

CA - Old Bridge

6/14/84

Exhibit C - Old Bridge Land Development  
Ordinance as of 1979

P 103

CA 0023412

TOWNSHIP OF OLD BRIDGE

LAND DEVELOPMENT ORDINANCE

Effective Date: July 10, 1978  
Amended: June 18, 1979  
Amendment Eff: July 11, 1979

EXHIBIT C

EXHIBIT C

OLD BRIDGE TOWNSHIP

TOWNSHIP COUNCIL

Sonja K. Fineberg, Mayor

Russell Azzarello

Edward O'Connell

George Bush

Michael Pudles

R. Lane Miller

George Stone

PLANNING BOARD

John Olivera, Chairman

Rocco Donatelli

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Mayor Sonja K. Fineberg

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TOWNSHIP CLERK

TOWNSHIP MANAGER

Mary M. Brown

John M. Morse

TOWNSHIP PLANNER

TOWNSHIP ENGINEER

E. Fletcher Davis

Harvey P. Goldie

TOWNSHIP ATTORNEY

PLANNING BOARD ATTORNEY

Louis J. Alfonso

Thomas Norman

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OLD BRIDGE TOWNSHIP

AN ORDINANCE LIMITING AND RESTRICTING TO SPECIFIED DISTRICTS OR ZONES THE USES OF LAND AND REGULATING THEREIN BUILDINGS AND STRUCTURES ACCORDING TO THEIR CONSTRUCTION AND THE NATURE AND EXTENT OF THEIR USE; PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT OF THE PROVISION OF THE ORDINANCE ESTABLISHING A BOARD OF ADJUSTMENT; ESTABLISHING A PLANNING BOARD; FIXING PENALTIES FOR VIOLATIONS; PROVIDING FOR THE REPEAL OF INCONSISTENT ORDINANCES AND BEING A SUBSTITUTE FOR CHAPTER XX OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF OLD BRIDGE.

CHAPTER XX

LAND DEVELOPMENT

SECTION 20-1 SHORT TITLE

This chapter shall be known and may be cited as the Land Development Ordinance of the Township of Old Bridge.

SECTION 20-2 GENERAL PROVISIONS

20-2.1 PURPOSES

The purpose of this chapter shall be to provide rules, regulations and standards to guide land use and development in Old Bridge Township in order to promote the public health, safety, morals and general welfare, in accordance with the purpose set forth in N.J.S.A. 40:55D-1 et seq.

20-2.2 GROWTH MANAGEMENT

It is the intent of the Land Development Ordinance to provide for land development in the Township of Old Bridge in an amount equal to the availability and capacity of public facilities and services which are necessary to protect public health and safety. Therefore, growth management policies of the Township of Old Bridge are as follows:

- 20-2.21 To provide for population increases in relation to a growth program in the Master Plan which provides for a moderate level of increase in the existing rural, semi-rural and suburban areas in different parts of the Township so as to avoid scattered development and premature construction of public facilities.
- 20-2.22 To provide for adequate public facilities, (transportation, circulation, education, recreation, etc.) in the growth areas as set forth below consistent with the anticipated needs of a growing population:
- (a) The general area surrounding the Perth Amboy General Hospital Affiliate at Route 18 and Ferry Road.

- (b) The general area surrounding the intersection of Routes 9 and 516 (Old Bridge-Matawan Road) and incorporating the Town Center District.
- (c) The general area surrounding the South Amboy Hospital Diagnostic Center, located at the Nike Base.

20-2.23 To assure that residential densities are consistent with the character and density of surrounding developed areas, topography, adequacy of circulation and other community facilities, and the overall objective for providing a moderate population increase in the general areas outside of the designated growth centers.

20-2.24 To achieve the desired ends of the growth management policies by limiting development outside of growth areas by a fixed number of permits per annum, in accordance with the Master Plan and Capital Improvement Program, unless it is otherwise determined that the Township has sufficient resources to accommodate land development over and above the growth rate throughout the entire Township.

#### 20-2.3 CONFORMITY

No structure shall hereafter be erected and no existing structure shall be moved, structurally altered, added to, enlarged, or rebuilt, nor shall any land be designated, used or intended to be used for any purpose other than those included among the uses listed as permitted uses or conditional uses in each zone by Section 20-4.3 and 4.6. Nor shall any open space contiguous to any structure be encroached upon or reduced in any manner, except in conformity to the area, height and setback requirements of Section 20-4.5. Any use or development of land not expressly permitted under this Chapter is prohibited.

#### 20-2.4 INTERPRETATION

In interpreting and applying the provisions of this Chapter, all such provisions shall be held to be the minimum standards and requirements for the promotion of the public safety, health, convenience and general welfare of the Township. In the event of conflict in the terminology of any sections of this Chapter, the more restrictive provision shall control. Where this Chapter imposes a greater restriction upon the use of structures or land or upon the height of structures or requires larger open spaces or areas than are imposed or required by other township ordinances or easements, covenants or other agreements, the provisions of this Chapter shall control.

#### 20-2.5 ZONING PERMIT

As a condition to the commencement of a use or the erection, construction, reconstruction, alteration, conversion or installation of a structure, a zoning permit shall be issued and signed by the construction official which acknowledges that the use or structure complies with the provisions of this Chapter or variance.

20-2.6 CERTIFICATE OF OCCUPANCY

As a condition to occupying any new structure a certificate of occupancy shall be issued and signed by the Construction Official that acknowledges that the structure complies with the provisions of the Chapter and Zoning Permit.

20-2.7 ENFORCEMENT, VIOLATIONS AND PENALTIES

20-2.71 Enforcement

The provision of this Ordinance and all rules, conditions and requirements adopted or specified pursuant thereto, shall be enforced literally by the Construction Official of the Township of Old Bridge.

20-2.72 General

For every violation of this Chapter, the owner, contractor, architect, builder, general agent, tenant or other person or persons who commit, takes part in or assists in the violation of this Chapter, or who owns or maintains any structures in which any violation of this Chapter shall exist and in the case of a single family residence use who refuses to abate said violation within 5 days after written notice has been served upon him either by registered mail or by personal service, shall for each and every violation be subject to a fine of not more than \$200 or be imprisoned for a period not exceeding 30 days, or both. Each day that a violation continues after notice to abate such violation shall be considered a separate violation of this Chapter. The remedies provided for herein shall be cumulative and shall be in addition to any other remedies provided by law.

20-2.73 Subdivision

In the case of the subdivision of land, if, before, final subdivision approval has been granted, any person transfers or sells or agrees to transfer or sell, except pursuant to an agreement expressly conditioned on final subdivision approval, as owner or agent, any land which forms a part of a subdivision for which approval is required by this Chapter, such person shall be subject to a penalty not to exceed \$1000, and each lot transferred shall be deemed a separate violation. This penalty shall be in addition to any other remedies provided by law.

20-2.8 FEES

20-2.81 Subdivision Fees

- 20-2.811 Minor Subdivision:  
Minor Subdivision plat, \$100 plus \$20 for each lot shown thereon.
- 20-2.812 Preliminary Plat:  
Preliminary plat, \$100 plus \$20 for each lot shown thereon.
- 20-2.813 Final Plat:  
Final plat, \$100 plus \$15 for each lot shown thereon.

20-2.82

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 \$25.00 payable to the Township. An appeal made pursuant to N.J.S.A. 40:55D-70 (d) shall be accompanied by a fee of \$100 payable to the Township.

20-2.83

Conditional Use Fees

Each application made to the Planning Board for approval of a conditional use shall be accompanied by a fee based upon the fee schedule for site development plans.

20-2.84

Site Development Plan Fees

Each application made to the Planning Board or to the Zoning Board of Adjustment, as the case may be, for approval of a site plan, shall be accompanied by a fee based on the following schedule:

20-2.841

Preliminary Plat:

Residential:

Under 50 housing units = \$500  
Over 50 housing units = \$10 per unit

Non-residential:

Under one (1) acre = \$250  
Over one (1) acre but not over ten (10) acres = \$250 + \$100 per acre  
Over ten (10) acres = \$250 + \$50 per acre.

20-2.842

Final Plat:

Same as preliminary plat.

20-2.85

Planned Development Fees

20-2.851

Preliminary Plat:

Class I and II; \$400 plus \$25 per acre.  
Class III, IV, and V; \$600 plus \$25 per acre.

20-2.852

Final Plat:

Class I and II; \$200 plus \$15 per acre.  
Class III, IV, and V: \$300 plus \$15 per acre.

20-2.86

Inspection Fees

No site plan, subdivision or planned development shall be approved by the Planning Board or Board of Adjustment until the applicant shall also deposit a certified check or cash with the Township Clerk in the amount of five percent (5%) of the value of the site improvements which are required to be inspected as estimated by the Township Engineer to cover the cost of all said inspections required under this Chapter.

This section shall not apply in the event the Township Engineer determines that no inspections are required or the applicant is obligated to make a deposit for the same or similar type of inspections under another municipal requirement.

20-2.87

Zoning Permit Fees

The fee for all zoning permits shall be \$5.00 for each separate use on a specific parcel of land. The reconstruction of, and alteration to an existing single family dwelling, shall be exempt from the fee.

20-2.9 ADMINISTRATIVE OFFICER

The Administrative Officer for purposes of the Chapter shall mean the Township Planner. He shall receive all applications for development pursuant to this Chapter and shall examine, declare complete, and file such applications and cause them to be administered and received and shall collect all fees that may be payable to the Township under this Chapter and shall render an account to the Township at the end of each calendar month and pay over to the Township Treasurer the total amount of fees collected.

20-2.10 NOTICES: MUNICIPAL RESPONSIBILITY

A brief notice of the decision of either the Planning Board or the Zoning Board of Adjustment with respect to any development application shall be published in the official newspaper of Old Bridge Township by the Administrative Officer. The cost of said publication shall be charged against the applicant.

