

Oldbridge

(198?)

1885-6

Proposed Procedures, Regulations, Maps for
Old Bridge Development Corp

O+Y

- part of Ct order

110 pgs

CA0001030

SECTION B100 GENERAL PROVISIONS**B101 Applicability**

These procedures are part of a Court Order, and apply to O & Y Old Bridge Development Corp. and to Woodhaven Village, Inc. While written in ordinance style, these procedures are not specifically applicable beyond these two entities. All lands within the developments as shown on Plates A and, B and more particularly, as listed in Schedules 1 and 2, together with those contiguous lands that may subsequently be added, shall be subject to the Procedural Standards incorporated in this Appendix B, which Procedural Standards, are referred to herein as "these Procedures". Except where specifically modified by the language of the Court Order of these appendices, the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) shall apply.

B102 Administrative Officer

The Administrative Officer, for purposes of these Procedures, shall mean the Township Planner who shall receive all applications for development pursuant to these Procedures and shall examine, declare complete, cause them to be administered and collect all application fees that may be payable to the Township under these Procedures.

B103 Hearings

The Approving Board shall hold a hearing requiring a public notice on applications for Major Subdivisions and Site Development Plans but may waive public notice and hearing for a Minor Subdivision application. As provided by N.J.S.A. 40:55D-12(a), public notice, by publication in the Township's official newspaper, shall be the only notice required for any public hearing for Final Approval of applications for Major Subdivision.

GENERAL PROVISIONS

B103(a) Any maps and documents for which approval is sought at a hearing shall be on file and available for public inspection at least ten (10) days before the date of the hearing during normal business hours in the office of the Administrative Officer. The applicant may produce other documents, records, or testimony at the hearing to substantiate or clarify or supplement the previously filed maps and documents.

B104 Waiver of Planning Requirements

The Approving Board, when acting upon applications for Major or Minor Subdivision Approval or Site Development Plan Approval may grant such exceptions from the requirements for approval as it may deem reasonable and within the general purpose and intent of the provisions for Major and Minor Subdivision review and approval or Site Development Plan review and approval, if the literal enforcement of one or more of such provisions is impractical or will exact undue hardship because of the particular conditions pertaining to the land in question. The Approving Board shall include in the Resolution, the findings of fact and the conclusions based thereon with respect to the granting of a Waiver of Planning Requirements.

B105 Design Flexibility

The Approving Board, in order to encourage economical design in Subdivision layout, may vary the lot areas and dimensions, and the yards and setbacks, from those required by the Regulatory Standards of Appendix C, provided that, on the average, lot areas and dimensions, yards and setbacks, within the proposed subdivisions conform to the norms of the requirements. The Approving Board shall include findings of fact and the conclusions based thereon with respect to the granting of such variations for design flexibility.

B106 Accelerated Processing

The Township shall make available the Accelerated Review and Approval process provided in Appendix .A with respect to the review and approval of Minor

GENERAL PROVISIONS

Subdivisions, Major Subdivisions and Site Development Plans. Planning Board shall schedule such special meetings to review inclusionary developments as shall be required to meet the time frame requirements of the Accelerated Review and Approval time schedule. This procedure shall rely on supplemented staff for planning and engineering review. The Township may supplement its staff in the manner of its choosing, and may draw on the fees provided herein for such staff supplementation *pursuant to § V-B.3.c of the Settlement Agreement.*

B107 Engaging Consultants

Upon the application being received with the processing fee, the Administrative Officer may make arrangements to select appropriate consultants, able to assure the Administrative Officer that they have the staff and resources available to provide the required technical review within the time constraints of the Accelerated Review process.

B108 Appeal to the Master

The following are the three circumstances under which the Planning Board or the applicant may lodge an appeal with the Court Appointed Master.

(A) Disputed Additional Information

An appeal may be initiated by the applicant at any time during the ninety-five (95) day Preliminary Major Subdivision and/or Site Development Plan review process if the Township requires any form of information that the applicant considers unreasonable or would cause an unjustified delay of the approval process.

(B) Lapse of Review Time

An appeal to extend the time for review may be initiated by the Planning Board at any time after seventy-five (75) days have elapsed, if the Planning Board anticipates that it will require more than ninety-five (95) days to

Does not conform to APP A § A.11.2

GENERAL PROVISIONS

review an application for Preliminary Major Subdivision and/or Site Development Plan Approval and the applicant has refused to grant an extension of the review period.

(C) Disapproval

An appeal may be initiated by the applicant relative to the denial by the Planning Board of any required approval if, in the opinion of the applicant, the Planning Board has disapproved the application without just cause.

B109 Appeal of Disputed Information

If, during the ninety-five (95) day review process, the applicant appeals to the Master on the basis that the Planning Board has required the applicant to submit information that the applicant considers unreasonable or contributing to an unjustified delay of the review process, the applicant shall, within ten (10) days of receipt of the written request from the Administrative Officer, set forth to the Master:

B109(a) a description of the disputed material required by the Planning Board;

B109(b) why, in the applicant's opinion, the material being sought by the Planning Board is unreasonable for the review of the application.

B110 Township Appeal for Extension

If, after seventy-five (75) days have elapsed, the Planning Board files an appeal with the Master because it anticipates that it will require more than ninety-five (95) days to complete its review and the applicant has refused to grant an extension, the Planning Board shall set forth to the Master:

B110(a) those circumstances or factors that have prevented the Planning Board from being in a position to be able to complete the review within the ninety-five (95) day period;

B110(b) the present status of the application and specifically what additional reviews, examinations or hearings are necessary before a final determination can be made;

GENERAL PROVISIONS

B110(c) the approximate duration of the extension required for the Planning Board to reach a final determination;

B110(d) a schedule setting forth activities with dates demonstrating that the review process will be completed within the extended time-frame.

B111 Appeal of a Disapproval

If the Planning Board has disapproved an application and the applicant appeals to the Master on the basis that the disapproval was arbitrary, unreasonable or without foundation,

B111(a) the applicant shall file the appeal to the Master, within ten (10) days of the date of the disapproval, and shall advise the Planning Board by personal service or by certified mail that an appeal has been lodged with the Master;

B111(b) the applicant shall supply the Master with:

(i) an explanation of why it is not possible or reasonable for the applicant to satisfy the conditions that were the basis of the Planning Board's disapproval;

(ii) an explanation as to why, in the applicant's opinion, the disapproval was arbitrary, unreasonable or without foundation;

(iii) copies of all relevant documentation in the applicant's possession;

(iv) a chronology of events relative to the application from the date of filing to the date of disapproval;

(v) copies of transcripts pertaining to the application of the public hearings of the Planning Board.

B111(c) The Planning Board, upon receipt of the notice from the applicant of an appeal to the Master shall, within five (5) days, provide the Master with:

(i) a copy of the application and all supporting documents;

(ii) a copy of all Planning Board reports and comments on the application;

(iii) a summary of events, including when documents were submitted, requests were made, responses made, etc.

GENERAL PROVISIONS

B112 Procedural Obligations

(A) Obligations of the Applicant

In the event of an appeal of a disapproval, it shall be the applicant's responsibility to provide the record of the proceedings relative to the application. The applicant shall provide, and the Planning Board shall make provision to accommodate, a Certified Shorthand Reporter to record and provide a transcript of all proceedings of the Planning Board with respect to the applicant's appearances before the Planning Board. A copy of each such transcript shall be provided to the Administrative Officer as it becomes available.

(B) Obligations of the Planning Board

All requests for additional information shall be clearly stated in writing by the Administrative Officer and shall be expressed as a requirement of the Planning Board. The time for an appeal shall run from the date of receipt of the written request.

B113 Action by the Master

(A) With Respect to Disputed Additional Information

With respect to an appeal by the applicant, allegedly based on a dispute concerning an unreasonable Planning Board requirement for information, the Master shall have seven (7) days in which to review the appeal and render a written decision.

If the decision rendered is in favor of the Planning Board, the ninety-five (95) day review period shall automatically be extended by the number of days lapsed from the date that the Planning Board officially requested such information, in writing, from the applicant until the date the applicant provides such information to the Planning Board. In the event the decision

*What if a
split
decision?*

GENERAL PROVISIONS

is rendered in favor of the applicant, the ninety-five (95) day review period shall automatically be extended by seven (7) days.

(B) With Respect to an Appeal for Extension

With respect to an appeal by the Planning Board for an extension to the ninety-five (95) day review period, the Master shall have seven (7) days in which to review the appeal and render a written decision. The Master may deny the appeal or may grant the Planning Board an extension for a reasonable period, taking into consideration the requirements as set forth in paragraphs (c) and (d) of subsection B110. In the event that an extension is granted, the Planning Board shall report to the Master as to the progress made at the end of thirty (30) days.

(C) With Respect to a Disapproval

With respect to an appeal by the applicant based on disapproval of an application, the Master shall have forty-five (45) days in which to review the appeal and render a decision.

B114 Prerogatives of the Master

In all cases of an appeal, the Master shall be free to take such action as the Master deems appropriate to resolve the dispute in the most expeditious manner. With regard to resolving appeals, the Master shall have at least the following courses of action available:

B114(a) to set a time, date and place where the applicant and the appropriate representatives of the Planning Board shall meet in an attempt to resolve the issues of contention in the presence of the Master as mediator;

B114(b) take complete jurisdiction of the application and refer it to a group of professionals selected by the Master for an Independent Technical Review to determine appropriate recommendations (including conditions) for approval of compliance with the standards of this Order. If compliance is determined, the Master shall approve the application and advise the Planning Board, whereupon, the Administrative Officer of the Planning

GENERAL PROVISIONS

Board shall duly record the said approval and the Construction Code Official shall be directed to issue Building Permits.

B115 Independent Technical Review

(A) Independent Professionals

The Master shall arrange to have immediate access, if the need arises, to a Professional Planner, a Landscape Architect, an Architect and a Professional Civil Engineer, all of whom shall be currently licensed to practice their professions in the State of New Jersey and each of whom shall have substantial experience pertaining to the subdivision and development of land. These independent professionals shall not have any conflict of interest and shall not have worked for the applicant or the Township for at least two years prior to the date of application for development approval and shall agree not to work for the Township or the applicant for at least one year following the date of the decision on the application, and shall provide the Master with a written declaration to that effect.

(B) Independent Review

Upon an appeal concerning a disapproved application being filed with the Master, the Master may refer the application to the independent professionals appointed by the Master for an Independent Technical Review ("I.T.R."). The Master shall oversee the I.T.R. and may actively participate in the I.T.R. which shall review the application for compliance in accordance with the standards set forth in the Order and the attached memoranda and appendices and within two (2) weeks or such additional time as the Master determines necessary, the I.T.R. shall report its findings in writing to the Master, whereupon:

GENERAL PROVISIONS

(i) If the I.T.R. determines that the applicant's submission is in compliance with the standards set forth in the Order and the attached memoranda and appendices, the Master shall approve the application.

(ii) In the event the I.T.R. fails to recommend approval of the application, the application will be deemed "denied without prejudice" and the Township shall permit the applicant to submit a different application dealing with the same property.

(C) Other Professionals

The Master may appoint such additional expert or experts as considered necessary to assist the I.T.R. in its review of a particular application.

(D) Payment of Fees

Detailed bills shall be submitted to the Master for approval and paid by the appellant within thirty (30) days from the date the Master approves said bills. If the developer fails to pay a voucher within thirty (30) days after approval by the Master, upon notice being given to the Approving Board by the Master, processing of its application shall cease, no Building Permit shall be granted and no Certificate of Occupancy shall be issued until payment is made.

Nothing in this section shall bar the Master from taking any other lessorly appropriate steps to obtain payment.

B116 Appeal of the Master's Decision

The Planning Board and the applicant shall each have the right to appeal any decision of the Master, or any action or lack of action by the Master, to the Court having jurisdiction, *except where the order & judgment, and the Appendices hereto, state that the decision of the Master shall be final.*

B117 Presumptive Validity

For purposes related to an appeal to the Master, the actions of the Planning Board shall have presumptive validity.

*See 29
V-B3.c*

GENERAL PROVISIONS

B118 Subdivision Processing Fees

Subject to the fee waiver provision of § A.9,

Each application for Subdivision approval shall be accompanied by Application and Review Fees, payable to the Township, as follows:

(A) Residential

(i) Minor Subdivision or

Major Subdivision, Preliminary Approval:

An Application Fee of \$250 plus

a Review Fee of \$20 for each lot included in the Subdivision.

(ii) Major Subdivision, Final Approval:

An Application Fee of \$250 plus

a Review Fee of \$15 for each lot included in the Subdivision.

(B) Non-residential

(i) Minor Subdivision or

Major Subdivision, Preliminary Approval:

An Application Fee of \$250 plus

a Review Fee of \$50 per acre for each acre of land included in the Subdivision.

(ii) Major Subdivision, Final Approval:

An Application Fee of \$250 plus

a Review Fee of \$25 per acre for each acre of land included in the Subdivision.

or such other amounts established as the standard application fees applicable to all developers within the Township, as shall be established by Township Ordinance from time to time.

is this applic to all above, or only B

(iii) low to moderate income units. No fee shall be required for any lots to be allocated to low or moderate income housing pursuant to this Order of Judgment.

Doesn't this wipe out all of the above?

GENERAL PROVISIONS

B119 Site Development Plan Processing Fees

Each application for Site Development Plan Approval shall be accompanied by Application and a Review Fees, payable to the Township, as follows:

(A) Residential

(i) Site Development Plan:

An Application Fee of \$250 plus
a Review Fee of \$20 for each dwelling unit included in the Site
Development Plan.

(ii) Site Development Plan, Multiple Ownership:

An Application Fee of \$250 plus
a Review Fee of \$15 for each dwelling unit included in the Site
Development Plan.

(B) Non-residential

(i) Site Development Plan:

An Application Fee of \$250 plus
a Review Fee of \$50 per acre for each acre of land included in the
Site Development Plan, plus one cent for each square foot of Gross
Floor Area incorporated in the building(s) subject of the Site
Development Plan.

(ii) Site Development Plan, Final Approval:

An Application Fee of \$250 plus
a Review Fee of \$25 per acre for each acre included in the Site
Development Plan, plus one cent for each square foot of Gross Floor
Area incorporated in the building(s) subject of the Site Development
Plan,

(ccc) No fee shall be required for any dwelling unit designated as a low or moderate income unit pursuant to the Order of Select



GENERAL PROVISIONS

or such other amounts established as the standard Application and Review Fees fees applicable to all developers within the Township, as shall be established by Township Ordinance from time to time.

B120 Use of Application and Review Fees

(A) Use of Application Fees

Application Fees relate to the Township's direct administrative costs to receive and record an application for development and are non-refundable, either in whole or in part.

(B) Use of Review Fees

Review Fees relate to the costs incurred by the Township to review an application for compliance with applicable standards.

(C) Escrow Fund

Review Fees shall be placed in an escrow drawing account maintained by the Township for the purpose of depositing and accounting for the use of the Review Fees.

(D) Drawing from Escrow Fund

The Township may draw funds from the Review Fund escrow account to pay all reasonable and normal costs incurred in the reasonable and normal review of an application for compliance with applicable standards provided the Township provides the applicant with a full accounting supported by copies of:

- (i) vouchers for costs incurred internal to the Township;
- (ii) copies of invoices for services obtained from outside consultants engaged by the Township to assist in the review process.

GENERAL PROVISIONS

(E) Additional Review Funds

In the event that the nature or complexity of an application requires an expenditure for review beyond the amount on deposit in the escrow fund, the applicant shall be required to provide such additional funds; however, such additional funds shall not exceed fifty (50) percent of the costs of the original Review Fee and the request for additional funds shall be accompanied by:

- (i) a full accounting of the use to date of the funds previously deposited by the applicant in the Review Fund escrow relative to the application;
- (ii) a projection of the anticipated use of the additional funds; and
- (iii) an identification of the special problems which necessitated the additional costs for review.

(F) Refund of Review Fees

At the conclusion of the review process, the applicant shall receive a full accounting of the use of all funds deposited in the escrow fund and a refund within sixty (60) days of any fees remaining on deposit.

(G) Appeal of Review Fees

In the event the accounting is unsatisfactory to the applicant or if, in the applicant's opinion, the expenditures are excessive or unwarranted or a request for additional funds is unjustified, the applicant may appeal to the Court-appointed Master for relief.

SECTION B200 MINOR SUBDIVISION

B201 Applicability

The subdividing of lands by means of a Minor Subdivision with respect to any of the lands within the developments as shown on Plates A and B, and more particularly, as listed in Schedules 1 and 2, together with those lands that may subsequently be added in accordance with the provisions of the Settlement Agreement, shall be subject to these Procedures. For purposes of this Section B200, a Minor Subdivision can be used to create aggregations of land, by subdivision or re-subdivision or merger of existing lots, provided not more than three (3) lots are created in each application and provided the following conditions are complied with.

B202 Submission Procedures

The Approving Board may waive public notice and hearing for a plan to subdivide if the Board or a Subdivision Committee of the Board finds that the proposed subdivision of land contains lots fronting on an existing street, does not involve any new street, road extension or an extension of Municipal facilities, and does not adversely affect the development of the remainder of the parcel or adjoining property and is not in conflict with any requirements of these Procedures.

B203 Approval Procedures

Minor Subdivision Approval shall be granted or denied within forty-five (45) days of the date of submission of a complete application to the Administrative Officer, or within such further time limit as may be consented to by the applicant. The Approving Board or Subdivision Committee shall condition any Approval that it grants, pursuant to this Section, upon timely receipt of a favorable report on the application from the Middlesex County Planning Board or upon approval by the

MINOR SUBDIVISION

Middlesex County Planning Board by its failure to report thereon within the required period of time.

B204 Checklist

A standard Submission Checklist will be provided by the Planning Department and the applicant or authorized agent of the applicant shall complete the Checklist indicating that all required material is provided. The Administrative Officer shall have ten (10) days to determine whether all material required to process the application has been supplied, and shall thereafter either certify that the application is complete or notify the applicant of any deficiencies. Upon determination that the application is complete, the Administrative Officer shall make a copy of the applicant's Checklist, which copy shall be certified as complete, signed and dated by the Administrative Officer and mailed to the applicant.

