may vary depending on overall effect desired. As a general rule, all trees shall be large deciduous trees except as needed to achieve the desired effect. Tree selection shall be approved by the board in consultation with the Environmental Commission. Alternate selections may be approved at the discretion of the board. Final tree selection should accommodate existing/proposed overhead wires to avoid severe pruning, and be diverse so as to avoid monocultures and protect against disease.

[1] Tree size at maturity (height in feet):

- [a] Large trees: 50 plus.
- [b] Medium-sized trees: 35 to 50 feet.
- [c] Small and intermediate trees: to 35 feet.

(ci) Timing. The board and Township Engineer shall arrange for the proper timing of shade tree planting per the species selected. Trees shall not be planted except when the soil is frost-free and friable. Dead or diseased trees shall be replaced by the developer during the next recommended planting season.

(cii) Planting details. All street trees shall be planted in accordance with the following requirements:

[1] Plant pits. Plant pits shall be two times the diameter of the root ball and the depth shall be that of the height of the root ball, and in all cases shall contain the minimum of fibrous roots of the tree.

[2] Backfill mix. The backfill mix shall be composed of existing soil and can be augmented with clean topsoil. Existing subsoil shall be fractured.

[3] Staking and guying. Please refer to the Planting Detail Graphics Section [5] below. Further, all guys and stakes must be removed after one growing season, and is the responsibility of the contractor or installer.

[4] Wrapping. Should only be used where snow-burn is likely. In all cases, wrapping must be removed after one growing season.

[5] Pruning. Trees shall be pruned to preserve their natural character. Only broken, diseased, and crossing limbs should be pruned off.

[6] Burlap shall be removed from the top 1/3 of the root ball prior to backfilling. All synthetic fabrics and wire gauges must be removed in their entirety.

[7] Mulch. Should not exceed three inches, and the "volcano effect" is to be avoided. And, as shown in the Planting Detail Graphics Section, [6] mulch must not touch the stem or trunk of trees and shrubs.

[8] Watering. During the months of May through September, water bags shall be provided for all new tree plantings.

(f) Maintenance of the trees in the public right-of-way are the adjacent property owners' responsibility.

(2) Shade tree requirements. Subdivisions of two lots or more shall require a minimum of two shade trees for every 10,000 square feet of lot area in addition to the required street trees.

(3) Foundation plantings. Foundation plants shall be installed along all sides of commercial property that front a public street in accordance with an approved landscape plan by the appropriate board. Such plantings shall include, but not be limited to, shrubs identified in the Plant Species Schedule, [7] and should include a variety of species, flowering and evergreen. Such plant landscaping shall be clearly visible from the edge of the public right-of-way upon installation. A minimum of 60% for each frontage shall be required.

(4) Stormwater detention/retention.

(a) Naturalization of stormwater basins in order to attract wildlife and eventually reduce maintenance (once plants are established) is a desired effect. Designing detention basins into a vegetated water quality basin or an extended detention basin is a BMP designed to maximize the flow path through the basin, slow the flow of stormwater through the basin, improve how plants use stormwater to increase absorption and evapotranspiration, filter and trap common runoff pollutants, promote soil saturation/groundwater recharge, and increase evaporation of stormwater. Basin conversions generally involve removing concrete low-flow channels, modifying outlet structures so basins hold water from small storms, regrading to modify flow path, and revegetating with native species.

(b) Applicants are particularly encouraged to create a more natural environment for those design solutions that are located adjacent to woodlands and public open spaces. Materials utilized should consider low-maintenance landscaping that thrives in the associated hydrologic conditions as well as consideration of leaf

drop and the clogging of facilities subject to review and acceptance by the Township Engineer. Regardless of maintenance needs, all basins shall maintain a mowed edge. All design solutions should work in concert with other low-impact solutions, such as but not limited to, bioswale systems. Other features such as birdhouses, etc., are encouraged.