20-2.11 LIST OF PROPERTY OWNERS FURNISHED

Pursuant to the provisions of N.J.S.A. 40:55D-12C, the Township Tax collector shall within seven (7) days after receipt of payment of a fee of \$10.00, make and certify a list from the current tax duplicate of names and addresses of owners to whom the applicant is required to give notice.

20-2.12 PROOF OF PAYMENT OF TAXES

No application for any subdivision, site plan or planned development shall be granted unless the applicant for same submits proof which said application that no taxes or assessments for local improvements are delinquent on the property for which said subdivision, site plan or planned development application is made and in the event said proof is not submitted any approval granted for said application shall be conditioned upon all said payments being made.

20-2.13 DISCLOSURE OF OWNERSHIP OF CORPORATIONS

20-2.131 No land development application, which involves six (6) or more lots or more than twenty-five (25) multi-family dwelling units in either a subdivision, site plan, conditional use, variance or planned development, shall be granted approval unless the applicant, if it be a partnership or corporation, submits the names and addresses of all shareholders or individual partners owning at least ten per cent (10%) of the interest in the partnership or corporation.

20-2.132 Any corporation or partnership which conceals the names of the shareholders owning ten percent (10%) or more of the stock or individual partners owning a ten per cent (10%) or greater interest in the partnership are subject to a fine of \$1,000.00 to \$10,000.00 which shall be recovered in the name of the municipality.

20-2.14 HEARINGS

20-2.141 The approving board shall hold a hearing on each application for development, or adoption, revision or amendment of the master plan.

20-2.142 The approving board shall make the rules governing such hearings. Any maps and documents for which approval is sought at a hearing shall be on file and available for public inspection at least 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

- 20-2.143 The officer presiding at the hearing or such person as he may designate shall have power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant evidence, including witnesses and documents presented by the parties, and the provisions of the "County and Municipal Investigations Law," P.O. 1953, C. 38 (C. 2A:67A-1 et seq.) shall apply.
- 20-2.144 The testimony of all witnesses relating to an application for development shall be taken under oath or affirmation by the presiding officer, and the right of cross-examination shall be permitted to all interested parties through their attorneys, if represented, or directly, if not represented, subject to the discretion of the presiding officer and to reasonable limitations as to time and number of witnesses.
- 20-2.145 Technical rules of evidence shall not be applicable to the hearing, but the agency may exclude irrelevant, immaterial, or unduly repetitious evidence.
- 20-2.146 The Approving Board shall provide for the verbatim recording of the proceedings by either stenographer, mechanical or electronic means. The Approving Board shall furnish a transcript, or duplicate recording in lieu thereof, on request to any interested party at his expense; provided that the governing body may provide by ordinance for the municipality to assume the expense of any transcripts necessary for appeal to the governing body pursuant to section 8 of this act of decisions by the Zoning Board of Adjustment pursuant to subsection 57d. of the N.J. Land Use Act, up to a maximum amount as specified by the ordinance.
- 20-2.147 Each decision on any application for development shall be in writing and shall include findings of facts and conclusions based thereon.
- 20-2.148 A copy of the decision shall be mailed by the Approving Board within 10 days of the date of decision to the applicant, or if represented then to his attorney, without separate charge, and to all who request a copy of the decision for a reasonable fee. A copy of the decision shall also be filed by the Approving Board in the office of the administrative officer. The administrative officer shall make a copy of such filed decision available to any interested party for a reasonable fee and available for public inspection at his office during reasonable hours.
- 20-2.149 A brief notice of the decision shall be published in the official newspaper of the municipality, if there be one, or in a newspaper of general circulation in the municipality. Such publication shall be arranged by the applicant unless a particular municipal officer is so designated by ordinance; provided that nothing contained in this act shall be construed as preventing the applicant from arranging such publication if he so desires. The municipality may make a reasonable charge for its publication. The period of time in which an appeal of the decision may be made shall run from the first publication of the decision, whether arranged by the municipality or the applicant.



20-2.150 Public notice of a hearing on an application for development including major subdivision applications, all site plan applications, all variance applications, all conditional use applications and all planned development applications shall be given by the applicant at least 10 days prior to said hearing in conformity with the N.J.S.A. 40:55D-12.

#### 20-2.15 APPEALS

##### 20-2.151 Appeal Procedure

Any interested party may appeal to the Township Council any final decision of the Approving Board on any class of application for development. Said appeal shall be made within 10 days of the date of publication of the final decision of the board from which the appeal was taken. The appeal shall be made by serving the Municipal Clerk in person or by certified mail with a notice of appeal specifying the grounds thereof and the name and address of the appellant and the name and address of his attorney, if represented. Such appeal shall be decided by the Township Council only upon the record established before the Planning Board or the Board of Adjustment, as the case may be.

##### 20-2.152 Notice

Notice of the meeting to review the record below shall be given by the Township Council by personal service or certified mail to the appellant, to any interested party requesting said record and to the Board from which the appeal was taken at least 10 days prior to the date of the meeting. The parties may submit oral and written argument on the record at such meeting, and the Township Council shall provide for verbatim recording and transcripts of such meeting.

##### 20-2.153 Time of Decision

The Township Council shall conclude a review of the record below not later than 45 days from the date of receipt of the transcript of the hearing unless the appellant consents in writing to an extension of said period. The appellant shall arrange for transcript at his expense for use by the Township Council. Failure of the Township Council to hold a hearing and conclude a review of the record below and to render a decision within the specified period, without written consent of the appellant, shall constitute a decision affirming the action of the Board below.

##### 20-2.154 Decision

The Township Council may reserve, remand or affirm, wholly or in any part, or may modify the final decision of the Approving Board. The affirmative vote of four (4) members of the Township Council shall be necessary to reverse, remand or modify any final action of either Board.

##### 20-2.155 Notification

The Township Council shall mail a copy of the decision to the appellant and if represented then to his attorney, without separate charge to any interested party who has requested a decision, not later than 10 days after the date of decision. A brief notice of the decision shall be published in the official newspaper of the municipality to be arranged by the Township Clerk at the cost of the appellant.

20-2.16 WAIVER OF PLANNING REQUIREMENTS

The Approving Board when acting upon applications for major or minor subdivision approval or site plan 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 subdivision review and approval or site plan review and approval only if the literal enforcement of one or more of such provisions are impractical or will exact undue hardship because of particular conditions pertaining to the land in question. The Approving Board shall include findings of fact and conclusions in the resolution with respect to a request for a Waiver of Planning Requirements.

20-2.17 DESIGN FLEXIBILITY

The Approving Board may in order to encourage and promote flexibility, economy and environmental soundness layout and design of subdivisions, vary lot areas and dimensions, and yards and setbacks otherwise required by Section 20-4.5 herein, provided that, the average lot areas and dimensions, yards and setbacks within the proposed subdivision conforms to the norms of Section 20-4.5. The Approving Board shall include findings of fact and conclusions with respect to variations for design flexibility.

20-2.18 PLANNING BOARD MEMBERSHIP

20-2.181 The Planning Board is hereby established consisting of nine (9) members who shall serve for terms of not more than four (4) years, except upon the adoption of this chapter, the present members of the planning Board now holding office shall continue therein until their present time expires.

20-2.182 The Class I, II and IV members shall be appointed by the Mayor. The Class III members shall be appointed by the Township Council.

20-2.19 ARCHITECTURAL ADVISORY COMMITTEE

20-2.191 The Mayor may establish an Architectural Advisory Committee to assist the Approving Board in its duties, with respect to the review and approval of all development with a view toward promoting a desirable visual environment through creative development techniques and good civic design and arrangements. The Planning Board or Zoning Board of Adjustment, as the case may be, may refer development applications to the architectural review committee for their review and comment within the time limits otherwise permitted for the review of development applications.

20-2.192 The architectural advisory committee shall consist of five (5) members appointed by the mayor so that one term shall expire each year. All members shall serve without compensation and shall be residents of the township. All members shall be specially qualified by reason of training or experience in architecture, land development, city planning, real estate, landscape architecture or other relevant business or profession, or by reason of civic interest and sound judgement to determine the effects of a proposed building on the desirability, property values and development of surrounding areas.

20-2.20 ZONING BOARD OF ADJUSTMENT MEMBERSHIP

- 20-2.201 A Zoning Board of Adjustment is hereby established consisting of seven residents of the township appointed by the governing body to serve for a term of four years each, except that upon the adoption of this Chapter, the members of the Board of Adjustment now holding office shall continue therein until their present terms expire. New appointments shall be made for the two, three and four years respectively effective February 1977, and, thereafter, all appointments shall be for a term of four years.
- 20-2.202 The Board of Adjustment shall yearly organize by Election of a Chairman and Vice-Chairman and thereafter selection of a Secretary who may or may not be a member of the Board.
- 20-2.203 The Board of Adjustment shall adopt rules and regulations to govern procedure and such other regulations as may be necessary to carry into effect the provisions and purposes of this Chapter.

20-2.21 RESERVATION FOR PUBLIC USE

Any land shown on the Master Plan as intended for parks, playgrounds, school site or other public use, may at the option of the Approving Board, be designated and reserved for such use for a one year period. During said period compensation equal to an option to purchase shall be made.

SECTION 20-3 DEFINITIONS

20-3.1 Words and Phrases

The term "shall" indicates a mandatory requirement, and the term "may" indicates a permissive action. The word "lot" includes the word "plot." The word "structure" includes the word "building." The word "zone" includes the word "district." The word "occupied" includes the phrase "intended to be occupied." The word "use" includes the words "arrange," "designated," and the phrase "intended to be used."

20-3.2 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.

20-3.3 Alterations

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.

20-3.4 Approving Board

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

20-3.5 Basement/Cellar

A story partly underground, and having more than one-half (1/2) of its height below the average level of the finish grade of the building.

20-3.6 Building

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

20-3.7 Building Height

The vertical dimension measured from the average elevation of the finished grade at the front of the building to the highest point of the roof.

20-3.8 Building Line

A line formed by the intersection of a horizontal plane at average 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.

20-3.9 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.

20-3.10 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.