B205 Simultaneous Processing

At the option of the applicant, a Minor Subdivision application and a Site Development Plan application may be filed and processed at the same time, pursuant to the appropriate standards for each such approval. Such simultaneous submission shall not result in any increase in the time required for review. All reviews shall take place concurrently, and the schedule for public hearing and Board decision for the combined approvals shall be based on the time permitted for review of a Site Development Plan, as set forth in the Settlement Agreement.

B206 Certification of Approval

If approved as a Minor Subdivision by majority action of the Subdivision Committee, a notation to that effect shall be made on the plan and signed by the Chairman and Secretary of the Approving Board.

Do you intend approval by Subdiv Committee, not full PB

✓ *stip*
B207 Expiration of Approval

Approval of a Minor Subdivision shall expire one hundred and ninety (190) days from the date of signing the approved map of subdivision by the Planning Board Chairman and Secretary unless within such period a plan in conformity with such Approval and the provisions of the Map Filing Law, (or a deed describing the approved Minor Subdivision) is filed by the applicant with the County Recording Officer, the Municipal Engineer and the Municipal Tax Assessor. Any such plan or deed accepted for such filing shall have been signed by the Chairman and Secretary of the Approving Board.

B208 Contents of Minor Subdivision Plan

The applicant shall submit drawings prepared on 24" x 36" or 30" x 42" sheets and drawn at a scale of not less than one inch equals fifty feet (1"=50') which drawings shall be based upon a recent land survey and contain at least the following information:

B208(a) Name, address, phone number and signature of the Professional Engineer, Registered Architect, Land Surveyor, Landscape Architect, and/or Professional Planner preparing the various elements of the plan, with appropriate professional seals.

B208(b) Orientation and scale of the drawings, both written and graphic.

B208(c) Date of original and all revisions.

B208(d) The Lot and Block Number of the tract to be subdivided as shown on the latest Tax Map.

B208(e) Monumentation tied to the New Jersey State plane coordinate system.

B208(f) Location and elevation of the geodetic reference bench mark (U.S.G.S. only).

B208(g) Contours shown at two (2) foot intervals.

B208(h) All proposed lot lines, bearings, points of curvature, tangency, dimensions in feet and hundredths, and the areas of all newly created lots in square feet shall be shown.

MINOR SUBDIVISION

B208(i) The location of existing streets within two hundred (200) feet of the subdivision, buildings, water courses, railroads and bridges, culverts, drainpipes and any natural features such as wooded areas and rock formations shall be shown.

B208(j) The natural flow of surface drainage (indicated with arrows and the final disposal of surface waters) shall be shown.

B209 Other Submission Material

B209(a) A key map shall be provided at a scale of not less than one (1) inch equals eight hundred (800) feet showing the relation of the portion to be subdivided to its neighborhood for at least one thousand (1,000) feet beyond its boundaries.

B209(b) A list shall be provided giving the names of all adjacent landowners within two hundred (200) feet of any property line subject of the application.

B209(c) The applicant shall include the name(s) and address(es) of the owner(s) or name and address of the corporate head (if applicable).

B210 Endorsements

Certifications shall be placed on the plan in accordance with the provisions of subsection B407, Certification and Endorsements, Major Subdivision, Final Approval.

SECTION B300 PRELIMINARY MAJOR SUBDIVISION

No def of Major Subdiv

B301 Applicability

The subdividing or re-subdividing to create a Major Subdivision with respect to any of the lands within the developments as shown on Plates A and B, and more particularly, as listed in Schedules 1 and 2, together with those lands that may subsequently be added in accordance with the provisions of the Settlement Agreement, shall be subject to these Procedures.

A major subdivision is any subdivision except a minor subdivision as defined in § B 201.

B302 Submission Procedure

Prior to subdividing or re-subdividing land to create a Major Subdivision, the applicant shall submit to the Administrative Officer four (4) completed application forms and fifteen (15) copies of the subdivision plan prepared in accordance with the requirements herein.

B303 Declaration of Completeness

A standard Submission Checklist shall be provided by the Planning Department and the applicant or the authorized agent of the applicant shall complete the Checklist indicating that all required submission material has been provided. The Administrative Officer shall have ten (10) days to determine whether all material required to process the application has been supplied, and shall thereafter either certify that the application is complete or notify the applicant of any deficiencies. Upon determination that the application is complete, the Administrative Officer shall make a copy of the applicant's Checklist, which copy shall be certified as complete, signed and dated by the Administrative Officer and mailed to the applicant. Failure of the Administrative Officer to either certify the application as complete or to notify the applicant that there are deficiencies shall result in the application being deemed complete following the said ten (10) day period.

PRELIMINARY MAJOR SUBDIVISION

B304 Informal Review

Upon request, the Planning Board shall grant an informal review of a Concept Plan for a Subdivision. Fees shall not be required for such informal review and neither the applicant nor the Board shall be bound by the Concept Plan review.

B305 Simultaneous Processing of Subdivisions

At the option of the applicant, a Preliminary Major Subdivision application and a Final Major Subdivision application may be filed and processed at the same time, pursuant to the appropriate standards for each such approval. Such simultaneous submissions shall not result in any increase in the time required for review. All reviews shall take place concurrently, and the schedule for public hearing and Board decision shall be based on the time permitted for review of a Major Subdivision for preliminary approval, as set forth in the Settlement Agreement.

B306 Simultaneous Processing of Site Plans

*prelim
or final*
At the option of the applicant, a Preliminary Major Subdivision application and a site Development Plan application may be filed and processed at the same time, pursuant to the appropriate standards for each such approval. Such simultaneous submission shall not result in any increase in the time required for review. All reviews shall take place concurrently, and the schedule for public hearing and Board decision shall be based on the time permitted for review of a Major Subdivision for preliminary approval, as set forth in the Settlement Agreement.

B307 Submission Material

The Preliminary Subdivision Plan may be prepared by a Professional Engineer, Land Surveyor, Architect, or Professional Planner. All drawings shall be on 24" x 36" or 30" x 42" sheets. The following data is to be presented in preliminary form.

PRELIMINARY MAJOR SUBDIVISION

B307(a) Names of all adjacent landowners within two hundred (200) feet of any property line.

B307(b) Name and address of the owner and the subdivider and the name and address of the corporate head (if applicable).

B307(c) A key map at a scale of not less than one (1) inch equals eight hundred (800) feet showing the location of the portion to be subdivided in relationship to its neighborhood for at least one thousand (1,000) feet beyond its boundaries.

B307(d) An outbound survey prepared by a Land Surveyor, currently licensed to practice in the State of New Jersey, which survey shall correspond to the outbounds of the subdivision subject of the Preliminary Application and shows the area of the subject lands to the nearest tenth of an acre.

B307(e) If the application is for a residential development, the applicant shall file a Residential Land Use Plan at a scale of 1"=200' or 1"=100' showing:

- (i) the proposed street alignment;
- (ii) single-family detached lot layout;
- (iii) typical minimum size of single-family detached lots;
- (iv) parcels for single-family attached and/or multiple family residential development;
- (v) density or number of units proposed on the residential parcels;
- (vi) size of residential parcels;
- (vii) total number of residential units proposed in the plan;
- (viii) blocks to be reserved for community facilities, recreation facilities and open space indicating their size and proposed Use;
- (ix) boundaries between different land Use designations and buffer strips (if applicable).

B307(f) If the application is for industrial, commercial or office development, the applicant shall file a Non-residential Land Use Plan at a scale of 1"=200' or 1"=100' which plan shall show the road alignment and may show the lands divided into lots or the plan may show only the road alignment and major parcels which may subsequently be divided into lots by Minor Subdivision. Boundaries between different land Use designations and buffer strips shall be shown (if applicable).

✓ ✓
→ (x) A Housing Plan, if required by Part III - A.6 of the Settlement Agreement

PRELIMINARY MAJOR SUBDIVISION

B307(g) Preliminary Road Layout showing:

- (i) approximate road alignments and approximate gradients indicating widths of rights-of-way with proposed typical cross-sections;
- (ii) a clear indication of all streets proposed for dedication in accordance with the requirements of subsection E102, Dedication of Roads;
- (iii) location of sidewalks or walkways;
- (iv) a typical location and layout of street-tree planting;
- (v) general location of bikeways and trails, if any;
- (vi) existing contours at five (5) foot intervals where slope exceeds ten percent (10%) and at two (2) foot intervals where slopes are less.

B307(h) Preliminary Storm Drainage Plan showing:

- (i) the natural flow of surface drainage (indicated with arrows);
- (ii) the approximate size and location of any retention/detention facility and the final disposal of surface waters;
- (iii) the approximate location of existing storm drainage systems with the drainage areas tributary to each outlined;
- (iv) the area and discharge calculated for a twenty-five (25) year storm.

B307(i) A statement prepared by a soils engineer, indicating that the soils should be suitable to support the type of construction proposed.

B307(j) Existing Vegetation Map showing the general location of existing wooded areas and the general type of the predominant trees (upland deciduous, lowland deciduous, coniferous, etc), overlaid on the Land Use Plan.

B308 Sewers

It will be a condition of Preliminary Approval that all residential units proposed to be built within the Subdivision will be served by a public sewerage system.

B309 Water

It will be a condition of Preliminary Approval that all residential units to be built within the Subdivision be served by a public potable water system.

PRELIMINARY MAJOR SUBDIVISION

B310 Schedule for Processing

As provided in subsection B303, ten (10) days after receipt of an application, the Administrative Officer shall certify the application as complete, or notify the applicant of any deficiencies. If the application is complete as submitted, it shall be placed before the Approving Board for a public hearing and decision within ninety-five (95) days of the date of submission. If the application is not complete at time of filing, it will be placed before the Approving Board for review and decision within ninety-five (95) days after it is determined complete by the Administrative Officer.

B311 Effect of Preliminary Approval

Preliminary Approval of a Major Subdivision shall confer upon the applicant the following rights for a three (3) year period from the date of the Preliminary Approval:

B311(a) That the general terms and conditions upon which Preliminary Approval was granted shall not be changed, including but not limited to engineering requirements; layout of streets, sidewalks, walkways, number of lots, lot size, number and size of residential parcels including the total permitted number of dwelling units in the subdivision and the approximate number of dwelling units designated to each parcel.

B311(b) Provided the applicant has first obtained an approval from the Board of the sectioning or staging of the Subdivision, the applicant may submit for Final Major Subdivision Approval, a section, or sections of the approved Preliminary Subdivision Plan.

SECTION B400 FINAL MAJOR SUBDIVISION

B401 General Remarks

Upon Preliminary Major Subdivision Approval being obtained, the applicant may apply for Final Major Subdivision Approval. Public notice by publication in the Township's official newspaper shall be the only notice required for the Approval Board hearing on the application, provided:

B401(a) the Final Major Subdivision Plan is in accordance with an approved Preliminary Plan and the conditions of approval thereto; and

B401(b) the Final Major Subdivision Plan is in accordance with the requirements of these Procedures; or

B401(c) the Final Major Subdivision Plan is in accordance with any variances from the provisions of these Procedures as granted by the Approving Board with reference to the Preliminary Major Subdivision Approval.

B402 Checklist

A standard Submission Checklist will be provided by the Planning Department and the applicant or authorized agent of the applicant shall complete the Checklist indicating that all required material is provided. The Administrative Officer shall have ten (10) days to determine whether all material required to process the application has been supplied, and shall thereafter either certify that the application is complete or notify the applicant of any deficiencies. Upon determination that the application is complete, the Administrative Officer shall make a copy of the applicant's Checklist, which copy shall be certified as complete, signed and dated by the Administrative Officer and mailed to the applicant. Failure of the Administrative Officer to either certify the application as complete or to notify the applicant that there are deficiencies shall result in the application being deemed complete following the said ten (10) day period.

FINAL MAJOR SUBDIVISION

B403 Simultaneous Processing of Subdivisions

Notwithstanding subsection B401, at the option of the applicant, a Preliminary Major Subdivision application and a Final Major Subdivision application may be filed and processed at the same time, pursuant to the appropriate standards for each such approval. Such simultaneous submissions shall not result in any increase in the time required for review. All reviews shall take place concurrently, and the schedule for public hearing and Board decision shall be based on the time permitted for review of a Major Subdivision for Preliminary Approval, as set forth in the Settlement Agreement.

B404 Simultaneous Processing of Site Plans

prelim or final
At the option of the applicant, a Final Major Subdivision application and a site Development Plan application may be filed and processed at the same time, pursuant to the appropriate standards for each such approval. Such simultaneous submission shall not result in any increase in the time required for review. All reviews shall take place concurrently, and the schedule for public hearing and Board decision shall be based on the time permitted for review of a Site Development Plan for approval, as set forth in the Settlement Agreement.

B405 Proof of Payment of Taxes

The applicant shall provide an Official Tax Search signed by the Township Tax Collector indicating that all taxes have been paid to date, which Tax Search shall be submitted with the application.

B406 Plat for Filing

B406(a) The Final Plat for filing shall be drawn in ink on linen, mylar, or equivalent material acceptable to the Township Engineer. Drawings should be contained on sheets 24" x 36" or 30" x 42". The Final Plat shall be drawn at a scale no smaller than one (1) inch equals one hundred (100) feet and shall in all respects comply with the provision of the Map Filing Law, N.J.S.A. 46:23-9.9 et. seq. *shall*

FINAL MAJOR SUBDIVISION

B406(b) Each block and lot shown thereon shall be numbered as specified by the Township Tax Assessor through the office of the Township Engineer.

B406(c) The preparation of the Final Plat shall be prepared by a land surveyor currently licensed to practice in the State of New Jersey and shall provide for the legal conveyance of the lots, blocks and parcels shown.

B406(d) The Final Plat shall show:

(i) all tract survey data dimensioned exactly with reference to monuments, bearings, distances in feet and hundredths, radii, points of curvature and tangency of property lines, lot widths and depths and square footage of all lots;

(ii) the location of all proposed setback lines on each lot;

(iii) location of all existing and proposed monuments tied to the New Jersey State plane coordinate system;

(iv) the right-of-way of each street, and existing public easements and Township boundaries within two hundred (200) feet of the Subdivision;

(v) all proposed public easements or rights-of-way and the purposes thereof and proposed streets within the proposed Subdivision showing the right-of-way widths and names of streets;

(vi) all parcels proposed for either general or limited public Use, such as parks, playgrounds and building sites identifying the purpose of each (if applicable).

B407 Certifications and Endorsements

B407(a) Statement for signature of the Land Surveyor preparing the plan certifying compliance with Map Filing Law and, if appropriate, certifying that monuments have been set as designated.

B407(b) Statement for signature of the owner consenting to the filing of the plan in the office of the Clerk of Middlesex County.

B407(c) Statement for signature of the Chairman and Secretary of the Approving Board indicating approval of the plan.

B407(d) Statement for signature of the Township Engineer certifying compliance with the Map Filing Law, the provisions of this Court Order and such Municipal Ordinances and Requirements as are applicable thereto.

B407(e) If monuments are to be set at a later date, the map shall contain a statement for signature of the Township Clerk certifying the receipt of a bond guaranteeing the setting of such monuments, which subsequent monumentation shall be shown on the map and so designated.

FINAL MAJOR SUBDIVISION

B407(f) Statement for signature of the Township Clerk stating that the proper authority has approved the map and that said map complies with the provisions of the Map Filing Law and designating the day, on or before which, the map is required to be filed under provisions of applicable law.

B408 Tax Map Reference

A separate mylar of the Final Plat at the determined scale of the Official Township Tax Map shall be submitted after the Final Plat has been approved for filing. The scale of said mylar shall be no larger than 1"=50' and no smaller than 1"=600', as shall be determined by the Township Department of Engineering.

B409 Subdivision Construction Drawings

Subdivision construction drawings shall be prepared on 24" x 36" or 30" x 42" sheets showing the proposed improvements, details of construction and the subdivision of the land which shall include the following:

B409(a) All lot lines, rights-of-way, easements, setbacks, special parcels, lot numbers. Certification statements and bearings are not required on the Construction Map. Distances to tenths of a foot are acceptable.

B409(b) All data required on the Preliminary Major Subdivision Plan as previously cited and as approved by the Approving Board.

B409(c) Location of existing vegetation and wooded areas to be preserved and the general type of the predominant trees.

B409(d) All existing structures, and indication of those which are to be demolished or removed and the front, rear, and side yard dimensions of those buildings which are to remain.

B409(e) A Grading Plan indicating proposed contours designated differently from existing contours.

B409(f) Paving widths and locations, pavement sections and final road profiles including grades in percent, proposed elevations every fifty (50) feet and all vertical curve data.

B409(g) Sidewalk widths, locations and sections.

B409(h) Curb radii and road profiles.

B409(i) Plans of all proposed improvements including sanitary sewers and storm drainage systems.

FINAL MAJOR SUBDIVISION

B409(j) Profiles of all sanitary sewers (including roadways and easement areas).

B409(k) Details of proposed sanitary sewer and storm drainage structures and appurtenances (manholes, trenches, encasements, connections, special structures, etc.).

B409(l) Lighting details indicating types of standards, locations, radius of light and intensity in footcandles, both existing and proposed.

B407(m) Location, dimension and details of street signs both existing and proposed.

B410 Storm Drainage Plan

B410(a) Complete drainage calculations of all pipes, swales, ditches, channels, streams, detention/retention facilities, including offsite facilities as may be required by the project.

B410(b) The natural flow of surface drainage (indicated with arrows) and the final disposal of surface waters.

B410(c) The location of existing and proposed water courses, culverts, bridges, drainpipes, lakes and ponds, detention/retention facilities and all offsite drainage systems affected by the project.

B410(d) The slopes of the banks of all water courses (if defined) and boundaries of the related flood plain, both predevelopment and post-development.

B410(e) Legally described easements for all storm drainpipes, ditches and channels.

B410(f) Details, as may be required, (inlets, rip-rap, manholes, head and end-walls, cross-sections of ditches and channels, underdrains, trenches, scour protection for ditches and channels, spillways, cutoff walls, special structures and all other drainage devices or methods to be used in the project).

B410(g) Profiles of all storm sewers (including roadways and easement areas).

B411 Erosion Control Plan

The applicant shall include plans showing the proposed system to be used in preventing erosion and silting of both the property being developed as well as downstream facilities.