(c) Taken from the New Jersey Stormwater Management Rules, N.J.A.C. 7:8. et seq., stormwater management measures shall be designed to provide erosion control, groundwater recharge, stormwater runoff quantity, and stormwater runoff quality treatment as provided under Article XIV, Stormwater Control. in Section 7:8-5.3 of the Rules: Nonstructural stormwater management strategies are encouraged to be incorporated into the design of all stormwater facilities, particularly:

- [1] Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss;
- [2] Maximize the protection of natural drainage features and vegetation;
- [3] Minimize land disturbance including clearing and grading;
- [4] Minimize soil compaction;
- [5] Provide low-maintenance landscaping that encourages retention and planting of native vegetation and minimizes the use of lawns, fertilizers and pesticides;
- [6] Provide vegetated open channel conveyance systems discharging into and through stable vegetated areas; and
- [7] Provide other source controls to prevent or minimize the use or exposure of pollutants at the site in order to prevent or minimize the release of those pollutants into stormwater runoff.

(d) Generally, industrial-type grass seed mix which requires low maintenance and infrequent mowing should be utilized. For planting within the basin area, recommended species for detention/retention basins include but are not limited to:

Common name	Scientific name	Type
Woody Plants		
Redbud	Cercis canadensis	Seed bank
Sycamore	Platanus occidentalis	Seed bank
Cottonwood	Populus deltoides	Seed bank
Black willow	Salix nigra	Seed bank
Elderberry	Sambucus canadensis	Sapling
Ferns		
Sensitive fern	Onoclea sensibilis	Rooted transplant
Rushes and sedges		
Frank's sedge	Carex frankli	Seed bank
Fox sedge	Carex vulpinoidea	Seed
Fox sedge	Carex vulpinoidea	Rooted transplant
Umbrella sedge	Cyperus alternifolius	Seed bank
Spikerush	Eleocharis acicularis	Seed bank
Common spikerush	Eleocharis obtusa	Seed bank
Squareside spikerush	Eleocharis quadrangulata	Rooted transplant
Soft rush	Juncus effusus	Seed
Rufous bulrush	Scirpus pendulus	Seed bank

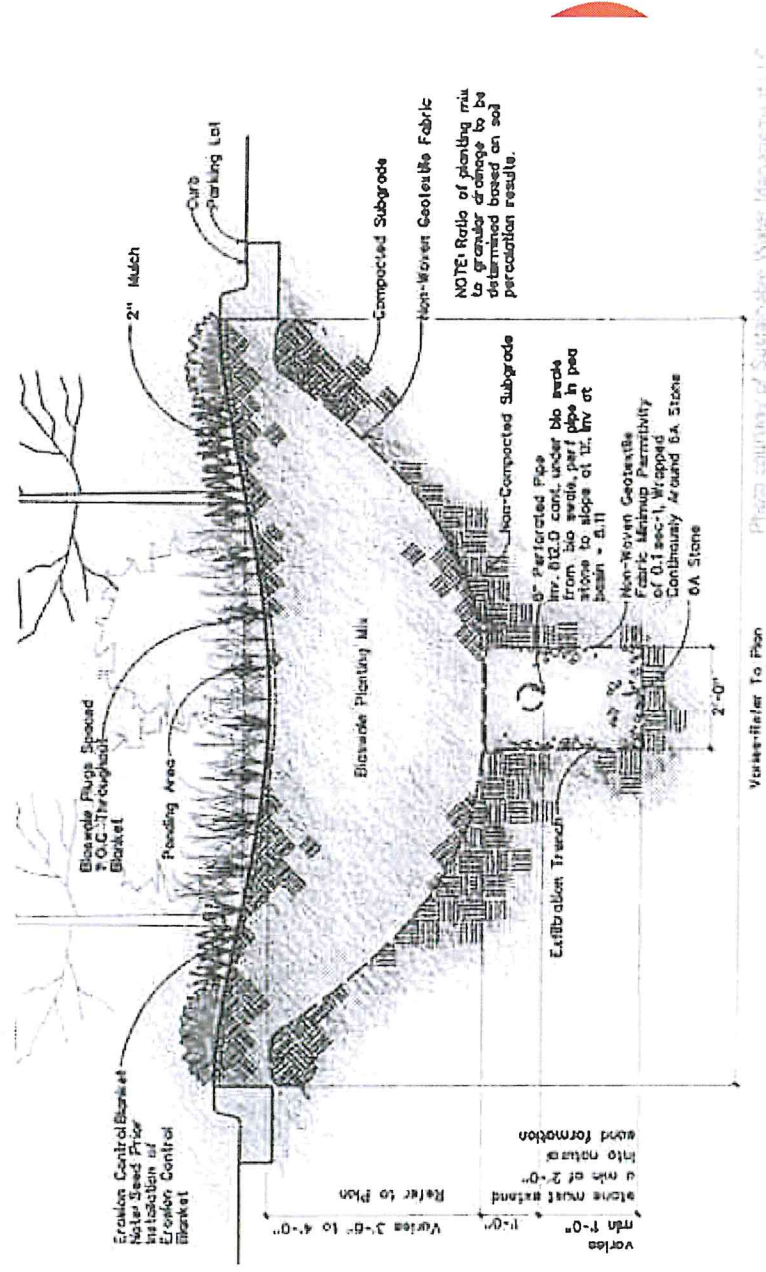
Smooth bulrush	Scirpus validus	Rooted transplant
Grasses		
Big bluestem	Andropogon gerardi	Seed