20-3.11 Dual Road

A street, in which the lanes for traffic in opposing directions are separated by a median strip, center island or other form of barrier, which cannot be crossed except at designated locations.

20-3.12 Dwelling Unit

One or more rooms designed to provide living facilities for one family, including equipment for cooking or provisions for same.

20-3.13 Dwelling, One-family

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

20-3.14 Dwelling, Two-family

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

20-3.15 Dwelling, Multi-Family

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

20-3.16 Family

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

20-3.17 Farm

Any parcel of land, three (3) acres or larger in size, which is used in the raising of agricultural products, livestock, poultry, or dairy products as a source of income.

20-3.18 Farm Building

Any building used for the housing of agricultural equipment, produce, livestock, or poultry or for the incidentals or customary processing of farm produce; provided that such building is located on, operated in conjunction with, and necessary to, the operation of a farm.

20-3.19 Fee Simple

Fee simple is ownership of real property combining ownership in fee simple of a dwelling unit and the lands upon which it is situated, and voting rights in an entity which has ownership of the common elements and its appurtenances.

20-3.20 Flea Market

An indoor or outdoor market at which new or second-hand merchandise is sold by individual vendors from booths, tables, stalls or parked vehicles.

20-3.21 Garage, Private

A building or space used as an accessory to the main building which provides for the storage of motor vehicles, in which no occupation, business or service is conducted for profit.

20-3.22 Garage, Public

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

20-3.23 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.

20-3.24 Golf Courses

Any area of fifty (50) or more acres containing a full size professional 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: Club House Facilities; Dining and Refreshment Facilities; Swimming Pools; Tennis Courts and the like, provided that the operation of such facilities in incidental and subordinated to the operation of golf course.

20-4.25 Grade Finished

The completed surfaces of lawns, walks and roads brought to grade as shown on official plans or designs relating thereto.

20-3.26 Gross Floor Area

The sum of the gross horizontal areas of the floor or several floors of an enclosed building measured between the inside face of exterior walls. Any cellar, basement, garage space, accessory building or porch is not to be included in computing gross floor area.

20-3.27 Lot

A parcel or area of land, 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.

20-3.28 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.

20-3.29 Lot Corner

A parcel of land at the junction of and fronting on two or more intersecting streets.

20-3.30 Lot Coverage

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

20-3.31 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.

20-3.32 Lot Frontage

A lot line or portion thereof which is co-existent with a street line. 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) 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.

20-3.33 Lot Interior

A lot other than a corner lot.

20-3.34 Lot Width

The horizontal distance between the side lot lines measured at right angles to its depth, and a point which constitutes the rear line required of the required front yard space.

20-3.35 Motel

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.

20-3.36 Municipal Building Facility and Use

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

20-3.37 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.

20-3.38 Nursery School

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

20-3.39 Occupancy

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

20-3.40 Patio House Dwelling Unit

A patio house dwelling unit is one of a series of detached, single family dwelling units, (each located upon a patio house dwelling lot) which has been subdivided with internal patios or yard areas partially or completely surrounded by a private fence or wall.

20-3.41 Principal Building

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

20-3.42 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.

20-3.43 Setback Line

The rear limit of the required front yard area.

20-3.44 Sign

Any device, structure or object for visual communication that is used for the purpose of bringing the subject thereof to the attention of others, as set forth in Section 20-7.6.

20-3.45 Story

That part of a building between the surface of any floor and the next floor above it. A "split-level" story shall be considered a second story if its floor level is six (6) feet or more above the level of the line of the finished floor next below it except a basement any floor under a sloping roof at the top of a building which is more than two (2) feet below the top plate shall be counted as a story.

20-3.46 Street

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.

20-3.47 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 at a point thirty (30) feet from the center line of the existing pavement or surface.

20-3.48 Structure

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.

20-3.49 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 rear yard areas.

20-3.50 Townhouse Dwelling Structure

A townhouse dwelling structure is a building or structure containing two or more townhouse dwelling units.

20-3.51 Trailer, Coach or Mobile Homes

Any dwelling unit which is equipped with wheels or some device used for the purpose of transporting such unit from place to place whether the same is on blocks, posts or other type of foundation.

20-3.52 Trailer Coach Park

Any area on which two or more trailer coaches are located and occupied for dwelling or sleeping purposes regardless of whether a charge is made for accommodations.

20-3.53 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.

20-3.54 Yard, Front

An open, unoccupied space on the same lot 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.

20-3.55 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 side building lines.

20-3.56 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.



SECTION 20-4 SCHEDULE OF LAND DEVELOPMENT

20-4.1 ESTABLISHMENT OF ZONES

For the purpose of this Chapter, the Township of Old Bridge is hereby divided into the following zoning districts:

WS Wetlands and Watershed Protection Zone

The purpose of this zone is to preserve and protect the ground water table and water recharge areas for water supply purposes, and to protect the health and safety of the occupants of lands subject to seasonal or periodic flooding.

PD Planned Development Zone

The purpose of this zone is to provide for housing development opportunities by means of planned developments while maintaining the suburban character of the area and preserving critical environmental features.

R-20 Single-Family Residential Zone

The purpose of this zone is to continue to allow detached single family homes in areas where this pattern has been firmly established and where the preservation of environmental features is less critical.

R-15 Single-Family Residential Zone

The purpose of this zone is to continue to allow detached single family homes in areas where this pattern has been firmly established.

R-7 Single-Family Residential Zone

The purpose of this zone is to continue to allow detached single family homes in areas where this pattern has been firmly established.

A-F Apartment-Family Residential Zone

The purpose of this zone is to allow for the continued development of garden apartments in areas where this pattern has been firmly established.

A-R Apartment Retirement Residential Zone

The purpose of this zone is to allow for the development of garden apartments or townhouses specifically designed for the needs of senior citizens.

C-N Neighborhood Commercial Zone

The purpose of this zone is to establish areas which will provide convenient shopping for the general neighborhoods in which they are located. The lot areas and permitted uses are intended to be small in size at operating scale to save the needs of the immediate neighborhood conveniently without attracting regional traffic.

C-C Community Commercial Zone

The purpose of this zone is to establish areas which will provide a greater variety of retail business and personal services for an area embracing several neighborhoods.

C-M Marine Commercial Zone

The purpose of this zone is to provide an opportunity for the continued development of Marine and Resort activities in unique areas which have direct access to navigatable waterways.

**C-R Regional Commercial Shopping Zone**

The purpose of this zone is to establish several locations within the Township within which major shopping centers are permitted providing the full array of retail and service uses designed to serve all residents of the Township as well as regional population.

**O-G General Office Zone**

The purpose of this zone is to provide development opportunities for establishments primarily engaged in rendering a wide variety of services to individuals and business establishments to serve residents of the entire Township as well as the regional population.

**M-5 Heavy Industrial Zone**

The purpose of this zone is to provide for a continuation of heavy industrial activities.

**S-D Special Development Zone**

The purpose of this zone is to establish several areas which will provide new development opportunities for large scale service and light manufacturing uses with appropriate supporting facilities. The lot areas and permitted uses are intended to serve needs for the Township as well as the regional population.

**TCD Town Centre Design Zone**

The purpose of this zone is to encourage the development of a Town Centre in conjunction with the Municipal Complex. A planned mixture of residential, commercial and related uses are permitted in specific areas, in order to create concentrations of land use activities which will complement and enhance the new Municipal Complex.

**TH Townhouse Zone**

The purpose of this zone is to establish locations within the Township for the exclusive development of Townhouses, patio homes or cluster homes.

**20-4.2 ZONING MAP**

Zoning districts shall conform to the zoning map known and designated as "Zoning Map of the Township of Old Bridge", Middlesex County", which is hereby declared to be incorporated herein. Zone boundary lines are commonly intended to follow the center line of streets, railroad right-of-way, streams, and lot or property lines on plots of record at the time of the passage of this Section.

**20-4.3 SCHEDULE OF PERMITTED USES**

The "Schedule of Permitted Uses" attached hereto is hereby declared to be expressly incorporated herein and made part of this Chapter.

- 20-4.31 Any use which is not expressly permitted as a primary, conditional, accessory use, as set forth herein is prohibited.

The categories and respective code numbers refer to the Classification of Land Use Manual, copies of which are available for inspection at the office of the Township Clerk, Department of Code Enforcement and the Department of Planning and Development.

20-4.3 SCHEDULE OF PERMITTED USES

X - PERMITTED PRIMARY USE

C - PERMITTED CONDITIONAL USE

A - PERMITTED ACCESSORY USE

TYPE OF USE	REF. TO SPEC. REGS.	WS	PD I, II & III	PD IV & V	R-20	R-15	R-7	A-F	A-R	O-G	C-M	C-N	C-C	C-R	M-5	TGD	S-D	TH
(1) Residential																		
111 Single Family Dwelling	20-4.66		X	X	X	X	X									X		
112 Two Family Dwellings	20-4.44						X											
113 Garden Apartments*	20-4.422		X	X				X	X							X		
113 Town Houses*	20-4.423		X	X				X	X							X		X
113 Patio Homes *	20-4.424		X	X				X	X							X		X
113 Cluster Homes *	20-4.425		X	X				X	X							X		X
121 Rooming & Boarding Houses																		
123 Residence Halls/Dormitories										(X)								
140 Mobile Home Parks	20-4.43																	
151 Hotels or Motels				X							X			X		X	X	
* These dwelling types are permitted in the PD zone only as part of a planned development according to the provisions of Section 20-11.																		
(2-3 MANUFACTURING INDUSTRIES																		
21 Food and Kindred Products				X											X		X	
22 Textile Mill Products				X											X		X	
23 Apparel & Other Finished Products made from Fabrics leather & similar matter				X											X		X	
24 Lumber & Wood Products (except furniture)															X		X	
25 Furniture & Fixtures				X											X		X	
26 Paper & Allied Products				X											X		X	
27 Printing, Publishing & Allied Industries				X											X		X	
28 Chemicals & Allied Products															X			
29 Petroleum Refining & Related Industries															X			
31 Rubber & Miscellaneous Plastic Products															X			
32 Stone, Clay & Glass Products															X			
33 Primary Metal Industries															X			