FINAL MAJOR SUBDIVISION

(Note: This plan is required for a Soil and Sediment Control Permit which is required before any disturbance, clearing or grading can take place and is to be issued by the Freehold Soil Conservation District.)

B412 Encumbrances

Copies of documents to be submitted with the plans, if applicable:

B412(a) A draft copy of any existing or proposed covenants or deed restrictions applying to the land being subdivided or certification that no covenants or restrictions exist and none will be imposed upon the land by the subdivider, *including all restrictions necessary to comply with the Affordable Housing Ordinance.*

B412(b) Applications which contemplate condominium forms of ownership shall be accompanied by proposed deed restrictions, proposed covenants, and related ownership documents in draft form only, *including* →

B412(c) Draft copies of instruments covering easements and fee simple interests in the lands to be conveyed to the Township (if applicable).

B413 Final Approval

Final Approval shall be granted or denied within forty-five (45) days after submission of a complete application to the Administrative Officer. If review or approval of the application by the County Approving Board is required, the Township Approving Board shall condition any approval that it grants upon timely receipt of a favorable report on the application by the County Planning Board or approval of the County Planning Board by its failure to report thereon within the required time period.

B414 Utilities and Stream Encroachments

Prior to the Chairman and Secretary of the Approving Board signing the Final Plat, as provided in subsection B407(c), the applicant shall provide:

B414(a) A certified letter or copy of Resolution from the Old Bridge Township Sewerage Authority attesting to the Preliminary Approval of the Project's sewerage system.

FINAL MAJOR SUBDIVISION

B414(b) A certified letter or copy of Resolution from the Old Bridge Municipal Utilities Authority attesting to the Preliminary Approval of the project's potable water system.

B414(c) Preliminary approval of the plans for drainage or water course diversion or stream encroachment or certification that none is required by the New Jersey Department of Environmental Protection.

B415 Filing

After approval, the applicant shall file the Final Plat, which shall conform with the Map Filing Law, with the Township Clerk, the Municipal Engineer and the Municipal Tax Assessor. It shall also be filed by the applicant with the Middlesex County Clerk.

SECTION B500 SITE DEVELOPMENT PLAN

B501 Applicability

Site Development Plan Approval shall be required prior to the issuance of a Building Permit for the construction of all new buildings and extension of all existing buildings, other than one family and two family detached dwellings, on all lands within the developments shown on Plates A and B and more particularly, as listed in Schedules 1 and 2 including such adjacent parcels as may subsequently be added. Site Development Plan Approval shall also be applicable in any of the following circumstances:

(A) Parking and Loading Areas:

Before approval is given for parking areas for four (4) or more vehicles or for off-street loading and unloading facilities, a Site Development Plan shall be submitted to the Approving Board for approval.

(B) Usage Intensity Increase:

Site Development Plan Approval may be required at the discretion of the Construction Official for any new Use of an existing building that significantly increases the amount of the parking required or traffic in general.

(C) Building Alterations:

Site Development Plan Approval may be required at the discretion of the Construction Official for building alterations that significantly affect the height, coverage, floor area or Use of an existing building.

(D) Waiver of Requirements:

The Approving Board may waive Site Development Plan Approval requirements if the construction or alteration or change of occupancy or

SITE DEVELOPMENT PLAN

Use does not affect existing circulation, drainage, relationship of buildings to each other, landscaping, buffering, lighting and other considerations of Site Development Plan review.

B502 Informal Review

Upon request, the Approving Board shall grant an informal review of a Concept Plan for a Site Development Plan. Fees shall not be required for such informal review and neither the applicant nor the Approving Board shall be bound by any Concept Plan review.

B503 Simultaneous Processing

At the option of the applicant, plans for a Minor Subdivision or a Preliminary Major Subdivision or a Final Major Subdivision Approval and plans for a Site Development Plan Approval may be filed and processed at the same time, pursuant to the appropriate standards for each such approval. Such simultaneous submission shall not result in any increase in the time required for review. All reviews shall take place concurrently, and the schedule for public hearing and Board decision shall be based on the time permitted for review of a Major Subdivision, as set forth in the Settlement Agreement.

B504 Submission Procedures

Any applicant desiring to obtain Site Development Plan Approval shall file with the Administrative Officer, fifteen (15) prints of the required information, together with four (4) completed application forms and the required processing fee.

B505 Declaration of Completeness

A standard Submission Checklist shall be provided by the Planning Department and the applicant or the authorized agent of the applicant shall complete the checklist indicating that all required submission material has been provided. The Administrative Officer shall have ten (10) days to determine whether all material

SITE DEVELOPMENT PLAN

required to process the application has been supplied, and shall thereafter either certify that the application is complete or notify the applicant of any deficiencies. Upon determination that the application is complete, the Administrative Officer shall make a copy of the applicant's Checklist, which copy shall be certified as complete, signed and dated by the Administrative Officer and mailed to the applicant. Failure of the Administrative Officer to either certify the application as complete or to notify the applicant that there are deficiencies shall result in the application being deemed complete following the said ten (10) day period.

B506 Approval Time

As provided by subsection B505, ten (10) days after receipt of an application, the Administrative Officer shall certify the application complete, or notify the applicant of any deficiencies. If the application is complete as submitted, it shall be placed before the Approving Board for a public hearing and decision within ninety-five (95) days of the date of submission. If the application is not complete at time of filing, it will be placed before the Approving Board for review and decision within ninety-five (95) days after it is determined complete by the Administrative Officer.

B507 Contents of Application

The Site Development Plan may be prepared by a Professional Engineer, Land Surveyor, Architect, Landscape Architect or Professional Planner, providing the various elements are within the professional scope of the various disciplines. The following data must be presented in preliminary form.

B507(a) Names of all adjacent landowners within two hundred (200) feet of any property line.

B507(b) Name(s) and address(es) of the owner(s) and name and address of the corporate head (if applicable).

SITE DEVELOPMENT PLAN

B507(c) A key map at a scale of not less than one (1) inch equals eight hundred (800) feet showing the location of the lot, block or parcel to be developed in relationship to its neighborhood for at least one thousand (1,000) feet beyond its boundaries.

B507(d) An outbound survey prepared by a Land Surveyor, currently licensed to practice in the State of New Jersey, which survey shall correspond to the outbounds of the lot, block or parcel, subject of the Site Development Plan application and show the area of the subject lands to the nearest tenth of an acre as well as all public easements or rights-of-way.

B507(e) A site specific soils report prepared by a Soils Engineer currently licensed to practice in the State of New Jersey substantiating that the soils are capable of supporting the proposed structures.

B508 Site Plan Submission Requirements

Drawings should be contained on sheets 24" x 36" or 30" x 42" and provide the following information:

B508(a) Preliminary architectural drawings of the building(s) including elevations and floor plans.

B508(b) An architectural perspective of the proposed project (optional).

B508(c) A Site Development Plan which shall show:

(i) the location of all structures proposed to be built on the lot, block or parcel being developed, including the ground floor elevation and the proposed grades at the perimeter of the proposed building(s);

(ii) means of access and egress to a public street;

(iii) parking, loading and unloading areas indicated with dimensions, traffic patterns, access aisles, curb radii, acceleration/deceleration lanes, etc.;

(iv) location of existing wooded areas;

(v) landscaping showing what will remain and what will be planted and providing botanical and common names of proposed plants, tree and shrub caliper and height, and planting locations;

(vi) location, description and general landscaping treatment of common open space areas, parking areas, street trees, and foundation planting plans;

(vii) location, dimensions and details of all proposed signs, mailboxes, and street furniture, to the extent applicable;

(viii) lighting details indicating types of standards, location, radius of light and intensity in footcandles;

SITE DEVELOPMENT PLAN

(ix) methods of refuse disposal and storage, including the location, and method of screening those areas.

B509 Storm Drainage

A preliminary storm drainage analysis shall be developed showing;

B509(a) all streets within two hundred (200) feet of the development and all buildings, water courses, railroads, bridges, culverts, drainpipes and any natural features such as wooded areas and rock formations;

B509(b) existing contours at five (5) feet intervals where slope exceeds ten percent (10%) and at two (2) foot intervals where slopes are less;

B509(c) the proposed contours suitably designated differently from the existing contours;

B509(d) drainage arrows indicating the flow of storm water runoff across the property;

B509(e) the natural flow of surface drainage (indicated with arrows) and showing any retention/detention facility and the final disposal of surface waters, the approximate location of existing storm drainage systems with the drainage areas tributary to each outlined, and the area and discharge shown calculated for a twenty-five (25) year storm;

B509(f) the proposed system to be used in preventing erosion and silting of both the property being developed as well as downstream facilities.

B510 Utilities

B510(a) If the proposed project is for residential development, evidence of available access to a public potable water supply and a public sewerage system is required.

B510(b) If the proposed project is non-residential and access to a public potable water system and/or a public sewerage system is not currently available, details of the proposed on-site system shall be provided and approval obtained from the Old Bridge Township Health Officer. Any such on-site system will provide for ultimate abandonment and connection to a public system.

B511 Approval

Upon submission of the foregoing material, which shall show compliance of the proposed project with the standards of these Procedures (including such waivers as granted by the Approving Board or such exceptions as granted by the Zoning

SITE DEVELOPMENT PLAN

Board of Adjustment), the application will be processed by the Approving Board in accordance with subsection B506, Approval Time, and the provisions of the Accelerated Review and Approval procedures set forth in the Settlement Agreement. The Board may grant Final Site Development Plan Approval conditioned on final site engineering drawings being substantially in accordance with the Preliminary drawings and acceptable to the Township Engineer and Administrative Officer.

B512 Building Permits

If the Approving Board has granted Final Site Development Plan Approval, provided the Site Engineering drawings are found to be substantially in conformity with the Site Development Plan, as approved, the Construction Official shall process and issue the Building Permit for the project without further review by the Approving Board.

B513 Variations from Site Development Plan Approval

Major variations in the Site Engineering drawings from the Site Development Plan, as approved, shall necessitate a new application and a public hearing. Processing fees for such substantially revised application may be waived or abated at the discretion of the Approving Board.

B514 Multiple Ownership

It is contemplated within Appendices B and C that a parcel may contain a building, or a group of buildings, held or intended to be held in the form of two or more separate descriptive titles including, but not limited to, condominium forms of ownership.

B514(a) In addition to obtaining Site Development Plan Approval, such subdivisions shall be prepared and recorded consistent with the recording procedures and requirements of a Major Subdivision, Final Approval.

*Are there
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SITE DEVELOPMENT PLAN

B514(b) Such subdivisions shall, at the option of the applicant, be processed simultaneously with the Site Development Plan application pertaining thereto.

SECTION C100 GENERAL PROVISIONS

C101 Applicability

These regulations are part of a Court Order, and apply to O & Y Old Bridge Development Corp. and to Woodhaven Village, Inc. While written in ordinance style, these regulations are not specifically applicable beyond these two entities. All lands within the developments as shown on Plates A and B, and more particularly, as listed in Schedules 1 and 2; together with those lands that may subsequently be added in accordance with the provisions of the Settlement Agreement, shall be subject to the Regulatory Standards incorporated in this Appendix C, which Regulatory Standards, are referred to herein as "these Regulations".

C102 Compliance

No structure shall be erected and no existing structure shall be moved, structurally altered, added to, enlarged, or rebuilt except in conformity with these Regulations, nor shall any land be used for any purpose other than those listed as Permitted Uses in these Regulations. Nor shall any yard contiguous to any structure be encroached upon or reduced in any manner, except in conformity with these Regulations.

C103 Interpretation

In interpreting and applying the provisions of these Regulations such provisions shall be held to be minimum standards and shall be enforced literally by the Construction Official of the Township of Old Bridge.

C104 Penalties

For every violation of these Regulations, the owner, contractor, architect, builder, general agent, tenant or other person or persons who commits, takes part in or

GENERAL PROVISIONS

assists in the violation of these Regulations or who owns or maintains any structures in which any violation of these Regulations shall exist, who refuses to abate said violation within five (5) days after written notice has been served upon him either by registered, certified or ordinary mail, or by personal service pursuant to rules 4-4:4 and 4-4:5 of the New Jersey Supreme Court, or otherwise consistent with due process shall, for each and every violation, be subject to a fine of not more than five hundred dollars (\$500) or be imprisoned for a period not exceeding thirty (30) days, or both. Each day that a violation continues after notice to abate such violation shall be considered a separate violation of these Regulations. The remedies provided for herein shall be cumulative and shall be in addition to any other remedies provided by law.

C105 Variance Fees

Each appeal or application made to the Approving Board pursuant to N.J.S.A. 40:55D-70 (a), (b), and (c) shall be accompanied by a fee of fifty dollars (\$50) payable to the Township and an appeal made pursuant to N.J.S.A. 40:55D-70 (d) shall be accompanied by a fee of one hundred and fifty dollars (\$150) payable to the Township, or such other amounts as may be established by Township Ordinance from time to time.

C106 Reduction of Lot Area

No person shall reduce any lot built upon in area, either by the conveyance or alienation of any portion thereof or otherwise, so that the coverage will exceed the maximum permitted by these Regulations or such that the yards provided will be less than the minimum permitted by these Regulations.

GENERAL PROVISIONS

C107 Increase of Lot Frontage and Area

The frontage and area of a lot may be increased by the conveyance of the whole or portions of adjoining lots provided that all the provisions of these Regulations applicable to the lots are complied with for each lot.

C108 Structures Adjacent to Watercourses

Structures adjacent to a watercourse shall comply with the applicable standards of the State of New Jersey Department of Environmental Protection.

C109 Restoration to a Safe Condition

Nothing in these Regulations shall prevent the strengthening or restoration to a safe condition of any building or structure or part of any such building or structure, provided such alteration or repair will not increase the height, size or volume or change the Use of such building or structure.

C110 Certificate of Use and Occupancy

As a precondition to the commencement of a Use, after construction, reconstruction, alteration, conversion of a structure or the occupancy of any new structure or the reoccupancy of any existing structure, a Certificate of Use and Occupancy shall be issued and signed by the Construction Official that acknowledges that both the structure and Use complies with the provisions of these Regulations.

C111 Fee for Certificate of Use and Occupancy

The fee for all Certificates of Use and Occupancy shall be as set forth from time to time by the Township of Old Bridge Department of Code Enforcement.

C112 License and Permits

Nothing in these Regulations shall exempt any person from complying with the requirements of the Building Ordinance or any other Ordinance in force within

GENERAL PROVISIONS

the Township or to obtain any license, permission, permit, authority or approval required by the Township unless herein specifically stated.

C113 Yards

Yards shall be provided for all buildings in accordance with these Regulations. Every part of any required yard shall be open and unobstructed by any structure, from the ground to the sky. No yard or other open space provided for one building shall be considered as providing a yard or open space for any other building. When any part of a lot is required to be reserved as a yard, it shall continue to be so used regardless of any change in the ownership.

C114 Permitted Yard Encroachments

C114(a) Sills, belt courses, cornices, eaves or gutters, chimney breasts and pilasters shall be permitted to encroach not more than thirty-six inches (36") into any required yard.

C114(b) Cantilevered balconies where located at a greater height than the ground floor ceiling shall be permitted to project into required yards not more than six feet eight inches (6'-8").

C114(c) Unenclosed exterior stairs shall be permitted to project into the rear yard a distance of not more than five feet (5'-0").

C114(d) An unenclosed porch, either excavated or unexcavated, covered or uncovered, may project into the front yard of any attached or detached single-family dwelling a distance of five feet (5'-0") and may project into the rear yard a distance of eight feet (8'-0").

C115 General Parking Provisions

All parking required under the provisions of these Regulations shall conform to the following standards.

(A) Accessibility

Except among those parking spaces that are designated for the same residential dwelling unit, all required car parking spaces shall be individually accessible as to ingress and egress without moving any other parked vehicle.

GENERAL PROVISIONS

(B) Size

All required parking spaces shall have minimum dimensions of nine (9) feet wide by eighteen (18) feet long.

(C) Access Aisles

Access aisles shall provide for continuous movement of vehicles wherever possible without dead-end aisles and shall have the following minimum dimensions:

<u>Angle of Parking Space</u>	<u>One-Way Aisle</u>	<u>Two-Way Aisle</u>
90 Degrees	18 Feet	24 Feet
60 Degrees	18 Feet	20 Feet
45 Degrees	15 Feet	20 Feet
30 Degrees	12 Feet	18 Feet
Parallel	10 Feet	18 Feet

Where the angle of parking is different on both sides of the aisle, the larger aisle width shall prevail.

(D) Entrances and Exits

Not more than two (2) driveways of not less than eighteen (18) feet or more than thirty (30) feet in width for means of ingress and egress for such parking areas shall be permitted for each one hundred fifty (150) feet of frontage upon a street. Driveways shall not be located closer to the intersection of two streets than one hundred and fifty (150) feet. Such driveways shall have an angle of intersection with the street of not less than sixty (60) degrees.

(E) Drainage and Grade

Each parking space shall consist of a suitably graded, drained and unobstructed rectangular area in the plane of which no straight line shall

GENERAL PROVISIONS

have a grade in excess of ten (10) percent or less than one-half (1/2) percent.

(F) Surface and Marking

Parking areas shall be surfaced and clearly marked by painted lines or curbs or other means to indicate individual parking spaces. These provisions shall not apply to single-family detached dwellings.

(G) Lighting

Security lighting shall be provided for any facility with more than ten (10) off-street parking spaces. The lighting shall be arranged and if installed to minimize glare on all residential buildings whether on-site or off-site.

(H) Off-tract Facilities

Where the required parking spaces are not located on the same lot with the building or Use served, or where such spaces are collectively or jointly provided and used, such parking space shall be recorded and reserved as such through an encumbrance on title of the property that has been designated as providing the required parking.

(I) Separation from Walkways and Street

Off-street parking spaces shall be separated from pedestrian walkways, sidewalks, streets, or alleys by wall, fence, or curbing or other protective device, or by sufficient distance that vehicles cannot protrude over publicly owned areas.

(J) Handicapped Spaces

Parking spaces, ramps, etc., shall be provided for the physically handicapped, in accordance with the New Jersey Barrier-Free Design regulations.