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Common name	Scientific name	Type
Barnyard grass	<i>Echinochloa crusgalli</i>	Seed bank
Riverbank wild rye	<i>Elymus riparius</i>	Seed
Fowl mana grass	<i>Glyceria striata</i>	Seed
Rice cutgrass	<i>Leersia oryzoides</i>	Seed bank
Paspalum grass	<i>Paspalum sp.</i>	Seed bank
Eastern gama grass	<i>Tripsacum dactyloides</i>	Seed
Herbs		
Sweet flag	<i>Acorus americanus</i>	Rooted transplant
Water plantain	<i>Alisma subcordatum</i>	Rooted transplant
Swamp milkweed	<i>Asclepias incarnate</i>	Plug
Plains tickseed	<i>Coreopsis tinctoria</i>	Seed bank
Dog fennel	<i>Eupatorium capillifolium</i>	Seed bank
Late boneset	<i>Eupatorium serotinum</i>	Seed bank
Swamp rosemallow	<i>Hibiscus moscheutos</i>	Rooted transplant
Southern blueflag iris	<i>Iris virginica</i>	Plug
Marsh blazing star	<i>Listris spicata</i>	Seed
Turk's-cap lily	<i>Lilium superbum</i>	Plug
Cardinal flower	<i>Lobelia cardinalis</i>	Plug
Great lobelia	<i>Lobelia siphilitica</i>	Plug
Alternate-leaved seedbox	<i>Ludwigia alternifolia</i>	Seed bank
American bugleweed	<i>Lycopus americanus</i>	Seed bank
Monkey flower	<i>Mimulus ringens</i>	Seed bank
Pennsylvania smartweed	<i>Polygonum pensylvanicum</i>	Seed
Pickernelweed	<i>Pontederia cordata</i>	Rooted transplant
Heal all	<i>Prunella vulgaris</i>	Seed bank
Common arrowhead	<i>Sagittaria latifolia</i>	Rooted transplant
Lizard's tail	<i>Saururus cemuus</i>	Plug
Goatsbeard	<i>Tragopogon dubius</i>	Seed bank
Cattail	<i>Typha latifolia</i>	Seed bank
Ironweed	<i>Vernonia noveboracensis</i>	Seed

(5) Bioswales/rain gardens: Bioswales and rain gardens may be required and/or utilized with other aspects of this section. Generally, bioswales shall be constructed as follows;

- (a) Width: may vary but generally sufficient to hold the volumes the bioswale is designed for.
- (b) Planting mix: typically a three-foot-six-inch to four-foot planting mix lined with nonwoven geotextile fabric.
- (c) Exfiltration trench: below planting mix of sufficient depth and width filled with 6A stone, lined with nonwoven geotextile fabric, and six-inch corrugated pipe designed to handle the intended volumes.
- (d) Other design considerations. All bioswales shall be constructed to be located two feet above the seasonal high-water table.