20-4.3 SCHEDULE OF PERMITTED USES

X - PERMITTED PRIMARY USE

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TYPE OF USE	REF. TO SPEC. REGS.	WS	PD I, II & III	PD IV & V	R-20	R-15	R-7	A-F	A-R	O-G	C-M	C-N	C-C	C-R	M-5	TCD	S-D	TH
34 Fabricated Metal Products				X											X		X	
35 Profess. & Scientific Instruments Photo. & Optical Goods				X														
Watches & Clocks															X		X	
39 Miscellaneous Manufacturing				X											X		X	
(4) TRANSPORTATION, COMMUNICATIONS & UTILITIES																		
421 Bus Passenger Terminals				X											X		X	
422 Motor Freight Terminals															X		X	
431 Airports & Flying Fields	20-4.65																	C
441 Marine Craft Transportation											X							
460 Commercial Parking Lots & Garages				X						X			X	X	X	X	X	
471 Telephone Co. Offices	20-4.61		C	C	C	C	C	C	C	X	X	X	X	X	X	X	X	C
473 Broadcasting Studios										X					X	X	X	
481 Transmission Facilities	20-4.61		C	C	C	C	C	C	C	X	X	X	X	X	X		X	C
481 Electric Utility Co. Off.	20-4.61		C	C	C	C	C	C	C	X	X	X	X	X	X	X	X	C
482 Gas Storage Facilities																		
482 Gas Co. Offices	20-4.61		C	C	C	C	C	C	C	X	X	X	X	X	X	X	X	C
483 Water Utility Co. & Storage & Treatment Facs.	20-4.61	C	C	C	C	C	C	C	C	X	X	X	X	X	X		X	C
484 Sewerage Utility Co. & Treatment Facs.	20-4.61		C	C	C	C	C	C	C	X	X	X	X	X	X		X	C
485 Waste Disposal Facilities																		
Essential Utilities For all Permitted Uses			A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
(5) TRADE, WHOLESALE & RETAIL																		
51 WHOLESALE TRADE																		
511 Motor Vehicles & Automotive Equipment	20-4.453			X											X		X	
512 Drugs, Chemicals & Allied	20-4.462			X											X		X	
513 Dry Goods & Apparel	20-4.462			X											X		X	
514 Groceries & Related Prod.	20-4.462			X											X		X	
515 Farm Products	20-4.462			X											X		X	

20-4.3 SCHEDULE OF PERMITTED USES

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TYPE OF USE	REF. TO SPEC. REGS.	WS	PD I, II & III	PD IV & V	R-20	R-15	R-7	A-F	A-R	O-G	C-M	C-N	C-C	C-R	M-5	TCD	S-D	TH
516 Electrical Goods	20-4.462			X											X		X	
517 Hardware, Plumbing, Heating Equipment & Supplies	20-4.462			X											X		X	
518 Machinery, Equipment & Supplies	20-4.462			X											X		X	
519 Miscellaneous Wholesale	20-4.462			X											X		X	
51-59 RETAIL TRADE																		
52 Bldg. Materials, Hardware, Farm Equipment & Supplies																		
521 Lumber & other Bldg. Mater.				X									X	X	X			
522 Heating & Plumbing Equip.				X								X	X	X	X			
523 Paint, Glass & Wallpaper				X								X	X	X	X	X		
524 Electrical Supplies				X								X	X	X	X			
525 Hardware & Supplies				X								X	X	X	X	X		
53 GENERAL MERCHANDISE																		
531 Department Stores				X									X	X			X	
532 Mail Order Houses				X									X	X			X	
533 Variety Stores				X								X	X	X			X	
536 Flea Markets																		
54 FOOD																		
541-549 Grocery Stores				X								X	X				X	
55 AUTOMOTIVE, MARINE CRAFT, AIRCRAFT & ACCESSORIES																		
551 Motor Vehicles	20-4.453			X									X	X	X		X	
552 Tires, Batteries & Accessories				X								X	X	X	X			
553 Gasoline Service Stations	20-4.64			C							C	C	C	C	C			
5591 Marine Craft											X		X	X	X			
5593 House Trailers & Campers													X	X	X			
5594 Motor Cycles													X	X	X			
56 APPAREL & ACCESSORIES				X							X	X	X	X			X	
57 FURNITURE, HOME FURNISHINGS				X									X	X			X	
58 EATING & DRINKING PLACES																		
581 Restaurants	20-4.452			X						A	X	X	X	X		X	X	

20-4.3 SCHEDULE OF PERMITTED USES

X - PERMITTED PRIMARY USE

C - PERMITTED CONDITIONAL USE

A - PERMITTED ACCESSORY USE

TYPE OF USE	REF. TO SPEC. REGS.	WS	PD I, II & III	PD IV & V	R-20	R-15	R-7	A-F	A-R	O-G	C-M	C-N	C-C	C-R	M-5	TCD	S-D	TH
5812 Short Order Places - Auto Oriented													X					
5814 Short Order Places - non-auto oriented	20-4.452			X						A	X	X	X	X		X		
5820 Drinking Places				X							X	X	X	X		X	X	
59 MISCELLANEOUS RETAIL TRADE																		
591 Drug & Proprietary	20-4.451			X						A		X	X	X		X		
592 Package Liquor				X							X	X	X	X		X		
593 Antiques/Second Hand Merch.													X			X		
594 Books Stationary & Art Supplies				X								X	X	X		X		
595 Sporting Goods				X								X	X	X		X		
596 Farm & Garden Supplies				X									X	X	X			
597 Jewelry				X								X	X	X		X		
598 Fuel & Ice															X			
599 Miscellaneous Retail-Trade				X								X	X	X		X		
(6) SERVICES	20-4.461																	
61 FINANCE, INSURANCE & REAL ESTATE SERVICES																		
611 Banking & Related Functions				X						X		X	X	X		X	X	
612 Credit Services				X						X		X	X	X		X	X	
613-19 Other Services				X						X		X	X	X		X	X	
62 PERSONAL SERVICES																		
621 Laundering & Dry Cleaning				X								X	X					
622 Photographic Services				X								X	X	X		X		
623 Beauty & Barber Services				X								X	X	X		X		
624 Funeral Parlor				X						X			X				X	
625 Apparel & Shoe Repair				X								X	X	X		X		
6291 Clothing Rental				X								X	X	X		X		
6295 Tattooing																		
6296 Massage Parlors																		
6299 Other Personal Services				X								X	X	X		X		
63 BUSINESS SERVICES																		
631 Advertising Services				X						X		X	X	X		X	X	
632 Consumer Credit				X						X		X	X	X		X	X	

20-4.3 SCHEDULE OF PERMITTED USES

X - PERMITTED PRIMARY USE

C - PERMITTED CONDITIONAL USE

A - PERMITTED ACCESSORY USE

TYPE OF USE	REF. TO SPEC. REGS.	WS	PD I, II & III	PD IV & V	R-20	R-15	R-7	A-F	A-R	O-G	C-M	C-N	C-C	C-R	M-5	TCD	S-D	TH
633 Duplicating & Mailing				X						X		X	X	X		X	X	
634 Building Services				X						X		X	X	X		X	X	
635 News Syndicate				X						X		X	X	X		X	X	
636 Employment Services				X						X		X	X	X		X	X	
6375 Mini-Ware Housing	20-4.69			X									X		X		X	
6376 General Ware Housing				X											X		X	
638 Auction Services				X									X					
6397 Auto & Truck Rentals				X									X		X		X	
64 REPAIR SERVICES				X														
641 Auto & Truck Repair	20-4.64										XC	C	XC	C	XC			
642 Electrical Appliance				X								X	X		X		X	
649 Repair Shops				X											X		X	
65 PROFESSIONAL SERVICES																		
651 Medical & Health	20-4.463		A	A	A	A	A			X		X	X	X			X	
6516 Hosp. & Nursing Homes	20-4.62		C	C	C	C	C			C							X	
652-659 Other Profess. Services	20-4.463		A	A	A	A	A			X		X	X	X			X	
(7) CULTURAL, ENTERTAINMENT & RECREATIONAL																		
711-719 Non-Profit Cultural Activities such as libraries, Art Galleries, Botanical Gardens, etc.				X										X		X	X	
7212 Motion Picture Theatres				X									X	X		X		
7213 Drive In Movies																		
7214 Legitimate Theatres				X									X	X		X		
7221/7222 Stadiums & Arenas																		C
7224 Racetracks																		C
723 Miscellaneous Public Assembly														X		X	X	
7311 Fairgrounds			X	X														
7312 Amusement Parks	20-4.68										C		C					
7391 Penny Arcades														X				
7392 Miniature Golf	20-4.68			C									C					
7393 Golf Driving Ranges	20-4.68		C										C					
7394 Go-Cart Tracks																		
7397 Billiard & Pool Halls				X								X	X	X		X		