GENERAL PROVISIONS

C116 Truck Loading Bays

All truck loading and unloading for non-residential Uses shall be off-street.

C116(a) All non-residential buildings in excess of fifty thousand (50,000) square feet of Lot Coverage or Gross Floor Area shall provide a minimum of one off-street truck loading bay.

C116(b) Such loading bay shall be a designated area of a minimum size of fourteen (14) feet wide by forty (40) feet long and may be parallel or at an angle to the building it serves.

C116(c) A clear route of access and egress shall be provided from the street to the loading bay of adequate width and turning radius to accommodate straight body trucks up to thirty-five (35) feet in length.

C116(d) The applicant shall be responsible to provide such additional truck loading bays or shipping docks or otherwise make such provisions as necessary to assure off-street loading and unloading of goods.

C117 Buffers

(A) Between Adjacent Lands

→ A twenty-five (25) foot buffer shall be provided between the lands listed in Schedules 1 and 2 ^(or permitted solutions hereto) and contiguous lands that are not owned by O & Y or Woodhaven which buffer shall consist of existing trees which have been preserved and understory vegetation which has been allowed to grow. If such vegetated areas do not exist, or provide an effective screen, then evergreen trees planted at five to six (5 - 6) feet at time of planting and twelve (12) feet off center shall be placed in the buffer area.

(B) Between Residential Uses and Neighborhood Commercial Uses

A buffer shall be provided between any Residential Use and a Neighborhood Commercial Use by the commercial developer as follows:

- (i) a twenty (20) foot buffer containing a double row of evergreen trees planted ten (10) feet on center and having a minimum height of five (5) feet at time of planting; or

GENERAL PROVISIONS

(ii) a twenty (20) foot buffer in which a solid or ninety percent (90%) solid wood fence having a minimum height of six (6) feet shall be installed and maintained along with a single row of evergreen trees planted ten (10) feet on center and having a minimum height of five (5) feet at time of planting; or

(iii) a fifteen (15) foot buffer consisting of an existing wooded area which has been preserved and supplemented with evergreen trees as necessary to maintain an effective visual screen.

(C) Between Residential Uses and Non-Residential Uses

A buffer shall be provided between Residential Uses and Community Commercial, Regional Commercial, Special Development, and Public Purposes Uses by the non-residential developer as follows:

(i) a twenty (20) foot buffer containing two staggered rows of evergreen trees planted ten (10) feet on center with a seven (7) foot off-set having a minimum height of six (6) feet; or

(ii) a twenty (20) foot foot buffer containing a berm at least three (3) feet in height with side slopes ranging from 6:1 to 3:1, and twenty-five percent (25%) of the number of trees required under subparagraph C (i) of this subsection planted in clusters; or

(iii) a twenty-five (25) foot buffer consisting of an existing wooded area which has been preserved and supplemented with evergreen trees as necessary to maintain an effective visual screen.

(D) Between Residential Uses and the Trans Old Bridge Collector

A buffer shall be provided between Residential Uses and the Trans Old Bridge Collector by the residential developer as follows:

GENERAL PROVISIONS

(i) a twenty (20) foot buffer containing two staggered rows of evergreen trees planted ten (10) feet on center with a seven (7) foot off-set having a minimum height of six (6) feet; or

(ii) a twenty (20) foot buffer containing a berm at least three (3) feet in height with side slopes ranging from 6:1 to 3:1, and twenty-five percent (25%) of the number of trees required under subparagraph D (i) planted in clusters; or

(iii) a twenty-five (25) foot buffer consisting of an existing wooded area which has been preserved and supplemented with evergreen trees as necessary to maintain an effective visual screen.

(E) Open Space

Any land Use, including the Trans Old Bridge Collector, may abut open space land without providing a buffer.

(F) Yards

A required side or rear yard may constitute all or part of a required buffer.

(G) Streets

A street may be deemed to constitute a buffer providing the right-of-way is at least fifty (50) feet wide.

C118 Service Stations and Public Garages

Automobile service stations and public garages, where permitted, shall be subject to the following standards:

(A) Lot Size

Minimum Lot Width: Two hundred (200) feet.

Minimum Lot Depth: One hundred fifty (150) feet.

Except a public garage where gasoline is not kept for sale, the Minimum Lot Width shall be seventy-five (75) feet.

GENERAL PROVISIONS

(B) Location of Pump Islands

(i) Minimum distance of pump from the street line of street upon which the lot fronts shall be twenty-five (25) feet.

(C) Ramps

(i) Minimum distance between ingress and egress ramps: Ten (10) feet.

(ii) Minimum width of ramp: Thirty-five (35) feet.

(iii) Minimum distance between ramps on any street: Ten (10) feet.

(iv) Minimum distance from the intersection of the street lines to any ramp on either street: Ten (10) feet.

(v) Minimum interior angle of ramps to street line: Thirty (30) degrees.

(vi) Maximum interior angle of ramps to street line: Ninety (90) degrees.

(D) Outside Storage

Outside storage of vehicles shall not be permitted on the premises of a motor vehicle service station or public garage other than those used by the employees in the direct operation of the establishment and customers' vehicles awaiting repair. Any repair of motor vehicles shall be performed in a fully-enclosed building. No parts or partially dismantled motor vehicles may be stored out-of-doors.

VILLAGE V
2,000 DU ± 20%

VILLAGE II
2,870 DU ± 20%

VILLAGE I
890 DU ± 20%

VILLAGE III
2,300 DU ± 20%

VILLAGE IV
2,500 DU ± 20%

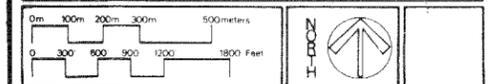
LEGEND

- L LOWER DENSITY RESIDENTIAL
- H HIGHER DENSITY RESIDENTIAL
- MA MIDRISE APT.
- R RECREATION
- PP PUBLIC PURPOSE
- C COMMERCIAL
- [Pattern] EMPLOYMENT CENTER
- [Pattern] OPEN SPACE
- [Pattern] VILLAGE BOUNDARY
- [Pattern] VEHICULAR CIRCULATION

- GENERAL NOTES:**
1. The boundary, size, and location of all land use areas are approximate only, and are intended to illustrate the general proposed land use pattern of the development.
 2. The total number of units for each village may vary plus or minus 20%.
 3. The numeric symbols applicable to each village are not indicative of any sequencing or staging of the villages.

PLATE A-1

COMMUNITY PLAN



OLYMPIA & YORK PLANNED DEVELOPMENT
Township of Old Bridge, Middlesex County, New Jersey
 O & Y OLD BRIDGE DEVELOPMENT CORP., East Brunswick, N.J.

1 square = 15 Acre Grid

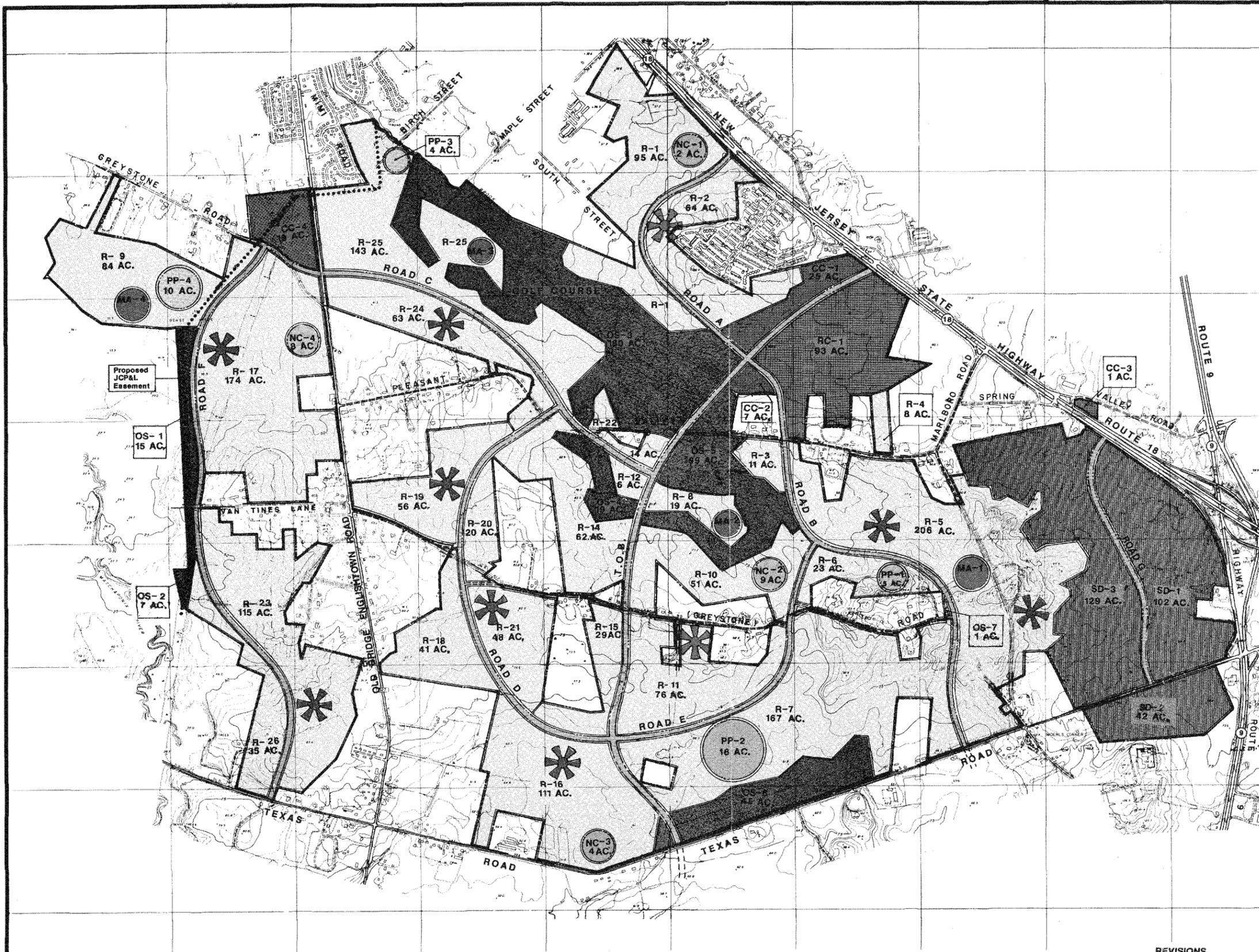
Date: 11-22-85
 Drawn by: L.J.L.
 Checked by: K.M.
 Revised: 12-31-85

SULLIVAN
ARFAA

A PROFESSIONAL CORPORATION

Architecture, Planning, Landscape Architecture,
 Environmental Studies

2314 Market Street, Philadelphia, Pa. 19103 (215) 567-7300



LEGEND

Land Use		ACRES
RESIDENTIAL		
[R-1]	MEDIUM DENSITY	1721
[MA-1]	MIDRISE APARTMENT	N.A.
RESIDENTIAL TOTAL		1721
NOTE: Midrise Apartment may be located anywhere within the designated parcel.		
NON-RESIDENTIAL		
[NC-1]	NEIGHBORHOOD COMMERCIAL 23	
[CC-1]	COMMUNITY COMMERCIAL	52
[RC-1]	REGIONAL COMMERCIAL	93
[SD-1]	SPECIAL DEVELOPMENT	273
[PP-1]	PUBLIC PURPOSE	35
NON-RESIDENTIAL TOTAL		476
OPEN SPACE		
[OS-1]	DESIGNATED OPEN SPACE	351
[*]	UNDESIGNATED OPEN SPACE	15
[ROAD]	ROADS	92
[*]	POTENTIAL RECREATION NODE (undesignated open space) ranging from 2 to 5 acres in size which may provide for activities including, but not limited to swimming, tennis, play ground, lot lot, and passive recreation.	
TOTAL PD AREA		2640

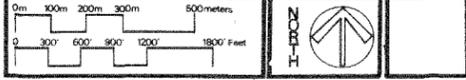
GENERAL NOTES

- All alignments of parcel boundaries, road right-of-ways and acreages are approximate and subject to final engineering at later development stages.
- Sites with a total acreage equal to 2% of the residential lands will be reserved for community facilities in the general locations as shown.
- This plan is only subject to change as necessitated by the requirements of county, state or federal agencies.

SOURCE
Aerial Photography 12/13/78, E.S.P.A.

PLATE A

LAND USE AND ROAD ALIGNMENT PLAN



OLYMPIA & YORK PLANNED DEVELOPMENT

Township of Old Bridge, Middlesex County, New Jersey

O & Y OLD BRIDGE DEVELOPMENT CORP., East Brunswick, N.J.

REVISIONS	
DATE	DESCRIPTION
7/19/85	GOLF COURSE & SD ZONES
8/7/85	PARCEL NAMES CHANGED (CC, RC, PP ZONES)
10/10/85	ADD ROAD G ADJUST INTERSECTION OF ROADS C:D ADJUST ACREAGES ADD MA DESIGNATION ADJUST TOB
11/20/85	ADD NC

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2314 Market Street, Philadelphia, Pa. 19103 (215) 567-7300

LAND USE AND ROAD ALIGNMENT PLAN

R	Residential (5,820 units)	1,092 ac.
CC	Community Commercial	68 ac.
NC	Neighborhood Commercial	5 ac.
PP	Public Purpose	22 ac.
	Open Space (158 ac. designated, 60 ac. undesignated)	218 ac.
	Road Rights-of-Way	50 ac.
Total Planned Development		1,455 ac.

- General Notes**
- All acreages, parcel boundaries, and road alignments are approximate and are subject to final engineering and design at later development stages.
 - The symbol indicates the approximate potential location of recreation nodes. Recreation nodes will range from 2 to 5 acres in size and may provide for facilities including, but not limited to, passive recreation, swimming, tennis, playgrounds, and tot lots.
 - Sites with a total acreage equal to two (2) percent of the total residential acreage of the Planned Development will be reserved for public purposes in the general locations shown.
 - The symbol indicates the approximate potential location of land to be used for community commercial development, to be developed as neighborhood commercial, or to be set aside for public purposes, as indicated.
 - This plan is only subject to change as necessitated by the requirements of county, state, or federal agencies.

PLATE B

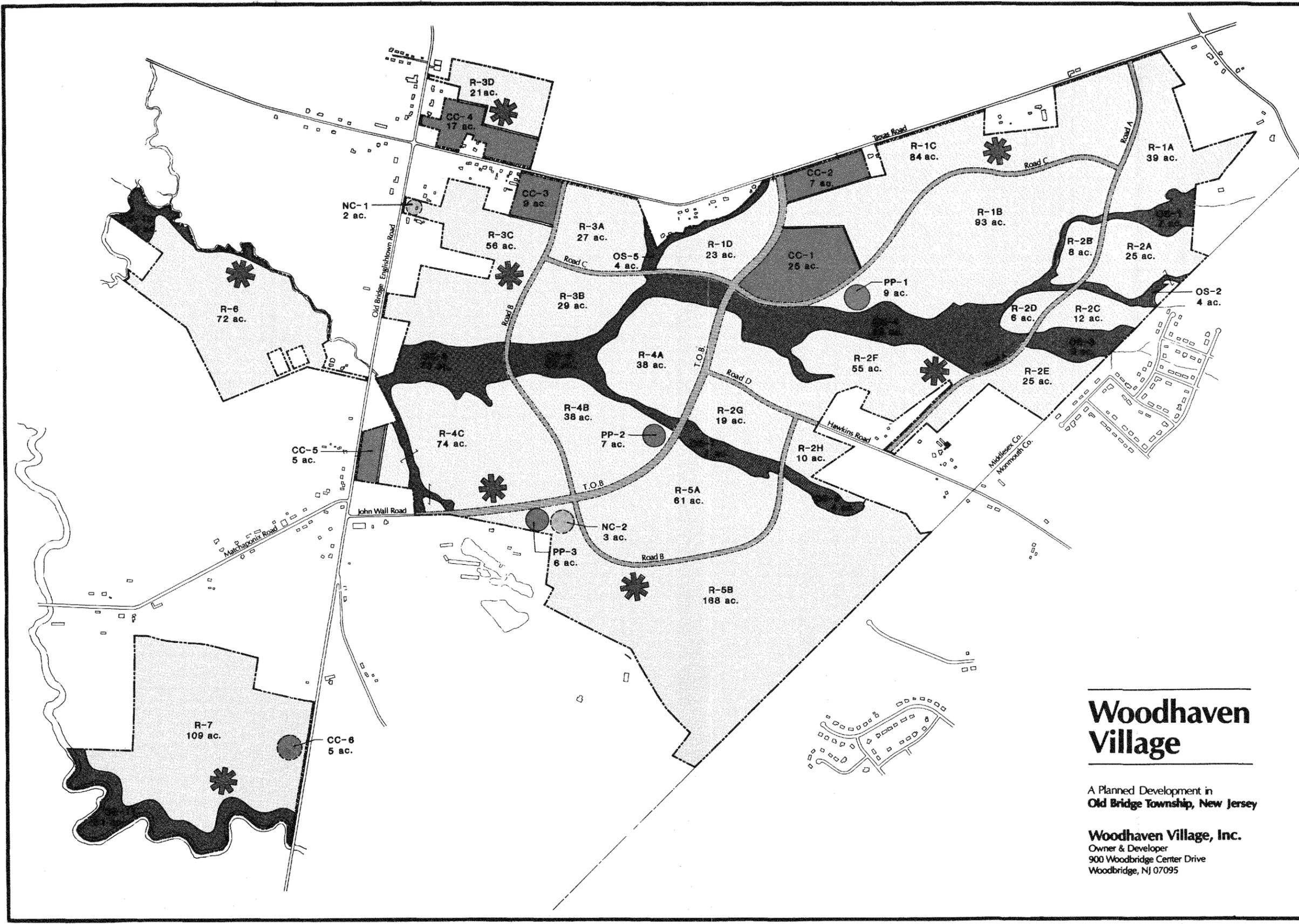
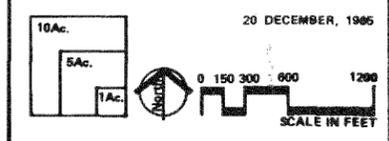
Carmel Engineering Group, Avenel, NJ
Civil Engineers and Surveyors

Dreadner Associates P.A., Jersey City, NJ
Environmental Consultant

Abbingdon-Ney Associates, Freehold, NJ
Traffic Engineers

Harvey S. Moskowitz P.P., P.A., Livingston, NJ
Community Planning Consultant

WRI
Wallace Roberts & Todd, Philadelphia, PA
Principal Planning Consultant



Woodhaven Village

A Planned Development in
Old Bridge Township, New Jersey

Woodhaven Village, Inc.
Owner & Developer
900 Woodbridge Center Drive
Woodbridge, NJ 07095

COMMUNITY PLAN

-  Village Boundary
-  Residential (Lower Density)
-  Residential (Higher Density)
-  Commercial
-  Public Purpose
-  Recreation
-  Open Space
-  Vehicular Circulation

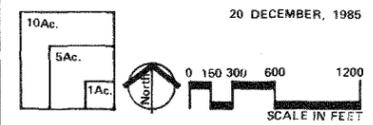
General Notes

1. The boundary, size, and location of all land use areas are approximate only, and are intended to illustrate the general proposed land use pattern of the development.
2. The total number of units for each village may vary plus or minus twenty (20) percent.
3. The numeric symbols applicable to each village are not indicative of any sequencing or staging of the villages.