(6) Buffering. Plantings shall include a variety of trees and shrubs (deciduous and evergreen), unless not practical or better screening would be provided with a single species, interwoven to create the desired visual screening of sufficient height to be an effective screen and give maximum protection and immediate visual screening. Buffers may also require hardscape and/or grading techniques to achieve the desired effect.

(7) Parking facility design requirements.

(a) Parking facilities shall be suitably landscaped to minimize noise, glare, and other nuisance characteristics as well as to enhance the environment and ecology of the site and surrounding area. The parking areas shall have suitable drainage facilities as required by the Township Engineer.

(b) All parking facility landscaping shall consider, and coordinate with, the internal and external circulation and access by pedestrians and bicycles.

(c) All parking facilities along a public street shall have street trees planted in accordance with the Plant Species Schedule.

(d) Generally, one tree for every eight parking spaces shall be required in accordance with the size of facility and standards in this section.

(e) All parking facilities of more than 18 spaces or 6,000 square feet in size shall be buffered along the perimeter of the road frontage with a combination of deciduous and evergreen plantings of suitable size to buffer the facility from view. Specifically:

[1] Ensure at least five feet of public sidewalk along the public right-of-way, screening beds must be seven feet wide.

[2] Depending on the presence of the overhead wires, street trees may be contained and credited within such screening area. Otherwise, screening will be in addition to the required street trees.

[3] Small trees will be provided 30 feet on-center and staggered within the streetscape design along parking facilities.

[4] Evergreen shrubbery of suitable size to screen the facility from view will be provided and maintained at a height of three to four feet tall.

[5] Optional decorative fence or wall maintained at a height of three to four feet may also be incorporated into the landscaped parking facility screen. Should such fence be provided, landscape requirements are not relieved but may be reduced upon approval by the board.

[6] Pedestrian breaks must be provided to coincide with pedestrian on-site circulation patterns.

(f) All parking facilities of more than 36 spaces or 12,000 square feet in size shall contain interior landscaped islands, including:

[1] All interior aisles shall be capped with islands at least eight feet in width and 35 feet long and planted with two canopy trees. Other aisle caps shall be the length of the parking stall.

[2] Groundcover and evergreen shrubs (two to three feet tall) shall be provided, but not within the site triangles at intersections.

[3] No more than 18 contiguous spaces are permitted without a landscaped break.

[4] For facilities of 350 spaces or 115,000 square feet in size, every other parking aisle (or four rows of parking stalls) must include a landscaped island that meets the following requirements:

[a] At least eight feet in width with a two-foot overhang.

[b] One deciduous canopy tree provided for every eight parking spaces.

[c] Pedestrian breaks must be provided to coincide with pedestrian site circulation planning for the site.

[5] Curb stops are permitted only in concert with stormwater retention cells designed for and within landscaped islands.

(g) The design of parking facilities shall consider environmental conditions such as snow removal and leaf collection.

(h) When and where appropriate as determined by the board in consultation with its professionals, some of the tree requirement for parking facilities may be substituted in locations determined by the board to be more suitable; such as along street frontages and natural areas.

(8) Planting details. Planting details shall be provided on all landscape plans and in accordance with the standards as established by the latest publication of the American Association of Nurserymen.