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SHEET

65191 CLINICS

X

X







20-4.3 SCHEDULE OF PERMITTED USES

X - PERMITTED PRIMARY USE

C - PERMITTED CONDITIONAL USE

A - PERMITTED ACCESSORY USE

TYPE OF USE	REF. TO SPEC. REGS.	WS	PD I, II & III	PD IV & V	R-20	R-15	R-7	A-F	A-R	O-G	C-M	C-N	C-C	C-R	M-5	TCD	S-D	TH
7411/7412 Golf Courses		X	X	X													X	
7413 Tennis Courts - Private	20-4.68		C	C						C			X	X		X	X	
7413 Tennis Courts - Residential	20-4.68		A	A	A	A	A	A	A							A		A
7416 Riding Academies & Stables		X	X	X													X	
7417 Bowling Alleys				X									X	X				
7421 Tot Lots		X	X	X	X	X	X	X	X							X		X
7422 Playgrounds		X	X	X	X	X	X	X	X							X		X
7423 Playfields		X	X	X	X	X	X	X	X							X		X
7424 Recreation & Community Ctrs			A	A				A	A							A		A
7425 Gymnasiums & Athletic Clubs	20-4.68		C	C						C			X	X		X	X	
7426 Amateur Baseball Fields		X	X	X	X	X	X	X	X							X		X
7432 Swimming Pools - Private	20-4.68		C	C						C			X	X		X	X	
7432 Swimming Pools - Residential			A	A	A	A	A	A	A							A		A
744 Marinas											X							
745 Pistol, Rifle & Trap Ranges		X	X	X											X			
749 Recreation, NEC		X															A	
7515 Hunting & Fishing Clubs		X	X	X														
752 Group or Organized Camps		X	X	X														
76 Parks		X	A	A	A	A	A	A	A							A		A
(8) RESOURCE PRODUCTION & EXTRACTION																		
811-813 Field & Seed Crops, Truck Crops, Orchards Horticultural Activities		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Roadside Farms & Farm Outbuildings.	20-4.47	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
8141 Beef Cattle		X	X	X														
8142 Horses		X	X	X														
8144 Dairies		X	X	X														
8145 Paddock		X	X	X														
817 Horticultural		X	X	X														
819 Agricultural, NEC		X	X	X														
821 Agricultural Processing																		
8221/8222 Veterinarians & Animal Hospital Services				X						X			X				X	

20-4.3 SCHEDULE OF PERMITTED USES

X - PERMITTED PRIMARY USE

C - PERMITTED CONDITIONAL USE

A - PERMITTED ACCESSORY USE

TYPE OF USE	REF. TO SPEC. REGS.	WS	PD, I, II & III	PD IV & V	R-20	R-15	R-7	A-F	A-R	O-G	C-M	C-N	C-C	C-R	M-5	TCD	S-D	TH
8224 Outdoor Animal Kennels		X														X		
829 Other Agricultural Activities																	X	
831 Commercial Forestry Prod.		X	X	X														
851/852 Metal Ore & Coal Mining																		
853 Crude, Petroleum & Natural Gas																		
854 Mining & Quarrying of Nonmetallic Minerals	20-4.67	C	C												C			

20-4.4 SPECIAL STANDARDS FOR CERTAIN USES

Certain permitted primary and accessory uses are subject to specific standards as hereinafter set forth.

20-4.41 Town Centre Design Zone

20-4.411 Permitted Uses:

The following uses are permitted in the TCD Zone but only within the designated areas set forth which are indicated on the Zoning Map of Old Bridge Township.

<u>TCD Area</u>	<u>Permitted Uses</u>
Area A	Retail trade as noted in Section 20-4.3.
Area B	Services as noted in Section 20-4.3. Cultural, Entertainment and Recreational as noted in Section 20-4.3.
Area C	Multiple-family dwellings as noted in Section 20-4.3. Single-family dwellings as a planned development only.
Area D	Civic use only.

20-4.412, Development Standards:

- (a) All uses shall be served by public sanitary sewage and disposal and public water supply systems.
- (b) No structure shall be located within 30 feet of the right of way of Route 516 or Cottrell Road.
- (c) Commercial and residential uses shall not be housed in the same structure nor shall parking, open space or similar facilities be shared by both commercial and residential uses.
- (d) Parking for commercial uses shall be provided in accordance with Section 20-7.3 of this Chapter.
- (e) No structure shall exceed two stories or 30 feet in height.
- (f) Signs shall conform to the provisions of 20-7.8 of this Chapter.
- (g) Maximum residential densities for multi-family development shall not exceed the standards set forth in Sections 20-4.42, 20-4.43, 20-4.44 of this Chapter.

20-4.413 Design Standards:

- (a) In order to encourage good civic design and arrangements, the approving board shall evaluate all development proposals in the TCD District for evidence of a design concept which embodies the purposes for which this District is created in relation to the following factors:
- (1) The three-dimensional relations of structures and their vicinities to the roads, the nearby structures, and the open space created between them;
  - (2) The presence of open spaces of adequate size and interesting sequence as one moves about;
  - (3) The landscaped treatment of both the open spaces and the pass of circulation;
  - (4) The locations of building on their lots;
  - (5) The arrangement of trees, lawns, shrubs, driveways and paths.
- (b) For all of the commercial buildings in the District, the following design factors shall be reviewed by the approving board for compatibility with the purposes for which this district is established:
- (1) Height: which shall be generally uniform for all commercial buildings in the Area.
  - (2) Facade treatment: including materials, colors and patterning.
  - (3) Signs: including material, colors and patterning.
  - (4) Roofs: including adequate screening, for airconditioners, water towers or other roof structures which shall not be visible from Route 516 Cottrell intersection.
  - (5) Landscaping: which shall include treatment of areas in such a manner as to promote a desirable visual environment in conformity with the purposes of this Section.

20-4.414 Procedures and Standards:

- (a) All applications for development in this zone shall conform to and meet the standards and procedures for either subdivision or site development plan approval, whichever the case may be as well as the special standards for design set forth in this Chapter.
- (b) All applications shall be referred to the Architectural Advisory Committee for review and comment before the approving board takes final action on an application.

20-4.42 Garden Apartments, Townhouses, Patio Homes and Cluster Homes.

20-4.421 Area Height and Setback:

The following standards shall be considered as a minimum; depending upon the specific use, higher standards may be set forth elsewhere in this Chapter.

20-4.4211 Minimum Room Sizes: Minimum room sizes in all dwelling units shall not be less than those established in Section 20-7.

20-4.4212 Building Spacing Between Residential Structures of Similar Types: The spacing between residential structures of similar types shall be as follows:

- (a) End wall to end wall =  $\frac{1}{2}$  height of highest wall (minimum 12 feet).
- (b) Any building face to street curb = height of highest wall (minimum 20 feet).
- (c) Any building face to parking area =  $\frac{1}{2}$  height of highest wall (minimum 12 feet).
- (d) End wall to window wall =  $1\frac{1}{2}$  height of highest wall (minimum 30 feet).
- (e) Window wall to window wall = 3 times height of highest wall (minimum 75 feet).

20-4.4213 Building Spacing Between Residential Structures of Differing Types: The spacing between residential buildings of different types shall be equivalent to the height of the lower density use multiplied by the difference in net project densities.

$$\text{Spacing (Feet)} = \text{Height of lower density (Feet)} \times \text{Net density difference (D.Units/acre)}$$

20-4.4214 Height Limitations:

- (a) For cluster homes, height shall be limited to 2 stories or 30 feet.
- (b) For patio houses, height shall be limited to 2 stories or 30 feet.
- (c) For townhouses, height shall be limited to  $2\frac{1}{2}$  stories or 30 feet.
- (d) For garden apartments, height shall be limited to  $2\frac{1}{2}$  stories or 30 feet.

20-4.4215 Buffers:

- (a) A minimum setback distance of 75 feet or a distance equal to twice the height of the closest building, whichever is greater, shall be required along the entire frontage of a tract of land, which abuts a minor arterial or greater, as classified in the Master Plan.

(b) A strip of land 50 feet wide shall be reserved for a landscaped buffer between any new development of patio homes, townhouses, garden apartments or cluster homes and any single-family detached residential dwellings existing as of the time when such new development is commenced.

Such buffer area shall be planted by the developer with a mixture of deciduous and coniferous plant material at a minimum height of four (4') feet and maintained at a height of a minimum of six (6') feet. An earth berm of a minimum of three (3') feet in height may be installed in such a fifty (50') feet landscaped buffer area, in which case the height of the plant materials may be revised as approved by the approving board at the time of final plan approval.

**20-4.4216 Master Television Antennas:**

All multi-family dwelling projects shall be served by a master television antenna system. Individual roof antennas are prohibited.

**20-4.4217 Recreation Sites:**

All required recreation sites shall be located at least 100 feet from the nearest dwelling unit.

**20-4.4218 Parking Lots:**

No parking lot shall contain more than sixty (60) spaces.

**20-4.4219 Architectural Character:**

Architectural character of dwelling unit must be compatible in style, size, color and materials with proposed dwelling units in the same neighborhood surrounding the unit.

**20-4.422 Garden Apartments:**

**20-4.4221 Density**

There shall be no more than ten (10) apartment units constructed per acre.

**20-4.4222 Dwelling Units:**

No building shall contain more than sixteen (16) dwelling units and a maximum length of 150 feet.

**20-4.4223 Entrances:**

Separate exterior front entrances shall be provided to each dwelling unit.

**20-4.4224 Facades:**

A minimum four foot building facade offset shall be required for every four front entrance doors.

20-4.4225 Roadways:

Roadways for ingress and egress shall not be located within two hundred (200) feet of an existing intersection involving a major arterial.

20-4.4226 Superintendent:

One resident superintendent shall be provided in any project having more than forty (40) but less than one hundred (100) dwelling units. In projects larger than one hundred (100) dwelling units, one resident superintendent shall be provided for each eighty (80) dwelling units in the project.

20-4.423 Townhouses:

20-4.4231 Lot Size:

If designed as a subdivision for conveyance on a fee simple basis, a townhouse dwelling lot shall have a minimum total lot area of two thousand (2,000) square feet and a minimum lot width of twenty (20) feet.

20-4.4232 Density:

There shall be not more than six (6) townhouse dwelling units constructed per acre in a townhouse complex.

20-4.4233 Height:

The number of two story units shall not exceed 80% of the total number of townhouses.

20-4.4234 Setbacks:

No townhouse dwelling structure and no common facilities shall be located within twenty (20) feet of the pavement or right-of-way, whichever is greater.

20-4.4235 Accessory Buildings:

Accessory buildings or improvements to townhouse dwelling Units shall meet the distance requirements for townhouse dwelling structures set forth in Section 20-4.4231 except that such accessory buildings or improvements shall be located a minimum of 25 feet from another townhouse dwelling structure and, if located in the rear, and not the front yard of a townhouse dwelling unit, within 20 feet of an internal roadway; and that a gatehouse to and for the Townhouse Complex may be located in reasonable proximity to each public street.