PLATE B-1

- Carmel Engineering Group**, Avenel, N.J.
Civil Engineers and Surveyors
- Dresdner Associates P.A.**, Jersey City, N.J.
Environmental Consultant
- Abbington-Ney Associates**, Freehold, N.J.
Traffic Engineers
- Harvey S. Moskowitz P.P., P.A.**, Livingston, N.J.
Community Planning Consultant

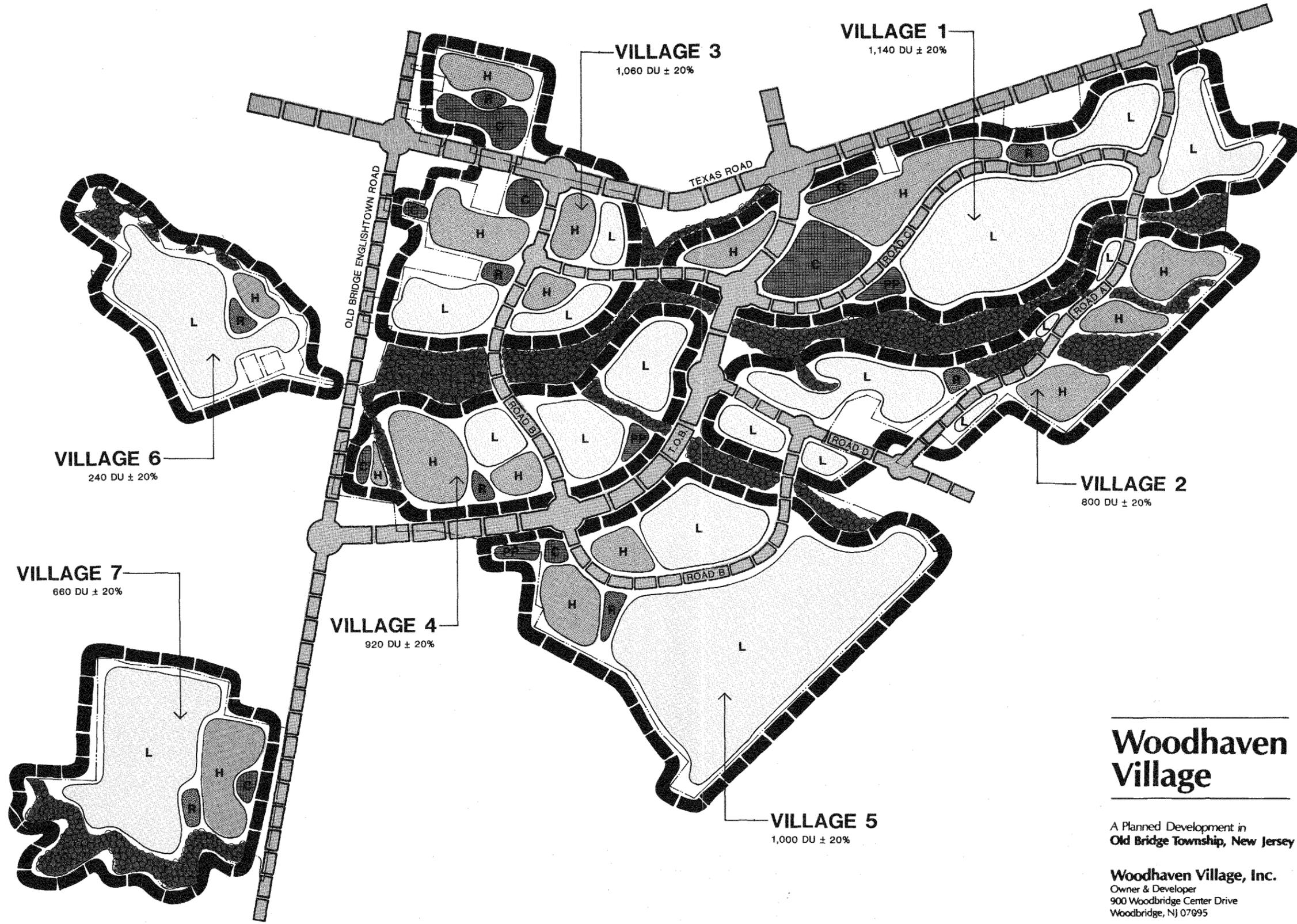
WRT
Wallace Roberts & Todd, Philadelphia, PA
Principal Planning Consultant



Woodhaven Village

A Planned Development in
Old Bridge Township, New Jersey

Woodhaven Village, Inc.
Owner & Developer
900 Woodbridge Center Drive
Woodbridge, NJ 07095



SECTION C200 SITE SPECIFIC PROVISIONS

C201 Land Use and Road Alignment Plans

Attached hereto as Plate A is the O & Y Land Use and Road Alignment Plan and attached hereto as Plate B is the Woodhaven Land Use and Road Alignment Plan, each of which shows their respective land holdings in the Township that are subject of these Regulations, and

C201(a) designates those lands to be used for residential development;

C201(b) designates those lands to be used for regional and community commercial development;

C201(c) designates those lands to be used for industrial and/or office and/or hotel-motel development;

C201(d) designates those lands to be set aside for Open Space Use;

C201(e) designates those specific parcels within the residential lands that may be used for midrise apartment development;

C201(f) indicates the general location and extent of lands to be set aside for public purposes;

C201(g) indicates the general location and extent of lands to be developed as neighborhood commercial;

C201(h) indicates the general location and extent of lands to be developed as recreation nodes;

C201(i) shows the alignment of the internal road system.

C202 Land Use Designations

Plate A and B show the developers' lands with notational symbols indicating the Land Use Designation for those lands as follows:

<u>Symbol</u>	<u>Land Use Designation</u>
O.S.	Open Space
P.P.	Public Purpose
R.	Residential

SITE SPECIFIC PROVISIONS

R.C.	Regional Commercial
C.C.	Community Commercial
N.C.	Neighborhood Commercial
S.D.	Special Development

C203 Permitted and Prohibited Uses

Within those lands designated Open Space, Public Purpose, Residential, Regional Commercial, Community Commercial and Special Development, any Use not specifically permitted is prohibited, except that a variance be granted by the Township Zoning Board of Adjustment.

C204 Community Plans

Attached hereto as Plate A-1 is the O & Y Community Plan and attached hereto as Plate B-1 is the Woodhaven Community Plan, which plans are integral to Plates A and B and each of which show the development to which it pertains as being a composite of some or all of the following elements:

C204(a) A Community Town Center in the form of Regional or Community Commercial development.

C204(b) A Community Employment Center of such development as permitted on S.D. designated lands.

C204(c) A Community Recreation facility in the form of a major allotment of contiguous Open Space with attendant passive or active community recreational uses.

C204(d) A Community Planning Concept based on a substructure of villages.

C205 Villages

Each village shown on the Community Plans:

C205(a) indicates the approximate total number of residential dwelling units to be built within each of the villages;

C205(b) loosely delineates those areas within the villages to be developed at lower residential densities;

SITE SPECIFIC PROVISIONS

C205(c) loosely delineates those areas within the villages to be developed at higher residential densities;

C205(d) loosely delineates those areas, if any, within the villages to be developed for active or passive recreation;

C205(e) loosely delineates those areas, if any, within the villages to be set aside for public purpose;

C205(f) loosely delineates those areas, if any, within the villages to be developed for neighborhood commercial;

C205(g) the numeric symbols applicable to each village are not to be construed as indicative of any sequencing or staging of the villages as components of the developments.

C206 Residential Unit Count

The number of residential units designated to each village shall be deemed to be a reference median number from which the permitted number of residential units actually constructed within the village may vary upward or downward from the reference median by as much as twenty percent (20%) of the reference median number.

C207 Residential Densities

The Community Plan expresses residential development in terms of three broadly identified density categories having the following generalized characteristics:

(A) Lower Residential Density

Lower Density Residential Development which may be developed at an average density that shall not exceed a maximum of ten (10) dwelling units per acre, and may include:

- (i) Single-family detached residential development.
- (ii) Single-family attached residential development.

SITE SPECIFIC PROVISIONS

(B) Higher Residential Density

Higher Density Residential Development which may be developed at an average density that shall not exceed twenty (20) dwelling units per acre, and may include:

- (i) Single-family attached residential development.
- (ii) Multiple-family residential development.

(C) Midrise Apartments

Midrise Residential Development which may be developed at a density not exceeding fifty (50) dwelling units per acre.

C208 Implementation of the Developments

The Land Use and Road Alignment Plans (Plates A and B) and the Community Plans (Plates A-1 and B-1) constitute the "Development Plans" for the O & Y and Woodhaven land assemblies to which they are applicable. The Development Plans shall be implemented by approval of Major Subdivision and Site Development Plan applications processed in accordance with the procedures of Appendix B, which applications shall also be in conformity with the following:

C208(a) The land Uses and alignments of the major streets shall be consistent with the applicable Development Plans.

C208(b) Each Major Subdivision or section or stage thereof shall provide for alternate means of vehicular access and egress.

C208(c) Subject to the requirements of C207(a) and C207(b), there shall be no maximum or minimum size applicable to Major Subdivisions or Site Development Plans.

C208(d) Subject to the requirements of C207(a) and C207(b), the applicant shall have the prerogative of selecting those locations within the development that are to be developed.

C208(e) Subject to the requirements of C207(a) and C207(b), at the option of the applicant, more than one Major Subdivision shall be processed simultaneously without regard to their respective locations within the Development Plans.

SECTION C300 OPEN SPACE

C301 Open Space Requirement

Open Space shall be provided equal to twenty percent (20%) of the area designated for residential development and located as shown on Plates A and B. Such Open Space shall consist of the areas specifically designated as Open Space on the Development Plans, plus Undesignated Open Space which shall subsequently be provided within the various subdivisions as they are developed.

C302 Schedule of Open Space

The acreage of Open Space to be provided shall be as follows:

	<u>Plate A</u>	<u>Plate B</u>
Area of Residential Land	1,721 acres	1,098 acres
Required Open Space @ 20%	351 acres	220 acres
Designated Open Space	336 acres	161 acres
Undesignated Open Space	15 acres	59 acres

C303 Ownership of Open Space

Subject to the provisions of § V-B.6 of the Settlement Agreement

Open Space may be deeded to the Township, to an Open Space Organization, a Homeowners Association, or a trust or to a private organization charged with the provision of recreation activities. All common Open Space deeded to an Open Space Organization or trust shall be owned and maintained as provided for in N.J.S.A. 40-55D-43.

C304 O.S. Permitted Uses

Those lands shown on the Development Plans that are designated as Open Space may be used for the following purposes:

OPEN SPACE

Parks and passive or general recreation, miniature golf, golf driving ranges, golf courses, tennis and badminton courts, riding schools and stables, playgrounds, athletic fields, athletic clubs, community centers, swimming pools, archery, field crops, pasture, horticultural specialities, forestry and a dining and banquet facility ancillary to a clubhouse associated with a golf course.

C305 Parking Requirements

C305(a) Golf courses shall provide one (1) car parking space for each two (2) acres of golf course.

C305(b) Outdoor or indoor tennis and all other indoor or outdoor court games shall provide four (4) car parking spaces for each court.

C305(c) Permitted dining and banquet facilities associated with a golf course shall provide one (1) car parking space for each sixty (60) square feet of Gross Floor Area exclusive of food preparation areas.

C305(d) Athletic clubs and community centers shall provide one (1) car parking space for each one hundred (100) square feet of Gross Floor Area.

SECTION C400 PUBLIC PURPOSE LANDS

C401 P.P. Designated Lands

Those lands designated as Public Purpose on the Development Plans shall be used for the purposes stated in paragraph (A) of subsection C402, Lands for Public Purpose, provided that if the said lands are not used for Public Purpose they shall revert to Residential designation.

C402 Lands for Public Purpose

(A) Extent of Requirement

Sites for major water and sewerage facilities, libraries, police, first aid and fire fighting facilities shall be provided within each of the developments, which sites, in total, shall be equal to, but not required to be in excess of two percent (2%) of the area of the lands designated for residential Use as shown on the Development Plans.

(B) Location

The sites shall be provided to the extent and in the general locations shown on Plates A and B with the specific sites being set aside as blocks within a plan of subdivision at the time subdivisions are processed in an area where such reservation is designated.

(C) Reservation

Blocks designated for Public Purpose shall be held by the developer and reserved for five (5) years after the filing of the plan of subdivision containing such block. At the end of five (5) years, if the Township has not requested delivery of title to the block, the obligation to reserve the block shall be null and the block may thereafter be used for such other development as permitted by these Standards.

40-555.44?

PUBLIC PURPOSE LANDS

(D) Conveyance

The deed to the reserved block shall be conveyed to the Township or such public or quasi-public agency as the Township may nominate,

- (i) upon the public purpose being identified; and
- (ii) the Building Permit being issued for construction of the public facilities proposed to be built upon the reserved block; and
- (iii) upon receipt of written direction from the Township to grant the deed of conveyance.

(E) Deed Restrictions

The deed to any block conveyed for public purpose shall contain the following Restrictive Covenants:

- (i) the block must be used for the public purpose indicated and shall not be conveyed by the grantee prior to completion of construction and issuance of a Certificate of Use and Occupancy for a building constructed in accordance with the Building Permit referred to in subparagraph (d) (ii) of this subsection; and
 - (ii) construction must commence within one (1) year; and
 - (iii) title in the block shall not be divided until after expiry of five (5) years from the date of the deed of conveyance; or
- if the three foregoing deed restrictions are not complied with, title will revert to the grantor.

C403 Site Standards

(A) Lot Area

Minimum Lot Area: Ten thousand (10,000) square feet.

PUBLIC PURPOSE LANDS

(B) Lot Frontage

Minimum Lot Frontage: **Seventy-five (75) feet.**

(C) Yards

Minimum Front Yard: **Twenty-five (25) feet.**

Minimum Side Yards: **Fifteen (15) feet each side.**

Minimum Rear Yard: **Twenty-five (25) feet.**

(D) Building Height

Maximum Building Height: **Thirty-five (35) feet.**

(E) Coverage

Maximum Lot Coverage: **Forty (40) percent.**

(F) Parking

Parking for Public Purpose Uses shall be provided in accordance with the provisions of the Township of Old Bridge Land Development Ordinance.

SECTION C500 RESIDENTIAL GENERAL PROVISIONS

C501 R. Designated Lands

Those lands shown on the Development Plans that are designated as Residential lands may be used for the following purposes:

(A) Residential

Single-family detached housing, single-family cluster housing, patio homes, townhouses, semi-detached housing, triplex housing, quadraplex housing, maisonette housing, multi-family housing and, in specifically designated areas, midrise apartments.

(B) Recreational

Parks, playgrounds, athletic clubs, badminton clubs, lawn bowling clubs, tennis clubs, social clubs, community centers, provided that such parks, playgrounds, clubs and community centers ^{conform to § V-B.6 of the Settlement Agree} are owned and operated by the Township or a Homeowners Association or a trust or private organization charged with the provision of recreation activities or by the developer with the intent that such facility be transferred to the Township or a Homeowners Association or trust or private organization.

(C) Institutional

Schools, churches, synagogues and parochial schools that are associated with and accessory thereto, licensed day nurseries, licensed nursing homes, licensed life-care facilities, public libraries, museums and art galleries, provided that such museums and art galleries are owned and operated by the Township, Middlesex County or the State of New Jersey. Permitted institutional uses shall be subject to the Site Standards of subsection C403.

RESIDENTIAL GENERAL PROVISIONS

(D) Permitted Accessory Buildings

Private and community garages and storage enclosures.

C502 O & Y Residential Unit Count

O & Y shall be permitted to build four (4) residential dwelling units per gross acre or 10,560 units based on their present holdings of 2,640 acres as listed in Schedule 1.

C503 Woodhaven Residential Unit Count

Woodhaven shall be permitted to build 4 residential dwelling units per gross acre or 5,820 units based on their present holdings of 1,455 acres as listed in Schedule 2.

C504 Lower Income Housing

Lower income housing shall be provided within the developments shown on Plates A and B in accordance with Addendum A ^{Approvals?} of the Stipulation of Settlement.

C505 Midrise Apartments

Midrise apartment buildings shall be permitted on the residentially designated lands shown on Plate A subject to the following provisions:

C505(a) Midrise apartment buildings shall be limited to those tract areas specifically designated as permitting apartment buildings on Plate A and will not be permitted in any other location without approval from the Planning Board; and

C505(b) the total number of apartment units within all midrise apartments constructed on the lands shown on Plate A shall not exceed ten percent (10%) of the total number of dwelling units permitted within the development; and

C505(c) no Building Permit shall be issued to construct a midrise apartment until twenty-five percent (25%) of the total number of all residential units permitted within the development shown on Plate A have been built; and

C506 Site Design Criteria

(A) Building Offsets

Notwithstanding provisions of Sections C700 and C800, all attached single-family residential and all low rise multiple family residential buildings

RESIDENTIAL GENERAL PROVISIONS

having a length of greater than sixty (60) feet shall provide at least one of the following and buildings having a length of greater than one hundred and twenty (120) feet shall provide at least two of the following, one of which must be paragraph (v):

(i) an offset of not less than four (4) feet such that not more than seventy-five percent (75%) of the front elevation is in a continuous straight plane; or

(ii) a vertical roof offset of not less than five percent (5%) of the building height such that the roof line of thirty percent (30%) of the units shall be staggered in relation to the roof line of the remaining units; or

(iii) a roof line variation such that a minimum of ten percent (10%) of the roof plane, projected horizontally, as in elevation, shall consist of dormers, chimneys, skylights, etc.; or

(iv) a major variation in exterior materials; or

(v) a variation in the setback or projection of the building related to at least forty percent (40%) of the units such that the combined setbacks or projections or combinations thereof shall total not less than ten (10) feet.