Section 2

Attachment 9: Invasive Plants of the Mid-Atlantic Region

Trees

<i>Botanical Name</i>	<i>Common Name</i>
Acer ginnala	Amur Maple
Acer palmatum	Japanese Maple
Acer platanoides	Norway Maple
Acer pseudoplatanus	Sycamore Maple
Ailanthus altissima	Tree of Heaven
Albizia julibrissin	Mimosa
Alnus glutinosa	European Black Alder
Aralia elata	Japanese Angelica Tree
Betula pendula	European White Birch
Broussonetia papyrifera	Paper Mulberry
Cornus kousa	Kousa Dogwood
Eleagnus angustifolia	Russian Olive
Eleagnus pungens	Thorny Eleagnus
Eleagnus umbellata	Autumn Olive
Eleutherococcus sieboldianus	Five-leaf Aralia
Koelreuteria elegans	Golden Rain tree
Malus toringo	Japanese Crabapple
Morus alba	White Mulberry
Paulownia tomentosa	Empress Tree
Phellodendron amurense	Amur Cork-tree
Populus alba	White Poplar
Populus x canescens	Gray Poplar
Prunus subhirtella var. pendula	Weeping Higan Cherry
Pyres betulifolia	Birchleaf pear
Pyres calleryana	Callery Pear
Quercus acutissima	Sawtooth Oak
Robinia hispida	Bristly Locust
Robinia pseudoacacia	Black Locust
Salix matsudana	Chinese Willow
Styrax japonica	Japanese Snowball
Ulmus parvifolia	Chinese Elm
Ulmus procera	English Elm
Ulmus pumila	Siberian Elm
Zelkova serrata	Japanese Zelkova

<i>Botanical Name</i>	<i>Common Name</i>
Amorpha fruticosa	Indigobush
Ampelopsis brevipedunculata	Porcelain-berry
Barberis julianae	Wintergreen Barberry
Barberis thunbergii	Japanese Barberry
Barberis vulgaris	European Barberry
Buddleia davidii	Butterfly Bush
Celastrus orbicularis	Oriental Bittersweet
Cytisus scoparius	Scotch Broom
Deutzia scabra	Deutzia
Eleagnus angustifolia	Russian Olive
Eleagnus pungens	Thorny Eleagnus
Eleagnus umbellata	Autumn Olive
Eleutherococcus sieboldianus	Five-Leaf Aralia
Euonymus alatus	Winged Burning Bush
Euonymus europaeus	European Spindletree
Euonymus fortunei	Winter Creeper
Frangula alnus	Glossy Buckthorn

Ligustrum obtusifolium	Border Provet
Ligustrum vulgare	Common Privet
Lonicera morrowii x tatarica	Bell's Honeysuckle
Lonicera fragrantissima	Sweet Breath of Spring
Lonicera maackii	Amur Honeysuckle
Lonicera morrowii	Morrow's Honeysuckle
Lonicera standishi	Standish Honeysuckle
Lonicera tatarica	Tartarian Honeysuckle
Poncirus trifoliata	Hardy Orange
Rhamnus cathartica	common Buckthorn
Rhamnus davurica	Dahurian Buckthorn
Rhamnus frangula	Glossy Buckthorn
Rhamnus utilis	Chinese Buckthorn
Rhodotypos scandens	Jetbead
Ribes rubrum	Garden Red Current
Rosa canina	Dog Rose
Rosa multiflora	Multiflora Rose
Rubus armeniacus	Himalaya Blackberry
Rubus Laciniatus	Cutleaf Blackberry
Rubus parvifolius	Western Thimbleberry
Rubus phoenicolasus	Wineberry
Spiraea japonica	Japanese Spirea
Viburnum dilitatum	Linden Viburnum
Viburnum lantana	Wayfaringtree
Viburnum opulusvar. opulus	Guelder Rose
Viburnum plicatum	Doublefile Viburnum
Viburnum setigerum	Tea Viburnum
Viburnum sieboldii	Siebold's Arrowwood

Vines	
Botanical Name	Common Name
Akebia quinata	Fiveleaf Akebia
Ampelopsis brevipedunculata	Porcelain-berry
Celastrus orbiculatus	Oriental Bittersweet
Clematis ternifolia	Leatherleaf Clematis
Euonymus fortunei	Climbing Euonymous
Hedera helix	English Ivy
Lonicera japonica	Japanese Honeysuckle
Polygonum perfoliatum	Mile-a Minute Vine
Pueraria lobata	Kudzu

Section 3. Severability. Should any section, clause, sentence, phrase or provision of this article be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this article.

Section 4 Repealer. All prior ordinances or parts of the same inconsistent with any provisions of this article are hereby repealed to the extent of such inconsistency.

Section 5 Effective Date. This ordinance shall take effect upon final adoption and publication in accordance with law.