20-4.4236 Design:

No townhouse dwelling structure shall have more than four (4) contiguous townhouse dwelling units located on the same setback line and no more than six (6) dwelling units in a townhouse dwelling structure. Furthermore, variation shall be used in building plans for, and in the construction of, contiguous townhouse dwelling units in terms of matters such as design, architectural modes, setbacks, heights of eaves and peaks, roof types and building materials, so as to present reasonable and aesthetically desirable variations in the elevation, location, design and appearance of townhouse dwelling units.

20-4.4237 Townhouses, Yards and Patios.

Each townhouse dwelling unit shall have an individual private patio area of not less than four hundred (400) square feet in size, having no single dimension of less than fifteen (15) feet, and shall be designed for the recreational use of the occupants of the dwelling unit. The patio may be at ground level or elevated and may be composed of any materials designed to create a patio surface, or may be a wood deck area, or other surface or structure or combination thereof in whole or in part. Adequate visual screening from neighboring dwelling units, patios, adjacent parking areas and roadways shall be provided which may consist of plantings, masonry structures or wood fencing. Architectural elements such as masonry walls and fences shall be compatible in both style and materials with the dwelling unit of which it is a part.

20-4.424 Patio Homes:

20-4.4241 Lot Size:

A patio home dwelling lot shall have a minimum total lot area of fifty-five hundred (5500) square feet and a minimum lot width of fifty (50) feet; however, no more than fifty (50%) percent of the lots in a patio house complex shall be built upon at the minimum lot size.

20-4.4242 Density:

There shall be no more than four (4) patio home dwelling units constructed per acre in a patio house complex.

20-4.4243 Height:

The number of two (2) story units shall not exceed sixty (60%) percent of the total number of patio homes.

20-4.4244 Setbacks, Side Yards:

(a) No patio home dwelling unit and no common facilities shall be located within twenty (20) feet of the pavement or right-of-way of the street, whichever is greater.

(b) Side Yard - one sideyard, fifteen (15) feet;  
one sideyard, zero (0) feet.

(c) Rear Yard - twenty-five (25) feet.

20-4.4245 Accessory Buildings:

Accessory buildings or improvements to patio home dwelling units shall meet the distance requirements for patio home dwelling units set forth in 20-4.4244 except that such accessory buildings or improvements shall be located a minimum of twenty-five (25) feet from another patio home dwelling unit and, if located in the rear, and not the front yard of a patio home dwelling unit, within twenty (20) feet of an internal roadway; and that a gatehouse to and for the patio home complex may be located in reasonable proximity to each public street.



20-4.4246 Yards and Patios:

Each patio home dwelling unit shall have an individual private patio area of not less than 400 square feet in size, having no single dimension of less than 15 feet, and shall be designed for the recreational use of the occupants of the dwelling unit. The patio may be at ground level or elevated and may be composed of any materials designed to create a patio surface, or may be a wood deck area, or other surface or structure or combination thereof in whole or in part. Adequate visual screening from neighboring dwelling units, patios, adjacent parking areas and roadways shall be provided which may consist of plantings, masonry structures or wood fencing. Architectural elements such as masonry walls and fences shall be compatible in both style and materials with the dwelling unit of which it is a part.

20-4.425 Cluster Homes (Attached Single-Family):

20-4.4251 Density

There shall be no more than three and one half (3½) cluster homes constructed per acre in a cluster home complex.

20-4.4252 Lot Size:

If designed as a subdivision for conveyance on a fee simple basis, a cluster home dwelling lot shall have a minimum total lot area of 5,500 square feet.

20-4.4253 Height:

The number of two (2) story units shall not exceed forty (40%) percent of the total number of cluster homes.

20-4.4254 Lot Width:

If designed as a subdivision for conveyance on a fee simple basis, the minimum lot width shall be forty-five (45) feet.

20-4.4255 Front yard:

No cluster home shall be located within 20 feet of the pavement or right-of-way of the street, whichever is greater.

20-4.4256 Side yards:

All structures, including single, duplex or triplex units, shall be separated from other structures by a distance not less than twenty five (25) feet.

20-4.4257 Off Street Parking:

One off street parking space, exclusive of garage space shall be located on the same lot as the cluster home; the additional off street parking space required need not be provided on the same lot so long as it is located in an off street parking lot within 100 feet of the unit it is intended to serve.

20-4.4258 Architectural Design:

Architectural Character of each dwelling unit shall be compatible in style, size, color and materials with all proposed dwelling units in the same neighborhood surrounding the unit.

Units shall be attached in such a manner as to provide maximum safety and privacy for adjoining units.

No more than three (3) dwelling units shall be connected to form one (1) structure.

20-4.43 Mobile home parks

20-4.431 General Requirements:

(a) The mobile home park site planning and improvements shall provide facilities and amenities appropriate to the needs of the residents for safe, healthful and comfortable living areas. The mobile home park site, including mobile home stands, patios, buildings and all site improvements shall be harmoniously and efficiently organized in relation to topography, the shape of the plot and the position of buildings and common facilities and with full regard to use and public safety and appearance. To the maximum extent, possible consistent with other standards contained in this section, all mobile home stands and related facilities shall be clustered together in a manner that minimizes land utilization for mobile home lots, roads, parking areas and the like and maximizes land for open space, recreational and other related community areas.

(b) Mobile home parks shall comply with the provisions of Chapter IV Mobile Home Parks, New Jersey State Sanitary Code, as amended.

20-4.432 Sales Office:

Nothing contained in this regulation shall be construed as prohibiting the maintenance of a retail mobile home park or the sale of a mobile home whether occupied or unoccupied, which is located on a mobile home lot and connected to pertinent utilities. However, the retail mobile home sales agency and any mobile homes displayed as models or stored for any reason in the park shall be located and designed in accordance with the same standards as other mobile homes occupied by the tenants of the park, provided first, that there be only one retail mobile home sales agency and a maximum of four mobile home models displayed or otherwise stored in the park; and, second, that the retail mobile home models displayed or otherwise stored in the park be located in a manner that does not create a nuisance to the tenants of the park.

20-4.433 Design Standards:

(a) Maximum Mobile Homes Per Acre.  
The maximum number of mobile homes permitted per acre shall be five (5).

(b) Minimum Size.

The minimum size for a mobile home park shall be twenty (20) acres.

(c) Mobile Home Space Area.

All mobile home spaces shall have a minimum size of 5000 square feet with a minimum width of 50 feet and a minimum length of 100 feet.

(d) Separation and Setback Requirements.

Each mobile home shall be located on a mobile home lot so as to comply with the following minimum proximity limits;

- (1) 50 feet from the right-of-way of any existing public street, highway, or railroad right-of-way and 50 feet from the property line of other adjoining property. A 15 foot wide landscape strip must be provided as a buffer strip within the above noted 50 feet.
- (2) 25 feet from the edge of the pavement of any internal street, public or private, serving the mobile home park.
- (3) 50 feet from any building or structure excepting metal or masonry storage sheds.
- (4) 30 feet from the side(s) of any other mobile home(s).
- (5) 20 feet end to end between mobile home(s).

20-4.434 Mobile Home Standards:

Each mobile home space shall be provided with a mobile home stand of sufficient size to accommodate the mobile home to be placed thereon. The stand shall be so constructed of 5 inches of 2,500 psi Portland Cement Concrete at 28 days. There shall be 6" X 6" 10/10 wire mesh placed two and one-half inches from the finished surface of the concrete. Contraction joints shall be placed at maximum intervals of ten feet. The concrete shall be placed upon a minimum of four inches of compacted gravel. Where stands are to be constructed on fill, the fill shall be allowed to settle for one-half year unless provisions are made for proper compaction in a minimum of six inch lifts. The concrete shall be cured with a curing compound which shall be applied as soon as the concrete has been finished and protected from damage for a period of not less than 36 hours.

20-4.435 Patios:

Each mobile home space shall be provided with a patio of 300 square feet with a width of at least 15 feet to provide patio outdoor living space. The patio shall be constructed of a minimum of four inch Portland Cement Concrete or other rigid type of impervious pavement.

20-4.436 Sidewalks:

In locations where common facilities are concentrated, including open spaces and recreation areas, as well as in front of or to the rear of each mobile home lot and all paths leading to the mobile home stands, common, continuous walkways of at least four feet in width and of double concrete construction shall be provided. Bituminous concrete subject to the approval of the Township Engineer, may be used at the rear of the mobile home.

20-4.437 Lighting:

Public areas of a mobile home park shall be lighted so as to permit safe movement of vehicles and pedestrians at night. The following minimum levels of illumination shall be provided:

- (a) All parts of the park road system 0.3 foot candle.
- (b) Potentially hazardous locations, such as major street intersections and steps or stepped ramps, 0.5 foot candle.

20-4.438 Additions:

Additions shall conform to the following:

- (a) Skirting shall be provided on all mobile homes so that no part of the undercarriage is seen. Porches, awnings, storage sheds, or other additions shall be installed in conformity with standards devised by the park management and approved by the Approving Board.
- (b) Storage sheds shall be of metal or masonry construction
- (c) Where additions are installed, they shall be of durable materials, shall be in harmony with the surroundings and shall be maintained in good repair. Additions shall be constructed and installed so as to facilitate underneath inspection of the mobile home and in such manner as does not constitute harborage for rodents.
- (d) Entrance steps or ramps shall be of a type consistent with standards devised by the park management and approved by the Planning Board.
- (e) No storage shed, porch, or other addition, excluding awnings covering porches or patios, shall be built or installed if the area used for such additions added to the area used for the mobile home and patio total more than two-thirds of the gross lot area.

20-4.439 Recreation Area:

Recreation areas shall be provided at the rate of two hundred (200) square feet per mobile home. Total open space, including active and passive recreation, shall be provided at a minimum size of ten percent of the total area of the mobile home park. No more than 30 percent of the land set aside for recreation shall be permanently covered by streams or other water formations. The recreation area shall be centrally located and conveniently distributed in relation to the mobile home residences, provided that there shall be at least one recreation area of a minimum of 30,000 square feet. Convenience and recreation facilities provided may be for the exclusive use of the tenants.