(B) Building Separation

Where more than one multiple family building, or more than one single-family attached building is constructed on a parcel, the minimum distance between Multiple Family, Townhouse, Maisonette or Quadrplex buildings shall be as follows:

Quadrplex:

Front Wall to Front Wall:	Forty (40) feet
Rear Wall to Rear Wall:	Forty (40) feet
End Wall to End Wall:	Thirty (30) feet
Front Wall to Rear Wall:	Forty (40) feet
Front Wall to End Wall:	Thirty (30) feet
Rear Wall to End Wall:	Thirty (30) feet
Corner to Corner:	Ten (10) feet

RESIDENTIAL GENERAL PROVISIONS

Townhouse:

Front Wall to Front Wall:	Forty (40) feet
Rear Wall to Rear Wall:	Forty (40) feet
End Wall to End Wall:	Thirty (30) feet
/ Front Wall to Rear Wall:	Forty (40) feet
Front Wall to End Wall:	Thirty (30) feet
Rear Wall to End Wall:	Thirty (30) feet
Corner to Corner:	Ten (10) feet

Maisonette:

Front Wall to Front Wall:	Forty (40) feet
Rear Wall to Rear Wall:	Forty (40) feet
End Wall to End Wall:	Thirty (30) feet
Front Wall to Rear Wall:	Forty (40) feet
Front Wall to End Wall:	Thirty (30) feet
Rear Wall to End Wall:	Thirty (30) feet
Corner to Corner:	Ten (10) feet

Multiple Family:

Front Wall to Front Wall:	Fifty (50) feet
Rear Wall to Rear Wall:	Fifty (50) feet
End Wall to End Wall:	Thirty (30) feet
Front Wall to Rear Wall:	Fifty (50) feet
Front Wall to End Wall:	Thirty (30) feet
Rear Wall to End Wall:	Thirty (30) feet
Corner to Corner:	Ten (10) feet

C506(a) Where there are no window walls to habitable rooms, as defined by HUD minimum property standards for multi-family housing, the end-wall to end-wall distance may be reduced to fifteen (15) feet.

RESIDENTIAL GENERAL PROVISIONS

C506(b) Corner to corner separation is the distance between buildings where there is no overlap of the building facades, as projected.

(C) Distances Between Buildings and Parking Areas

Single-family attached and multiple family buildings without integral garage parking shall maintain the following distances between parking areas and buildings:

- (i) Front wall to parking area: Fifteen (15) feet
- (ii) Rear wall to parking area: Fifteen (15) feet
- (iii) Side wall to parking area: Ten (10) feet
- (iv) Projecting balcony to parking area: Ten (10) feet
- (v) Projecting stairs to parking area: Eight (8) feet

C507 Schedule of Residential Room Sizes

The Schedule of "Minimum Room Sizes" following this subsection shall apply to all new residential developments with the exception of lower income units, which shall be governed by the standards set forth in Appendix A.

C507(a) Every residential dwelling unit must contain at least the number of square feet listed on the line entitled "Minimum Total Floor Area" for the particular type of dwelling unit as indicated by the number of bedrooms.

C507(b) Square footage is to be measured by interior dimensions of rooms.

C507(c) Figures for room sizes are inclusive of closets.

C507(d) Dining Rooms or dining areas may be included in the required living room space.

C507(e) Required utility storage space need not be within the dwelling unit, provided it is within the same structure as the dwelling unit.

C507(f) The presence of a number on the line of a particular type of room indicates that a room of that type must be included in that type of dwelling unit.

RESIDENTIAL GENERAL PROVISIONS

C507(g) The area of any room may be as much as fifteen (15) percent smaller than the figure shown for that room, provided the aggregate area requirement for the Minimum Total Floor Area is fulfilled.

C507(h) Access to any bedroom shall not be through a bathroom or any other bedroom.

RESIDENTIAL GENERAL PROVISIONS**MINIMUM ROOM SIZES
(IN SQUARE FEET)**

Type of Room	Type of Dwelling Unit (By Number of Bedrooms)					
	0	1	2	3	4	5
Master Bedroom		150	150	150	150	150
Bedroom 2			130	130	130	130
Bedroom 3				130	130	130
Bedroom 4					120	130
Bedroom 5						120
Living Room	285	210	245	270	290	310
Kitchen		70	70	70	75	85
Bath, Full	35	40	40	40	40	40
Bath, Half				25		
Bath, Full					35	35
Utility Storage	8	10	12	14	16	18
Minimum Total Floor Area	328	480	647	829	986	1148

SECTION C600 DETACHED SINGLE-FAMILY RESIDENTIAL

C601 Applicability

All detached single-family residential dwellings constructed on the residentially designated lands within the Development Plans shall conform to the following standards.

C602 Site Standards

The following standards shall apply to each detached single-family dwelling unit:

(A) Detached Single-Family Dwelling

Minimum Lot Area:	Six thousand (6,000) square feet.
Minimum Lot Frontage:	Thirty (30) feet.
Minimum Lot Width:	fifty (50) feet.
Minimum Front Yard:	Twenty (20) feet.
Minimum One Side Yard:	Ten (10) feet, one side.
Minimum Both Side Yards:	Fifteen (15) feet, total both sides.
Minimum Rear Yard:	Twenty-five (25) feet.
Maximum Lot Coverage:	Thirty-five (35) percent.
Maximum Number of Stories:	Two and one-half (2 1/2).
Maximum Building Height:	Thirty-five (35) feet.
Maximum Number of Dwelling Units:	One (1).

(B) Detached Single-Family Cluster Dwelling

Minimum Lot Area:	Four thousand (4,000) square feet.
Minimum Lot Frontage:	Twenty (20) feet.
Minimum Lot Width:	Forty (40) feet.
Minimum Front Yard:	Twenty (20) feet.
Minimum One Side Yard:	Seven (7) feet, one side.

DETACHED SINGLE-FAMILY RESIDENTIAL

Minimum Both Side Yards:	Ten (10) feet, total both sides.
Minimum Rear Yard:	Twenty (20) feet.
Maximum Lot Coverage:	Forty (40) percent.
Maximum Number of Stories:	Two and one-half (2 1/2).
Maximum Building Height:	Thirty-five (35) feet.
Maximum Number of Dwelling Units per Building:	One (1).

(C) Detached Single-Family Patio Homes

Minimum Lot Area:	Thirty-five hundred (3,500) square feet.
Minimum Lot Frontage:	Twenty (20) feet.
Minimum Lot Width:	Forty (40) feet.
Minimum Front Yard:	Fifteen (15) feet.
Minimum One Side Yard:	Zero (0) feet, one side.
Minimum Both Side Yards:	Ten (10) feet, total both sides.
Minimum Rear Yard:	Fifteen (15) feet.
Maximum Lot Coverage:	Forty-five (45) percent.
Maximum Number of Stories:	Two and one-half (2 1/2).
Maximum Building Height:	Thirty-five (35) feet.
Maximum Number of Dwelling Units per Building:	One (1).

C603 Frontage on a Street

Every detached single-family residential dwelling shall be built upon a lot with frontage on a public or private street and no detached single-family residential lot shall have erected upon it more than one (1) principal building.

C604 Corner Lots

In the case of a detached single-family residential building on a corner lot, the minimum distance from the side street line shall be equal to the minimum side yard requirement but, in any case, not less than fifteen (15) feet.

DETACHED SINGLE-FAMILY RESIDENTIAL

C605 Required Parking

Each detached single-family residential dwelling shall provide off-street car parking spaces in the side or rear yard or in an accessory building in accordance with the following:

C605(a) Two car parking spaces shall be provided for each single-family dwelling.

C605(b) Required parking spaces shall be provided on the same lot as the single-family dwelling it serves.

C605(c) All required parking spaces shall be a minimum of nine (9) feet wide by eighteen (18) feet long.

C605(d) Parking spaces for detached single-family dwellings are not required to be individually accessible.

C606 Front Yard Parking

Parking of vehicles is not permitted in the front yard of a detached single-family dwelling except the parking of passenger cars is permitted in the front yards of such dwellings on surfaced or paved driveways leading to a private garage or a carport, provided the width of the driveway shall not exceed the width of the garage or carport.

C607 Trucks Not Permitted

No person shall park or store trucks on any single-family detached lot except for one truck owned by the occupant having a capacity of one-quarter (1/4) ton or less.

C608 Accessory Buildings

(A) Location

(i) Except as provided herein, accessory buildings which are not part of the main building, may be erected in the front, side or rear yard of a detached single-family dwelling, provided that such accessory building shall be erected at a distance from the lot lines not less than that required for the main building.

DETACHED SINGLE-FAMILY RESIDENTIAL

(ii) If located in the rear yard, an accessory building for a detached single-family dwelling shall be located not less than nine (9) inches from any lot line and, in any case, not less than fifteen (15) feet from any street line.

(B) Part of Main Building

Any accessory building erected as part of a detached single-family dwelling may be located within three (3) feet of a side lot line provided the side lot line is not a street line and provided the wall paralleling the lot line has no openings.

(C) Coverage

Accessory buildings occupying not more than ten (10) percent of the lot area shall not be included in calculating Maximum Lot Coverage.

(D) Height Restriction

No accessory building shall exceed a height of sixteen (16) feet.

C609 Accessory Facilities

Individual rooftop antennas on single-family attached residential structures are specifically prohibited. Attached dwelling units shall be served by a master antenna system, individual attic antennas, or a cable system.

C610 Home Occupation

C610(a) The office of a physician, dentist or drugless practitioner located in the single-family detached dwelling used by such physician, dentist or drugless practitioner as his private residence is permitted. Such office may be used for consultation and emergency treatment only and shall and not be in the nature of a clinic or private hospital.

C610(b) Private instruction in music and related music subjects by a teacher of music is permitted in a single-family detached dwelling used by the teacher as his residence provided that only one student is taught at a time.

C610(c) The teaching of academic subjects of a liberal fine arts nature, including mathematics, art, languages and other similar subjects, is

DETACHED SINGLE-FAMILY RESIDENTIAL

permitted in a single-family detached dwelling used by the teacher as his residence provided that:

- (i) only one student is taught at a time;**
- (ii) that such teaching is not offensive by reason of the use of mechanical or manually operated equipment; and**
- (iii) that no goods or products made or produced in connection with the teaching of such subjects are sold on the premises.**

SECTION C700 ATTACHED SINGLE-FAMILY RESIDENTIAL

C701 Applicability

All attached single-family residential dwellings constructed on the residentially designated lands within the Development Plans shall conform to the following standards.

C702 Site Standards

In addition to the provisions of subsection C506, Site Development Criteria, the following standards shall apply to each attached single family dwelling unit:

(A) Semi-Detached Dwelling

Minimum Lot Area:	Two thousand (2,000) square feet.
Minimum Lot Frontage:	Twenty (20) feet.
Minimum Lot Width:	Thirty (30) feet.
Minimum Front Yard:	Twenty (20) feet.
Minimum Side Yard:	Zero (0) feet, one side.
Minimum Side Yard:	Ten (10) feet, other side.
Minimum Rear Yard:	Twenty (20) feet.
Maximum Lot Coverage:	Fifty (50) percent.
Maximum Number of Stories:	Two and one-half (2 1/2).
Maximum Building Height:	Thirty-five (35) feet.
Maximum Number of Dwelling Units per Building:	Two (2).

(B) Duplex Dwelling

Minimum Lot Area	Twenty-five hundred (2,500) square feet.
Minimum Lot Frontage	Twenty (20) feet.
Minimum Lot Width	Thirty (30) feet.
Minimum Front Yard	Twenty (20) feet.

ATTACHED SINGLE-FAMILY RESIDENTIAL

Minimum Side Yards	Five (5) feet each side.
Minimum Rear Yard	Twenty (20) feet.
Maximum Lot Coverage	Sixty (60) percent.
Maximum Number of Stories	Three and one-half (3 1/2).
Maximum Building Height	Thirty-five (35) feet.
Maximum Number of Dwelling Units per Building:	Two (2)

(C) Attached Single-Family Triplex Housing

Minimum Lot Area:	Twelve hundred (1,200) square feet.
Minimum Lot Frontage:	Sixteen (16) feet.
Minimum Lot Width:	Sixteen (16) feet.
Minimum Front Yard:	Twenty (20) feet.
Minimum External Side Yard:	Ten (10) feet, end units.
Minimum Internal Side Yards:	Zero (0) feet, inside units.
Minimum Rear Yard:	Twenty (20) feet.
Maximum Lot Coverage:	Sixty (60) percent.
Maximum Number of Stories:	Two and one-half (2 1/2).
Maximum Building Height:	Thirty-five (35) feet.
Maximum Number of Dwelling Units per Building:	Three (3).

(D) Attached Single-family Quadraplex Housing

Minimum Lot Area:	One thousand (1,000) square feet.
Minimum Lot Frontage:	Thirty (30) feet.
Minimum Lot Width:	Thirty (30) feet.
Minimum Front Yard:	Twenty (20) feet.
Minimum Side Yard:	Zero (0) feet, one side.
Minimum Side Yards:	Fifteen (15) feet, other side.
Minimum Rear Yard:	Zero (0) feet.

ATTACHED SINGLE-FAMILY RESIDENTIAL

Maximum Lot Coverage:	Fifty (50) percent.
Maximum Number of Stories:	Two and one-half (2 1/2).
Maximum Building Height:	Thirty-five feet.
Maximum Number of Dwelling Units per Building:	Four (4).

(E) Attached Single-Family Townhouse

Minimum Lot Area:	Twelve hundred (1,200) square feet.
Minimum Lot Frontage:	Twenty (20) feet.
Minimum Lot Width:	Twenty (20) feet.
Minimum Front Yard:	Fifteen (15) feet.
Minimum External Side Yard:	Fifteen (15) feet, end unit.
Minimum Internal Side Yard:	Zero (0) feet, interior unit.
Minimum Rear Yard:	Twenty (20) feet.
Maximum Lot Coverage:	Not applicable.
Maximum Number of Stories:	Two and one-half (2 1/2).
Maximum Building Height:	Thirty-five (35) feet.
Maximum Building Length:	Two hundred fifty (250) feet
Maximum Number of Dwelling Units per Building:	Ten (10).

(F) Attached Single-Family Maisonette

Minimum Lot Area:	Six hundred (600) square feet.
Minimum Lot Frontage:	Sixteen (16) feet.
Minimum Lot Width:	Sixteen (16) feet.
Minimum Front Yard:	Fifteen (15) feet.
Minimum Internal Side Yard:	Zero (0) feet, interior unit.
Minimum External Side Yard:	Fifteen (15) feet, end unit.
Minimum Rear Yard:	Zero (0) feet.
Maximum Lot Coverage:	Not applicable.

ATTACHED SINGLE-FAMILY RESIDENTIAL

Maximum Number of Stories: Two and one-half (2 1/2).

Maximum Building Height: Thirty-five (35) feet.

Maximum Building Length: Two hundred fifty (250) feet.

Maximum Number of Dwelling Units per Building: Sixteen (16).

C703 Frontage on a Street

Parcels containing structures consisting of several attached single-family dwelling units shall front on a street. Such parcels may contain one such structure or more than one such structure, however, the individual lots for the individual attached single-family dwellings which are part of such a structure are not required to have street frontage.

C704 Corner Lots

In the case of an attached single-family residential building on a corner lot, the minimum distance from the side street line shall be equal to the minimum side yard requirement but, in any case, not less than fifteen (15) feet.

C705 Required Parking

Each attached single-family residential dwelling shall provide car parking spaces in accordance with the following:

C705(a) One car parking space shall be provided for each bedroom or two car parking spaces for each dwelling, whichever is the lesser amount.

C705(b) All required parking spaces shall be a minimum of nine (9) feet wide by eighteen (18) feet long and shall be individually accessible.

C706 Parking Where Permitted

Except as permitted by subsection C707, parking of vehicles is not permitted within the minimum required front, rear and side yards. Required parking spaces shall be provided within an accessory building and/or within the yard areas that are in excess of the minimum yard requirements and/or in a parking facility

ATTACHED SINGLE-FAMILY RESIDENTIAL

located within a two hundred (200) foot radius of the building for which the parking is designated.

C707 Front Yard Parking

The parking of passenger cars is permitted in the yards of attached single-family dwellings on surfaced or paved driveways leading to a private garage provided the width of the driveway shall not exceed the width of the garage and notwithstanding subsection C705(b), such parking spaces are not required to be individually accessible.

C708 Trucks Not Permitted

No person shall park or store trucks on any single-family attached lot except for one truck owned by the occupant having a capacity of one-quarter (1/4) ton or less.

C709 Accessory Buildings

(A) Location

Accessory buildings which are not part of the main building, may be erected in the rear yard and adjacent to the side and rear lot lines, provided that such accessory building shall be not less than sixteen (16) feet from any street line.

(B) Contiguous to Lane

Where an access lane exists at the rear of the lot, the accessory building may be located on the rear lot line.

(C) Part of Main Building

Any accessory building may be erected as part of the main building provided all yard requirements applicable to the main building are complied with.

ATTACHED SINGLE-FAMILY RESIDENTIAL

(D) Coverage

Accessory buildings occupying not more than fifteen (15) percent of the lot area shall not be included in calculating Maximum Lot Coverage.

(E) Height Restrictions

No accessory building shall exceed a height of fifteen (15) feet.

(F) Exterior Facing

All above grade exterior walls of all accessory buildings shall be constructed of, or faced with, the same materials or with materials architecturally and aesthetically compatible with those used in the facing of the exterior walls of the principal building.