ZONING DISTRICT	MINIMUM SIZE OF LOTS				MINIMUM REQUIRED YARD AREAS						MAXIMUM PERCENT OF LOT COVERAGE	MAXIMUM HEIGHT		MINIMUM GROSS FLOOR AREA IN SQ. FEET
	INTERIOR LOTS		CORNER LOTS		FOR PRINCIPAL BUILDINGS			FOR ACCESSORY BUILDINGS				IN STORIES	IN FEET	
	AREA IN SQUARE FEET	WIDTH IN FEET	AREA IN SQ. FEET	WIDTH IN FEET	FRONT YARD	ONE SIDE YARD	TOTAL TWO SIDE YARDS	REAR YARD	SIDE YARD	REAR YARD				
WS	SEE SECTION 20-4.601													
PD	40,000	125	40,000	150	50	25	60	50	10	10	10	2½	30	---
R-20	20,000	100	21,000	125	50	20	40	40	10	10	15	2½	30	---
R-15	15,000	100	16,000	125	40	20	40	40	10	5	18	2½	30	---
R-7	7,500	75	8,500	85	25	15	30	30	5	5	20	2½	30	---
AF	6A	300	6A	300	50	50	100	50	50	25	20	2	30	---
AR	6A	200	6A	200	50	50	100	50	50	25	20	2	30	---
CN	1A	125	1A	125	50	25	50	50	50	50	25	2	30	4,000
CC	3A	200	3A	200	75	25	50	50	50	50	25	2	30	6,000
CR	40A	1,000	40A	1,000	200	100	250	100	100	100	25	5	65	200,000
CM	12A	500	12A	500	100	75	200	75	75	75	25	4	45	40,000
OG1	1A	125	1A	125	50	25	50	50	25	25	30	2	30	5,000
OG2	2A	150	2A	150	50	25	50	50	25	25	30	2	30	6,500
OG3	3A	200	3A	200	75	25	50	50	50	50	30	4	45	8,000
M5	5A	300	5A	300	100	75	200	75	75	75	40	4	45	10,000
SD1	1A	100	1A	100	50	25	50	50	25	50	30	2	30	5,000
SD3	3A	200	3A	200	75	25	50	50	25	25	40	2	30	8,000
SD5	5A	300	5A	300	100	75	200	75	75	75	40	4	45	10,000
ICD	SEE SECTION 20-4.41													
TH	5A	SEE SECTION 20-4.42												



20-4.44 Two Family Dwellings

The minimum lot area for two family dwellings shall be increased to fifteen thousand (15,000) square feet and its minimum frontage to one hundred and fifty (150) feet in the R-7 zone.

20-4.45 Trade, Wholesale and Retail

20-4.451 Pharmacies:

Pharmacies and sale of convalescent equipment and supplies in the O-G Zone may only include the preparation and dispensing of medicines and drugs and the sale or rental of bandages, wheel chairs, related medical equipment and supplies; and only in conjunction with a medical arts building and offices for at least 12 doctors, dentists and other medical professions.

20-4.452 Restaurants:

Restaurants and non auto-oriented short order places in the O-G Zone, are permitted only where food and refreshments are served by means of table or counter service and are consumed indoors within the confines of a building or structure in which seventy-five (75%) percent of the buildings' rentable space is for occupancy by a primary use.

20-4.453 Automobile Agencies:

Motor vehicle sales or leasing facilities permitted in the S-D, C-C and C-R Zones shall be housed in a building of no less a floor area than 10,000 square feet.

20-4.46 Services

20-4.461 Offices:

In the O-G Zone, businesses are permitted to combine warehouse and/or distribution are necessary and incidental to the main purpose of the business uses; provided that the Approving Board finds that the proposed warehousing will not cause traffic congestion.

20-4.462 Warehousing:

In the M-5 and S-D Zones, warehousing or storage of goods and products are permitted provided goods are not sold from the premises.

20-4.463 Professional Offices:

In the PD, R-20 R-15 and R-7 Zones, a professional Office is permitted in a dwelling when conducted by the resident thereof and the space devoted to such use does not exceed forty (40%) percent of the gross floor area of the structure.

20-4.464 Religious Facilities:

In all zones where educational services and religious facilities are permitted, a minimum lot requirement of two (2) acres shall be required.

20-4.47 Resource Production

20-4.471 Farming:

In all zones where the growing of field, seed, crops, orchards and horticultural activities are permitted, customary farm buildings for the processing and storage of products or equipment are permitted as accessory uses, if located on the same parcel as the principal use.

20-4.472 Roadside Stands:

Farm products may be displayed and sold at a roadside stand as part of the permitted agricultural use.

20-4.48 Storage of Vehicles in Residential Zones

None of the following vehicles shall be parked at any time or stored on any lot in a residential zoning district:

20-4.481 Commercially licensed vehicles in excess of two and one half (2½) tons, except those used in a Commercial Farming Operation.

20-4.5 SCHEDULE OF AREA, HEIGHT AND SETBACK REQUIREMENTS

The "Schedule of Area, Yard and Setback Requirements" attached hereto is hereby declared to be expressly incorporated herein and made part of this Section. It shall be deemed to be the minimum requirements in each instance of their application. Compliance with said schedule is as follows:

20-4.51 Accessory Buildings

An accessory building attached to the principal building shall comply in all respects with the yard requirements of the principal building. Detached accessory buildings shall be located to the rear of the front building line of the principal building, and if located in a side yard area, shall conform to the side yard requirements. No accessory building in conjunction with a residential dwelling shall exceed six hundred (600) square feet in gross floor area.

20-4.52 Yards Exclusive

No yard or other open space provided for one building shall be considered as providing a yard or open space for any other building.

20-4.53 Front Yards

All yard areas facing on a public street shall be considered as front yards and shall conform to the minimum front yard requirements for the particular zone.

20-4.54 Front Yard Setbacks

In all developments of single-family detached dwellings, front yard setbacks may be reduced, at the discretion of the Approving Board, to twenty (20) feet minimum, provided that the average front yard setback conforms to the norm of Section 20-4.5.



20-4.55 Corner Lots

Corner lots shall provide the minimum front yard requirements for the respective zones for both intersecting streets.

20-4.56 Irregularly Shaped Lots

In the case of irregularly shaped lots, the minimum lot width requirements shall be measured at the rear line of the required front yard area provided that in no case shall the frontage be less than seventy-five (75%) percent of the minimum frontage requirement.

20-4.57 Height

In all districts television and radio antennas including their supporting structures may extend above the height limit by not more than thirty-five (35) feet. Except O-G, the height limitations shall also not apply to church spires, belfries, cupolas, penthouse and domes, not used for human occupancy; nor chimneys, ventilators, skylights, water tanks, bulkheads, similar features and necessary mechanical appurtenances usually carried above the roof level; provided however, that in all non-residential zones, except M-5 any such features other than church spires shall be prohibited unless consistent with the materials and architectural lines of the building will be provided or that such features are of such size and placement as to be not noticeable from any street or property line. A parapet wall or cornice for ornament may extend above the height limit by not more than five (5) feet.

Public and quasi-public buildings, schools and churches may exceed the height limitations provided that the front, rear, and side yards shall be increased one (1) foot for each foot by which such building exceeds the height limit for the zone and further provided that in no case shall any building have a height greater than fifty (50) feet.

20-4.58 Building Line Modifications

Where a portion of an existing single-family residence is in violation of any setback or yard requirement by seven and one half (7½) feet or less, the remaining portion of the residence may be extended up to the existing building line. Chimneys are specifically permitted to encroach into a minimum yard setback by not more than two (2) feet in depth; or side and total side yard requirements may be reduced in equal proportion to the reduction of the required lot width for the zone in which it is located, provided that the minimum of one side yard shall be no less than seven (7) feet and the combined side yards no less than twenty-one (21) feet.

20-4.59 Frontage on a Street

Every principal building shall be built upon a lot with frontage on a street.

20-4.60 Residential Buildings Per Lot

No residentially zoned lot shall have erected upon it more than one principal building except in the case of multi-family dwelling projects as permitted by this Chapter.

*Residential Zones  
+ max 30'  
3.5'  
65' max allowed*

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20-4.601 WS, Wetlands and Watershed Protection

The Wetlands and Watershed Protection Zoning District is based upon the geomorphic flood plain as defined by the National Resources Inventory, Township of Old Bridge Environmental Commission, December 1975. The burden of proof rests upon the applicant to otherwise define said Zoning District line as it may affect his property, by independent hydrological studies; and submitting same to the Approving Board with his respective Land Development Application.

20-4.602 Structures Adjacent to Watercourses

No structure shall be built within fifty (50) feet from the top of the bank of any watercourse as determined by the Township Engineer.

20-4.6 CONDITIONAL USES

The following conditional uses may be permitted if approved by the Planning Board pursuant to the terms and specifications herein set forth.

In reviewing an application, the Planning Board may approve it with conditions, that are in keeping with the intent, standards and regulations pertaining to the specific use.

The applicant shall follow all procedures, requirements of Section 20-7, Standards of Performance and Design; Section 20-10, Application Approval Procedures; and Section 20-11, Specifications for Documents to be submitted.

20-4.61 Public Utilities

Electrical substations, telephone exchanges, telephone booster stations, gas metering stations, telegraph and express offices and similar installations, but not service or storage yards, may be permitted in any residential zone provided that:

20-4.611 A statement setting forth the need for and purposes of the installation are filed with the Planning Board.

20-4.612 The Planning Board finds that the proposed installations in the specific location is necessary or convenient for the operation of the public utility system or for the satisfactory provision or service to the neighborhood or area in which the particular use is to be located.

20-4.613 Utility distribution or collection lines for water, gas, sewerage, electric and telephone services which are located in a public street or which provide service to private property in Old Bridge Township are exempt from this Section.