C710 Accessory Facilities

Individual rooftop antennas on single-family attached residential structures are specifically prohibited. Attached dwelling units shall be served by a master antenna system, individual attic antennas, or a cable system.

SECTION C800 MULTIPLE-FAMILY RESIDENTIAL

C801 Applicability

All multiple-family residential buildings constructed on the residentially designated lands within the Development Plans shall conform to the following standards.

C802 Site Standards

In addition to the provisions of subsection C506, Site Design Criteria, the following standards shall apply to multiple-family dwelling units:

Minimum Project Parcel Area: Forty thousand (40,000) square feet.

Minimum Parcel Frontage: One hundred (100) feet.

Minimum Project Front Yard: Twenty-five (25) feet.

Minimum Project Side Yards: Fifteen (15) feet.

Minimum Project Rear Yard: Twenty-five (25) feet.

Maximum Project Lot Coverage: Fifty (50) percent.

Maximum Number of Stories: Three and one-half (3 1/2).

Maximum Building Height: Forty (40) feet.

Maximum Building Length: Two hundred fifty (250) feet.

Maximum Number of Dwelling Units per Building: Twenty-four (24).

C803 Frontage on a Street

A lot containing a multiple-family residential building shall front on a street. In the case of more than one multiple-family building on a single parcel, provided the parcel fronts on a street, the individual buildings that are within such a parcel, are not required to have street frontage.

MULTIPLE-FAMILY RESIDENTIAL

C804 Building Separation

In no event shall the distance between any two buildings be less than required by B.O.C.A. Code, Table 502, Exterior Wall Fire Resistance Rating Requirements.

C805 Separated Ownership of a Project

Any multiple-family building or group of such buildings, that complies with the provisions of these Regulations may be divided into more than one ownership by horizontal and/or vertical demarcation lines and provided the building or group of buildings, in total, remain in compliance, each such ownership so created shall also be deemed to be in compliance.

C806 Required Parking

Each multi-family building shall provide car parking spaces in accordance with the following:

C806(a) Efficiency unit: 1.25 parking spaces per dwelling unit.

C806(b) One bedroom unit: 1.75 parking spaces per dwelling unit.

C806(c) Two bedroom unit: 2.0 parking spaces per dwelling unit.

C806(d) Three bedroom unit: 2.25 parking spaces per dwelling unit.

C807 Parking Provisions

(a) Restriction

Outside parking of vehicles shall not be permitted within the minimum required project front, rear and side yards.

(b) Parking Areas

Required parking spaces shall be provided in an accessory building and/or within the yard areas that are in excess of minimum requirements and/or in a parking facility located within a three hundred (300) foot radius of the building for which the parking is designated.

MULTIPLE-FAMILY RESIDENTIAL

C808 Trucks and Maintenance Equipment

No person shall park or store trucks on any multiple-family lot except for one truck for each unit that is owned by the occupant thereof and having a capacity of one-quarter (1/4) ton or less. Provision shall be made for the storage of maintenance tools and equipment in a fully enclosed area which may be located within the principal building or within an accessory building on the same lot. In the case of more than one principal building on the same parcel, such maintenance storage facility may serve more than one building provided it is located within the parcel.

C809 Refuse Holding Facilities

Each multiple-family building shall have adequate provision for the interim storage of refuse and garbage in an enclosed area located within the main building, within an accessory building or within a three-sided roofless enclosure on the same lot. In the case of more than one principal building on the same parcel, such refuse holding facility may serve more than one building provided it is located within the same parcel as the buildings it serves.

C810 Accessory Buildings

(a) Location

Accessory buildings which are not part of the main building, may be erected in the front, side or rear yard provided that such accessory building is located at a distance from the front and side lot lines not less than that required for the main building but, in any case, not less than fifteen (15) feet from any street line.

MULTIPLE-FAMILY RESIDENTIAL

(b) Part of Main Building

Any accessory building may be erected as part of the main building provided all yard and area requirements applicable to the main building are complied with.

(c) Coverage

Accessory buildings not occupying more than fifteen (15) percent of the lot area shall not be included in calculating Maximum Lot Coverage.

(d) Height

No accessory building shall exceed a height of sixteen (16) feet.

(e) Exterior Facing

All above grade, exterior walls, of all accessory buildings, shall be constructed of or faced with the same materials or materials architecturally and aesthetically compatible with those used in the facing of the exterior walls of the principal building.

C811 Accessory Facilities

Individual rooftop antennas on multiple-family structures are specifically prohibited. Multiple-family dwelling units shall be served by a master antenna system or a cable system.

SECTION C900 RESIDENTIAL MIDRISE APARTMENTS

C901 Midrise Apartment

All midrise apartment buildings constructed on the residentially designated lands within the Development Plans shall conform to the following standards.

C902 Site Standards

Minimum Project Parcel Area:	Forty thousand (40,000) square feet.
Minimum Parcel Frontage:	One hundred (100) feet.
Minimum Project Front Yard:	Fifty (50) feet.
Minimum Project Side Yards:	Fifty (50) feet.
Minimum Project Rear Yard:	Fifty (50) feet.
Maximum Project Lot Coverage:	Thirty-five (35) percent.
Maximum Number of Stories:	Eight (8).
Maximum Building Height:	Eighty (80) feet.
Maximum Building Length:	Two hundred fifty (250) feet.
Maximum Number of Dwelling Units per Building:	One hundred fifty (150).

C903 Building Separation

No two midrise apartment buildings shall be erected with a distance between them less than the building height of the highest of the two buildings.

C904 Frontage on a Street

A lot containing a midrise apartment building shall front on a street. In the case of more than one midrise apartment buildings on a single parcel, provided the parcel fronts on a street, the individual buildings that are within such a parcel, are not required to have street frontage.

RESIDENTIAL MIDRISE APARTMENTS

C905 Separated Ownership of a Project

Any midrise apartment building or group of such buildings, that complies with the provisions of these Regulations may be divided into more than one ownership by horizontal and/or vertical demarcation lines and provided the building or group of buildings, in total, remain in compliance, each such ownership so created shall also be deemed to be in compliance.

C906 Parking Provisions

(a) Requirement

One and one-half (1 1/2) parking spaces shall be provided for each apartment unit.

(b) Restriction

Surface parking of vehicles shall not be permitted within twenty-five (25) feet of any midrise apartment building.

(c) Parking Areas

Required parking spaces shall be provided within the yard areas that are in excess of twenty-five (25) feet from the building or in a parking facility located within a three hundred (300) foot radius of the building for which the parking is designated.

C907 Trucks and Maintenance Equipment

No person shall park or store trucks in any midrise apartment development provided, however, that a maintenance truck for the project, having a capacity of one ton or less, may be parked in an enclosed garage. Provision shall also be made for the storage of maintenance tools and equipment in a fully enclosed area which may be located within the principal building or within an accessory building on the same lot. In the case of more than one midrise apartment building on the same

RESIDENTIAL MIDRISE APARTMENTS

parcel, such maintenance storage facility may serve more than one building provided it is located within the same parcel as the buildings it serves.

C908 Refuse Holding Facilities

Each midrise apartment building shall have adequate provision for the interim storage of refuse and garbage in an enclosed area located within the main building, within an accessory building or within a roofless enclosure on the same parcel, such refuse holding facility may serve more than one midrise apartment building provided it is located within the same parcel as the buildings it serves.

C909 Accessory Buildings

(a) Location

Accessory buildings which are not part of the main building, may be erected in the side or rear yards provided that such accessory building is located at a distance from the side and rear lot lines of not less than twenty-five (25) feet.

(b) Part of Main Building

Any accessory building may be erected as part of the main building provided all yard and area requirements applicable to the main building are complied with.

(c) Coverage

Accessory buildings occupying not more than ten (10) percent of the lot area and accessory buildings located entirely below Established Grade shall not be included in calculating Maximum Lot Coverage.

(d) Height

No accessory building shall exceed a height of fifteen (15) feet.

RESIDENTIAL MIDRISE APARTMENTS

(c) Exterior Facing

All above grade, exterior walls of all accessory buildings shall be constructed of, or faced with, the same materials as those used in the facing of the exterior walls of the main building.

C910 Accessory Facilities

Individual rooftop antennas on midrise apartment buildings are specifically prohibited. Multiple-family dwelling units shall be served by a master antenna system or a cable system.

SECTION C1000 REGIONAL COMMERCIAL

C1001 Permitted Uses

Those lands shown on the Development Plans that are designated as Regional Commercial may be used for the following purposes provided the business is conducted within a wholly-enclosed building:

Retail stores, service shops, banks, business and professional offices, studios, dry cleaning establishments, automatic laundry shops, custom workshops making articles or products to be sold at retail on the premises, motels, hotels, restaurants taverns, theatres, assembly halls, billiard parlors, bowling alleys, motor vehicle sales buildings, public garages, public parking lots and automobile service stations.

C1001(a) Notwithstanding that all business is to be conducted within a wholly enclosed building, the outside display and sale of:

- (i) new and used cars in conjunction with a new car dealership or rental agency;
- (ii) boats and trailers;
- (iii) swimming pools;
- (iv) shrubs, flowers, nursery stock and garden supplies; and
- (v) fresh fruits and vegetables,

shall be permitted, provided that such outside storage and display is in conjunction with a similar commercial Use carried on in an enclosed building on the same lot or parcel. No such outside display shall be permitted within any public street right-of-way or within any sight triangle and cars, boats and trailers shall not be displayed within ten (10) feet of any street line.

C1001(b) Office buildings containing business and professional offices and having a building Height in excess of fifty (50) feet, subject to the provisions of subsections C1304 to C1309 inclusive.

C1001(c) Motor vehicle body repair shops and salvage yards shall not be permitted.

REGIONAL COMMERCIAL

C1002 Automobile Agencies

Motor vehicle sales or leasing facilities shall be housed in a building having a floor area of not less than ten thousand (10,000) square feet.

C1003 Storing of Dangerous Materials

No person shall use any land, building or structure and no person shall erect any building or structure for any of the following commercial Uses without the prior approval of the Approving Board in writing: the storage of or the use in any process of coal oil, rock oil, fuel oil, burning fluid, naphtha, benzole, benzine, gasoline, dynamite, dualin, nitroglycerine or gunpowder, petroleum or other similar combustible or inflammable or dangerous liquid or material.

C1004 Site Standards

All buildings constructed on the lands designated as Regional Commercial within the Development Plans shall conform to the following standards:

Minimum Parcel Frontage	Two hundred (200) feet.
Minimum Project Front Yard:	Seventy-five (75) feet.
Minimum Project Rear Yard:	Fifty (50) feet.
Minimum Project Side Yards:	Fifty (50) feet.
Maximum Building Height:	Fifty (50) feet.
Maximum Lot Coverage:	Thirty-five (35) percent.

Maximum Project Gross Floor Area: One-third (1/3) of Lot or Parcel Area.

C1005 Frontage on a Street

A lot containing a regional commercial development shall front on a public street. In the case of such a development having more than one building on a single parcel, provided the parcel fronts on a public street, the individual buildings that are within such a parcel, are not required to have street frontage.

C1006 Separated Ownership of a Project

Any building being part of a regional commercial development or any group of such buildings, that jointly comply with the provisions of these Regulations may be divided into more than one ownership by horizontal and/or vertical demarcation lines and provided the building or group of buildings, in total, remain in compliance, each such ownership so created shall also be deemed to be in compliance.

C1007 Required Parking

For all permitted Uses, off-street parking shall be provided in accordance with the following:

C1007(a) Retail stores, service shops, banks, business and professional offices, studios, dry cleaning establishments, automatic laundry shops and custom work shops shall provide one parking space for each three hundred fifty (350) square feet of Gross Floor Area.

C1007(b) Motels and hotels shall provide one parking space for each room providing overnight accommodation plus one parking space for each sixty (60) square feet of banquet area, assembly area, or meeting room area.

C1007(c) Restaurants and taverns shall provide one parking space for each fifty (50) square feet of Gross Floor Area exclusive of food preparation areas.

C1007(d) Theatres and assembly halls shall provide one parking space for each four (4) seats.

C1007(e) Billiard parlors shall provide one parking space for each three hundred (300) square feet of Gross Floor Area.

C1007(f) Bowling alleys shall provide four (4) parking spaces for each alley.

Parking shall be permitted in front, side and rear yards provided it shall not be located within ten (10) feet of any street line.

SECTION C1100

COMMUNITY COMMERCIAL

C1101 Permitted Uses

Those lands shown on the Development Plans that are designated as Community Commercial may be used for all the purposes permitted on the Regional Commercial designated lands, subject to the provisions thereof, with the exception that office buildings shall not be permitted to exceed fifty (50) feet, as provided in subsection C1001(b) and provided further that the following Site Standards shall be applicable:

C1102 Site Standards

All buildings constructed on the lands designated as Community Commercial within the Development Plans shall conform to the following standards:

Minimum Parcel Frontage	Two hundred (200) feet.
Minimum Project Front Yard:	Fifty (50) feet.
Minimum Project Rear Yard:	Fifty (50) feet.
Minimum Project Side Yards:	Twenty-five (25) feet.
Maximum Building Height:	Fifty (50) feet.
Maximum Lot Coverage:	Thirty-five (35) percent.

Maximum Project Gross Floor Area: One-third (1/3) of Lot or Parcel Area.

C1103 Town Center Provisions

Notwithstanding subsection C1102, a Community Commercial development specifically designed to front retail commercial and other permitted Uses on a sidewalk with the main customer access from such sidewalk, shall be permitted a minimum setback from the building face to any street line of twenty-five (25) feet provided:

COMMUNITY COMMERCIAL

- (i) the sidewalk shall extend from the street curb to the building face;
and**
- (ii) such sidewalk shall provide for an overall integrated street-scape design treatment involving trees, shrubs, benches, planters, refuse disposal units and street lighting.**

SECTION C1200 NEIGHBORHOOD COMMERCIAL

C1201 Permitted Uses

Those lands shown on the Development Plans that are designated as Neighborhood Commercial may be used for the following purposes:

C1201(a) Retail stores, service shops, banks, business and professional offices, studios, dry cleaning establishments, automatic laundry shops, restaurants, billiard parlors and bowling alleys.

C1201(b) All business shall be conducted within wholly enclosed buildings with the exception that the outside storage and display of shrubs, flowers and other related nursery stock and garden supplies as well as the outside display and sale of fresh fruits and vegetables shall be permitted provided that such outside storage and display is in conjunction with a similar commercial Use carried on in an enclosed building on the same lot; and

(i) No public sidewalk or road allowance is used for the purpose of such outside display and sale.

(ii) The area used for such outside display and sale does not exceed three hundred (300) square feet.

(iii) The area used for such outside display and sale shall be in addition to and separated from the areas required for parking.

C1202 Storing of Dangerous Materials

No person shall use any land, building or structure and no person shall erect any building or structure for any of the following commercial Uses without the prior approval of the Approving Board in writing: the storage of or the use in any process of coal oil, rock oil, fuel oil, burning fluid, naphtha, benzole, benzine, gasoline, dynamite, dualin, nitroglycerine or gunpowder, petroleum or other similar combustible or inflammable or dangerous liquid or material.

C1203 Site Standards

All buildings constructed on the lands designated as Neighborhood Commercial within the Development Plans shall conform to the following standards:

Minimum Parcel Frontage:

Two hundred (200) feet.

NEIGHBORHOOD COMMERCIAL

Minimum Project Front Yard:	Fifty (50) feet.
Minimum Project Side Yards:	Twenty-five (25) feet.
Minimum Project Rear Yard:	Fifty (50) feet.
Maximum Project Lot Coverage:	Thirty-five (35) percent.
Maximum Building Height:	Twenty-five (25) feet.
Maximum Project Gross Floor Area:	One-third (1/3) of the Parcel Area.

C1204 Frontage on a Street

A lot containing a community commercial development shall front on a public street. In the case of such a development having more than one building on a single parcel, provided the parcel fronts on a public street, the individual buildings that are within such a parcel, are not required to have street frontage.

C1205 Separated Ownership of a Project

Any building being part of a community commercial development or any group of such buildings, that jointly comply with the provisions of these Regulations may be divided into more than one ownership by horizontal and/or vertical demarcation lines and provided the building or group of buildings, in total, remain in compliance, each such ownership so created shall also be deemed to be in compliance.

C1206 Required Parking

For all permitted Uses, parking shall be provided in accordance with the provisions of subsection C1007.

SECTION C1300 SPECIAL DEVELOPMENT

C1301 Permitted Uses

Those lands shown on the Development Plans that are designated as Special Development may be used for the following purposes:

(A) **Residential**

No residential Uses shall be permitted.

(B) **Public**

Any station, yard or building operated or used by the Township, any agency of the Township, Middlesex County, or any public utility company.

(C) **Commercial**

A bank, an office building containing professional and business offices, a restaurant, a retail store or service shop, if accessory and incidental to a permitted Use on the same lot, a radio or television transmission establishment, a commercial or technical school, a motel or hotel, taverns, theatres, assembly halls.

(D) **Automotive**

An automobile service station, a public garage, a public parking lot, a motor vehicle sales building.

(E) **Industrial**

(i) A warehouse for the storage of goods and materials within a wholly enclosed structure, but not including a transport terminal for the loading or unloading of goods and wares from transport vehicles.

(ii) Any manufacturing or industrial Use carried on within a wholly enclosed building or structure, except a junk or salvage operation.

SPECIAL DEVELOPMENT

(F) Regional Shopping Center

A Regional Shopping Center, subject to the transfer provisions of subparagraph V-C3 of the Settlement Agreement and subject to the regulatory provisions of Section B1000, Regional Commercial.

C1302 Automobile Agencies

Motor vehicle sales or leasing facilities shall be housed in a building having a floor area of not less than ten thousand (10,000) square feet.

C1303 Storing of Dangerous Materials

No person shall use any land, building or structure and no person shall erect any building or structure for any of the following commercial or industrial Uses without the prior approval of the Approving Board in writing: the storage of or the use in any process of coal oil, rock oil, fuel oil, burning fluid, naphtha, benzole, benzine, gasoline, dynamite, dualin, nitroglycerine or gunpowder, petroleum or other similar combustible or inflammable or dangerous liquid or material.

C1304 Site Standards

All buildings constructed on the lands designated as Special Development within the Development Plans shall conform to the following standards:

Minimum Lot Frontage:	One hundred (100) feet.
Minimum Front Yard:	Fifty (50) feet.
Minimum Side Yards:	Twenty (20) feet.
Minimum Rear Yard:	Fifty (50) feet.
Maximum Lot Coverage:	Fifty (50) percent.
Maximum Building Height:	Twenty-five (25) feet.
Maximum Gross Floor Area:	One-half (1/2) of the Lot Area.

SPECIAL DEVELOPMENT

C1305 Office Buildings

The Maximum Building Height of an office building may exceed twenty-five (25) feet provided it does not exceed one hundred twenty (120) feet and all required yards are increased by one (1) foot for each two (2) feet, or portion thereof, of Building Height in excess of twenty-five (25) feet.

C1306 Frontage on a Street

A lot containing commercial or industrial or office development or a development consisting of a combination of office and commercial building(s) shall front on a public street. In the case of such a development having more than one building on a single parcel, provided the parcel fronts on a public street, the individual buildings that are within such a parcel, are not required to have street frontage.

C1307 Separated Ownership of a Project

Any building being part of a commercial or industrial or office development or any group of such buildings, that jointly comply with the provisions of these Regulations may be divided into more than one ownership by horizontal and/or vertical demarcation lines and provided the building or group of buildings, in total, remain in compliance, each such ownership so created shall also be deemed to be in compliance.

C1308 Building Separation

No two buildings on the same lot shall be erected at a distance between them of less than one-half (1/2) the Building Height of the highest of the two buildings.

C1309 Required Parking

For all permitted Uses, off-street parking shall be provided in accordance with the following:

SPECIAL DEVELOPMENT

(A) Office Buildings

(i) One parking space for each three hundred (300) square feet of Gross Floor Area up to one hundred thousand (100,000) square feet of Gross Floor Area.

(ii) Above one hundred thousand (100,000) square feet and up to five hundred thousand (500,000) square feet of Gross Floor Area, one parking space for each five hundred (500) square feet of Gross Floor Area.

(iii) Above five hundred thousand (500,000) square feet of Gross Floor Area, one parking space for each one thousand (1,000) square feet of Gross Floor Area.

(B) Industrial

(i) Research: same requirements as for office buildings.

(ii) Manufacturing: One parking space for each five hundred (500) square feet of Gross Floor Area devoted to manufacturing up to one hundred thousand (100,000) square feet of Gross Floor Area.

Above one hundred thousand (100,000) feet of Gross Floor Area, one parking space for each one thousand (1,000) square feet of Gross Floor Area devoted to manufacturing.

For office Uses incorporated into an industrial building, the provisions for office space shall apply.

(iii) Warehousing: One parking space for each ten thousand (10,000) square feet of Gross Floor Area devoted to warehousing.

For office space incorporated into a warehouse, the provisions for office space shall apply.

(C) Commercial

For the Commercial Uses permitted, parking shall be provided in accordance with the provisions of subsection C1007.

DEFINITIONS

WORDS AND PHRASES

The term "shall" indicates a mandatory requirement, and the term "may" indicates a permissive action. The word "lot" includes the words "plot", "block" and "parcel". The word "structure" includes the word "building". The word "occupied" includes the phrase "intended to be occupied". The word "Use" includes the phrase "intended to be used".

Accessory Use or Building

A Use or building, attached or detached, the purpose of which is incidental to that of the main Use or building on the same lot.

Alteration

A change or rearrangement in the structural parts of existing structures, or an enlargement, whether by the extension of a side, or by an increase in height or by a move from one location or position to another.

Approving Board

The term "Approving Board" as used herein means either the Planning Board or Zoning Board of Adjustment, whichever Board has jurisdiction over the development application.

Automotive Service Stations

(See Gasoline Filling Stations).

Basement

That portion of a building which is partly below and partly above grade and having one-half (1/2) or more of its height above grade (see Cellar).

Block

A lot to be conveyed to the Township, reserved for public purpose, or transferred to a Homeowners Association (see Lot and Parcel).

Building

A combination of materials to form a structure adapted to permanent, temporary or continuous occupancy and having a roof.

Building Height

(a) In the case of an office building, industrial building, retail commercial building, public building, midrise apartment building or a house of worship, building height shall mean the distance from the upper face of the ground floor to the upper surface of a flat roof deck or the mean height between the eaves and the ridge in the case of a pitched roof, and a penthouse, tower, cupola, steeple or other

APPLICABLE ONLY TO APPENDICES B & C

DEFINITIONS

roof structure which is used only as an ornament upon or to house the mechanical or electrical equipment of any such building shall be disregarded in calculating the height of such building; or

(b) in the case of all residential buildings other than midrise apartments, building height shall mean the vertical distance between the established grade; and

(i) in the case of a flat roof, the highest point of the roof surface; or

(ii) in the case of a mansard roof the roof deck line; or

(iii) in the case of a gabled, hip, or gambrel roof, the mean height level between eaves and ridge.

Building Line

A line formed by the intersection of a horizontal plane at the average median grade level and a vertical plane that coincides with the exterior surface of the building on any side. In case of a cantilevered or a projected section of a building, the vertical plane will coincide with the most projected surface.

Cellar

That portion of a building which is partly or completely below grade and having at least one-half (1/2) of its height below grade (see Basement).

Cluster Home

A Cluster Home is one of a series of detached, semi-detached and attached single-family dwelling units, designed for conveyance either as a condominium or in fee simple, with private or semi-private patios.

Condominium

A Condominium is ownership of real property combining ownership in fee simple of a dwelling unit and undivided ownership in common with other purchasers of the common elements in the structure and including the land and its appurtenances.

Coverage

See Lot Coverage.

Demarcation Line

A line that describes an individual titular interest in a part of a parcel, and/or a building, and/or a project, which interest is held in common with other similar individual interests such that these individual partial interests, taken collectively, constitute ownership of the entire parcel, and/or building, and/or project.

APPLICABLE ONLY TO APPENDICES B & C

DEFINITIONS

Duplex (Dwelling Two-Family)

A structure on a single lot containing two dwelling units each of which is separated from the other by an unpierced ceiling and floor extending from exterior wall to exterior wall except for a common stairwell exterior to both dwelling units.

Dwelling, Semi-Detached

A one-family dwelling attached to one other one-family dwelling by a common vertical wall with each dwelling located on a separate lot.

Dwelling Unit

A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Dwelling, Multiple Family

A building designed for or occupied exclusively by three (3) or more families or households living independently of each other.

Dwelling, One-Family

A detached building designed for or occupied exclusively by one (1) family or household.

Dwelling, Two-Family

A building designed for or occupied exclusively by two (2) or more families or households living independently of each other.

Easement

A grant of one (1) or more property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

Elevation

(1) A vertical distance above or below a fixed reference level; (2) A flat scale drawing of the front, rear or side of a building.

Established Grade

See Grade, Established.

Exterior Wall

Any wall which defines the exterior boundaries of a building or structure.

APPLICABLE ONLY TO APPENDICES B & C

DEFINITIONS

Family

One (1) or more persons occupying a dwelling unit and living as a single, non-profit housekeeping unit.

Garage, Private

A detached or attached building or space accessory and incidental to the Use of the main building which provides for storage, including motor vehicles, in which no occupation, business or service is conducted for profit.

Garage, Public

A building or part thereof, other than a private garage used for the storage, car or repair of motor vehicles for profit, including the sale of motor vehicles or accessories, or the hiring of same.

Gasoline Filling Stations

Any area of land, including the structure thereon, that is used for the sale of gasoline or other vehicle fuel, oil or lubricating substance, including the sale of motor vehicle accessories and facilities for polishing, greasing, washing, spraying, dry cleaning, repairing or otherwise cleaning or servicing such motor vehicles.

Golf Course

Any area of fifty (50) or more acres containing a full size golf course, at least nine (9) holes in length, together with the necessary and usual Accessory Uses and structures such as, but not limited to: Clubhouse Facilities, Dining and Refreshment Facilities, Swimming Pools, Tennis Courts and similar facilities, provided that the operation of such facilities is incidental and subordinated to the operation of golf course.

Grade, Established

The average elevation of the surface of the ground at the main front wall of a building exclusive of any embankment in lieu of steps. On public streets where a sidewalk is provided, it shall be the average elevation of the sidewalk grade in front of the building taken between the projected line of the two side lot lines.

Grade Finished

The completed surfaces of lawns, walks and roads brought to grade as shown on the approved Subdivision, Site Development or Building Permit Plans.

Gradient

The degree of rise or descent of a sloping surface above or below a horizontal plane.

APPLICABLE ONLY TO APPENDICES B & C

DEFINITIONS

Gross Floor Area

The gross horizontal area of the floor or the sum of several floors of an enclosed building measured between the inside face of exterior walls. Any unoccupied cellar, unoccupied basement, areas solely for the storage of materials and goods, garage space, enclosed public mall, common washrooms, mechanical rooms, elevator shafts, penthouses, etc., is not to be included in computing Gross Floor Area.

The Gross Floor Area of retail stores, service shops and banks shall be equal to the Gross Leasable Area less any areas devoted exclusively to staff facilities or storage of inventory.

Ground Leasable Area

The total floor area for which a tenant pays rent and which is designated for the tenant's occupancy and exclusive use.

Ground Floor

The floor immediately above the cellar or basement.

Height, Building

See Building Height.

Homeowners Association

A community association, other than a condominium association, which is organized in a development in which individual owners share common interests in open space or facilities.

Hotel

A series of attached, semi-attached or detached dwelling units operated as a single business, containing individual sleeping or living units with bathrooms and closet space with or without kitchens, designed for or used to provide housing accommodations, for a consideration, to tourists, transients and travelers, and held out to the public as accommodations by the day, week or month.

Lot

A legally described area of land, the dimensions and extent of which are determined by the latest official records or by the latest approved map of a subdivision of which the lot is a part and generally intended for the development thereon of a building or buildings under ownership of a single entity without title interests in that property being shared in common with others (see Block and Parcel).

DEFINITIONS

Lot Area

An area of land which is determined by the limits of the lot lines bounding that area expressed in terms of square feet. Any portion of a lot included in a street right-of-way shall not be included in calculating lot area.

Lot Corner

A lot or parcel of land abutting upon two or more streets at their intersection.

Lot Coverage

The percentage of the lot or parcel area which is covered by the building.

Lot Depth

The shortest distance measured on a horizontal plane between the front lot line and a line drawn parallel to the front lot line through the midpoint of the rear lot line.

Lot Frontage

A lot line or portion thereof which is co-existent with a street line or access easement. In the case of a street of undefined width, said lot line shall be assumed to parallel the centerline of the street at a distance twenty-five (25) feet therefrom. In the case of corner lots, the smaller of the two lot lines co-existent with street lines shall be considered as the frontage.

Lot, Interior

A lot other than a corner lot.

Lot, Through

A lot which fronts upon two parallel streets, or which fronts upon two streets which do not intersect at the boundaries of the lot.

Lot, Traverse Frontage

A through lot which is not accessible from one of the parallel or non-intersecting streets upon which it fronts.

Lot Width

The horizontal distance between the side lot lines measured at right angles to its depth at the building line.

Maisonette

A multi-family housing type similar to a townhouse except for being characterized by a back-to-back configuration.

APPLICABLE ONLY TO APPENDICES B & C

DEFINITIONS

Median

A value in an ordered set of values below and above which there are an equal number of values.

Motel

See Hotel.

Multiplex

A group of five (5) or more dwelling units combined into one structure by sharing two (2) or more party walls or on top of one another.

Municipal Building Facility and Use

Any building used, or facility owned, operated, subsidized or otherwise assisted by act of the Township of Old Bridge.

Nursery School

A school licensed by the State of New Jersey to provide daytime care or instruction for two (2) or more children from two (2) to five (5) years of age, inclusive, and operated on a regulated basis.

Nursing, Rest Convalescent Home

A home for the aged, chronically ill or incurable who are housed or lodged and furnished with food and nursing care for compensation.

Occupancy

The specific purpose for which land or a building is used, designed or maintained.

Open Space

Any block or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space; provided that such areas may be improved with only those buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land and recreational uses.

Parcel

A lot intended for the development thereon of a building or group of buildings wherein two (2) or more partial interests in descriptive title collectively constitute that property (see Lot and Block).

APPLICABLE ONLY TO APPENDICES B & C

DEFINITIONS

Park and Ride Facility

A parking area designated as a transportation intermodal transfer point terminal, most frequently for transfer from private automobile to bus or other common carrier or public transportation.

Party Wall

A common shared wall between two (2) separate structures, buildings, or dwellings.

Patio Home

A single-family detached housing type on a separate lot, characterized by a zero lot line configuration with little or no side yard setback on one boundary and outdoor living space (patios or courts) integrated into the building design.

Planned Development

A Planned Unit Residential Development developed as a single entity according to a plan, which may contain one (1) or more Residential Clusters or Planned Unit Residential Developments, open space and public or private community service Uses, and non-residential development for the use of the residents or surrounding market area.

Principal Building

A building in which is conducted the main or principal Use of the lot on which said building is situated.

Professional Office

The office of a member of a recognized profession, licensed by the State of New Jersey, including doctors, ministers, dentists, architects, professional engineers, lawyers, and other similar professional occupations.

Public Sewer and/or Water Systems

Any system, other than an individual septic tank, tile field, or individual well, that is operated by the Township, a homeowners association or a public utility for the collection, treatment and disposal of wastes and/or the furnishing of potable water.

Quadrplex

Four (4) attached dwellings in one (1) structure in which each unit has two (2) exterior exposures and shares one (1) or more walls with an adjoining unit or units.

Quasi-public

A Use owned or operated by a non-profit, religious or eleemosynary institution and

APPLICABLE ONLY TO APPENDICES B & C

DEFINITIONS

providing educational, cultural, recreational, religious or similar type of public programs.

Residential Cluster

An area to be developed as a single entity according to a plan containing residential housing units which have open space as an appurtenance.

Restrictive Covenant

A restriction on the use of land usually set forth in the deed and which is binding upon subsequent property owners.

Right-of-Way

(1) A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied by a road, cross-walk, railroad, electric transmission lines, oil or gas pipeline, or water or sewer line or similar utility; (2) Generally, the right of one to pass over the property of another.

Sight Triangle

A triangular shaped area of land established at street intersections in which nothing is permitted to be erected, placed, planted or allowed to grow in such a manner as to impair or obstruct the line of sight of motorists entering or leaving the intersection.

Story

That portion of a building other than a cellar which is included between one floor level and the next higher floor level or the roof.

Story, First

The lower portion of a building.

Story, Half

That portion of a building situated within the roof and having its floor level not lower than four (4) feet below the line where the roof and outer walls meet.

Street, Private

A vehicular way or thoroughfare which is not dedicated for public Use.

Street, Public

A public thoroughfare which has been or will be dedicated to the public for public Use and which has been improved and can be accepted in accordance with Township Ordinances.

APPLICABLE ONLY TO APPENDICES B & C

DEFINITIONS

Street Line

The line determining the limit of the highway rights of the public whether existing or contemplated. Where a definite right-of-way width has not been established, the street line shall be assumed to be a point thirty (30) feet from the centerline of the existing pavement or surface.

Structure, Permanent

A combination of materials to form a construction for occupancy, Use or ornamentation that is safe and stable and includes among other things: stadiums, platforms, radio towers, sheds, storage bins, swimming pools.

Structure, Temporary

A structure without any permanent foundation or footings and which is removed when the designated time period, activity or Use for which the temporary structure was erected as ceased.

Townhouse Dwelling Structure

A townhouse dwelling structure is a building or structure containing three (3) or more townhouse dwelling units.

Townhouse Dwelling Unit

A townhouse dwelling unit is one of a series of contiguous single-family dwelling units, designed for conveyance either as a condominium or in fee simple, attached (on either both sides or one side depending upon whether the unit is an interior unit, or whether the unit is at the end of a townhouse dwelling structure, thereby having one common and one exterior wall), with private or semi-private front and rear yard areas.

Township

Township, as used herein, shall mean the Municipality of the Township of Old Bridge.

Triplex

A housing type in which three (3) dwelling units each has direct access to the outside, often designed to resemble a large single family structure from the exterior.

Use

The specific purpose for which land or a building is designed, arranged, intended or for which it is or may be occupied or maintained.

APPLICABLE ONLY TO APPENDICES B & C

DEFINITIONS

Utility

- (1) Any agency which, under public franchise or ownership, or under certificate of convenience and necessity, provides the public with electricity, gas heat, steam, communication, transportation, water, sewage collection, or other similar service;
- (2) A closely regulated private enterprise with an exclusive franchise for providing a public service.

Yard, Front (On a Street)

Where a lot has frontage on a street, the front yard shall be an open, unoccupied space on the same lot as with the principal building, extending the full width of the lot and situated between the street line and the front line of the building projected to the side lines of that lot.

Yard, Rear

A yard extending across the full width of the lot and lying between the rear line of the lot and nearest line of any building. The depth of a rear yard shall be measured at right angles to the rear line of the lot, or if the lot is not rectangular, then in the general direction of its die building lines.

Yard, Side

An open, unoccupied space between the side line of the lot and the nearest line of a building and extending from the front yard to the rear yard, or in the absence of either of such yards, to the street or rear lot lines as the case may be. The width of a side yard will be measured at right angles to the side line of the lot.

ABBREVIATIONS

B.O.C.A.

Building Officials Conference of America

D.U.

Dwelling Unit(s)

DU/Ac.

Dwelling units per acre

G.F.A.

Gross Floor Area

M.L.U.L.

Municipal Land Use Law

APPLICABLE ONLY TO APPENDICES B & C

DEFINITIONS

M.U.A.

Municipal Utility Authority (Old Bridge Water Authority)

N.J.S.A.

New Jersey Statutes as Amended

S.F.

Square Feet

S.M.S.A.

Standard Metropolitan Statistical Area

U.S.D.A.

United States Department of Agriculture

U.S.G.S.

United States Geodetic Service

APPLICABLE ONLY TO APPENDICES B & C