20-4.62 Hospitals and Nursing Homes

Hospitals and Nursing Homes may be permitted in any residential zone provided that:

20-4.621 A statement setting forth the need for and particulars on the operation of the structures or use shall be filed with the Planning Board.

20-4.622 The property proposed to be occupied by the use shall have a minimum lot area of five (5) acres, minimum front, rear and side yard areas shall be one hundred (100) feet and the maximum lot coverage shall not exceed twenty-five (25%) percent.

20-4.623 The height of structures may exceed the maximum height requirements of this Chapter, provided however, that the front, rear and side requirements set forth above shall be increased by one (1) foot for each floor by which the height of the structure exceeds the maximum height which would be otherwise permitted by this Chapter, and further provided that in no case shall any proposed structure exceed fifty (50) feet in height.

20-4.63 Social, Fraternal and Youth Organizations

Social, fraternal and youth organizations operated by duly incorporated non-profit membership organizations may be permitted in any residential zone provided that:

20-4.631 A statement setting forth the need of the operation of the use and a complete list of the proposed charter membership including names and resident addresses shall be filed with the Planning Board.

20-4.632 The proposed use is a bona fide non-profit organization operated solely for the recreation and enjoyment of the members of said organization.

20-4.633 The proposed use in the proposed location will not adversely affect the safety, comfortable enjoyment or property rights or otherwise adversely affect the value of adjacent properties, that the design of any structures erected in connection with such use are in keeping with general character of the residential area, and the sufficient landscaping, including trees, shrubs and lawn are provided to serve as a buffer between said use and adjoining residential properties.

20-4.634 The property proposed to be occupied by such use shall have a minimum lot area of five (5) acres. Not more than twenty (20%) percent of the land area shall be occupied by buildings and structures.

20-4.635 No building, structure or active recreation facilities shall be located within one hundred (100) feet of an adjacent residential property line.

20-4.636 The maximum membership limit of said organization shall be fixed at the time of application. No further expansion of said membership shall be made unless additional land is acquired and the supplemental application is made to the Planning Board.

20-4.64 Gasoline Filling Stations

Gasoline filling stations, public garages and auto repair shops may be permitted in a C-M, C-N, C-C, C-R or M-5 zone, provided that:

20-4.641 Specifications and plot plans filed showing in detail the exact location of the public garage, the number of gasoline tanks to be installed, the dimensions and capacity of each tank, the depth of which the tank will be placed below ground, the number of pumps to be installed, the type of structure and accessory buildings to be constructed, the number of automobiles to be garaged, and a description of the nature and extent of the proposed use.

20-4.642 The proposed use shall be located on a lot of not less than twenty thousand (20,000) square feet in an area which is not located at a corner of any dangerous street intersection.

- 20-4.643 All filling pumps and structures shall be located at least twenty-five (25) feet from the street line and side and rear property lines, and at least fifty (50) feet from the boundary of a residential zone. The measurements of distance referred to in subparagraph 20-4.642 shall be measured along street lines between the entrance, exit, or either driveways on the premises.
- 20-4.644 No vehicle shall be permitted to be standing or parked on the premises of a motor vehicle service station other than those used by the employees in the indirect or direct operation of the establishment.
- 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.
- 20-4.645 Driveways shall not be more than twenty-five (25) feet wide at any point. Driveways must be at least ten (10) feet from any side lot line, and twenty-five (25) feet from the intersection of street lines. No more than two (2) driveways shall be permitted for each one hundred (100) feet of street frontage.
- 20-4.646 All outdoor vending machines are prohibited, exclusive of soft drink and newspaper vending machines which are accessory uses provided they are located no further than three (3) feet from the principal building.
- 20-4.647 Accessory goods for sale may be displayed on the pump island and the building island only. The outside storage of oil cans and/or anti-freeze and similar products may be displayed on the respective islands if provided for in a suitable metal stand or rack.
- The display of new or used tires shall be restricted to metal cabinets designed specifically for that purpose and located at the property lines. Single tires may also be displayed on the pump and building islands only and shall be prohibited from the vehicular circulation area.
- 20-4.65 Stadiums, Racetracks and Airports
- Stadiums, racetracks and airports shall be permitted in the S-D Zone, provided that:
- 20-4.651 The site shall contain a minimum of one hundred (100) acres within which no single facility and/or combination of facilities shall accommodate more than twenty thousand (20,000) persons at any one time.
- 20-4.652 In case of airports and flying facilities, such facilities shall be duly licensed by the appropriate State and Federal Authorities prior to submission of an application.
- 20-4.653 All areas deemed to be potentially hazardous to the public shall be enclosed with a six (6) foot high chain link fence.
- 20-4.654 In addition to the parking standards in Section 20-7.7, the following standards shall also apply:

Employees, participants or registrants at stadiums and racetrack events; one space per person.

Airports; one space per employee plus one space per aircraft permanently berthed at facility.

20-4.66 Low and Moderate Income Housing

Applicants for single-family residential housing for low and moderate income families may apply for a conditional use permit by demonstrating that said housing will meet the unmet low and moderate housing needs within the municipality. Said permit may be granted for up to and including one thousand six hundred and thirty-four (1634) low and moderate income housing units in accordance with the following:

Authorization for three hundred (300) units by December 31, 1976 and additional two hundred (200) units per year, each year until December 31, 1984. Any unused amount authorized as set forth above in any given year shall be carried over for use during the next and subsequent years.

20-4.661 An applicant under this Section, shall first obtain a certification by the Township Council that the low and moderate income housing needs as set forth in Section 20-4.66 above have not been met. Upon the receipt of said certification, said applicant shall proceed in accordance with this Section. In the event approvals for low and moderate income units shall be granted, or are outstanding, that equal or exceed the unmet need as set forth above, no certification shall be issued and application under this Section shall not be permitted.

20-4.662 Permits for low and moderate income units shall be permitted in an R-7, R-15 or R-20 Zone for densities not to exceed five (5) dwelling units per acre. All side yard, rear yard, and other requirements applicable to lot size shall be adjusted on a pro rata proportional basis to the R-15 zone.

20-4.663 The standards and guidelines used in Urban League, et als, vs. Borough of Carteret, et als, Superior Court of New Jersey, Docket No. C-4122-73, shall be incorporated and used as a guideline and reference by all Township agencies in implementing this special use section.

20-4.664 To the extent that the Superior Court is notified of any and all Low and Moderate Income Housing Approvals which are also acknowledged by the applicant and said approvals are accepted by the applicant and Old Bridge Township, credit for said units shall be indicated and taken against the unmet low and moderate housing need as set out in Section 20-4.66 above.

20-4.67 Natural Production Uses

The excavation and sale of sand, gravel, stone or other natural mineral deposit except top soil may be permitted in any WS, PD or M-5 Zone, provided that:

20-4.671 In addition to the requirements contained in Section 20-7.2, the Planning Board shall give due consideration to the health, safety, and general welfare of the community. Particular consideration shall also be given to the following factors:

- (a) Grades and elevations of adjoining streets and lands.
- (b) Amount, location and quality of trees and vegetation to be removed or affected.
- (c) On tract and off tract traffic considerations.
- (d) All safety features to be provided during excavations and restoration.
- (e) Adequacy of proposed buffers.
- (f) Such other factors as may bear upon or relate to the coordinated, adjusted and harmonious physical development of the Township and the future use of areas as contemplated by the Township Master Plan.

20-4.672 If after the Planning Board finds that the proposed removal will not result in the creation of any sharp declivities, pits or depressions, soil erosion or fertility problems, not create any drainage, sewerage problems or other conditions of danger, and the project is in conformity with the requirements of Section 20-7.2, permission to remove any mineral deposit shall be granted for a period not to exceed one year at any one time.

20-4.673 When permission to remove any natural mineral deposit is granted, the owner or person in charge shall so conduct the operations that there shall be no sharp declivities, pits or depressions, and in such a manner that the area shall be properly leveled off, cleared of debris and graded as approved by the Planning Board, which in no case shall exceed a ten (10%) percent grade except to the extent that such grades prior to any excavation exceeded ten (10%) percent.

20-4.674 The owner of the premises or the person in charge of the removal of any natural mineral deposit, when permission has been duly granted, shall not take away the top layer of arable soils for a depth of ten (10) inches. Such top soil shall be set aside for retention on the premises, and shall be respread over the premises when the rest of any natural mineral deposit has been removed, pursuant to levels and contour lines previously approved.

20-4.675 In the case of an open excavation, a substantial fence approved by the Construction Official shall be installed with suitable gates completely enclosing the portion of the property in which the excavation is located, and such fence shall be located at all points forty (40) feet or more distance from the edge of such excavation.

20-4.68 Commercial Recreation Activities

Commercial recreation uses and activities, as herein defined, may be permitted in the following zones, provided that:

Amusement Parks	C-M, C-C
Miniature Golf	C-C
Golf Driving Ranges	WS, C-C
Tennis Courts	O-G, PD
Gymnasiums & Athletic Clubs	O-G, PD
Swimming Pools	PD, O-G

20-4.681 Minimum lot size shall be one (1) acre for each use:

Front Yard	75 Feet
One Side Yard	75 Feet
Total Two Side Yards	50 Feet
Rear Yard	50 Feet
Maximum Percent of Lot Coverage	20%

20-4.682 Ingress and egress for the parking areas shall be limited to the minimum required to properly handle the volume of traffic anticipated to be attracted by the use. Wherever said driveways are located on a State Highway, acceleration and deceleration lanes shall be provided.

20-4.683 Wherever the property abuts or is across the street from a residential zone, a buffer area shall be established conforming to the requirements set forth in Section 20-7.

20-4.684 All signs shall conform to Section 20-7.88, Permitted Signs in Commercial Zoning Districts.

20-4.69 Mini-Warehouses

Mini-warehouses may be permitted in the C-C, M-5 or S-D Zone provided that:

20-4.691 Area, Yard and Setback Requirements:

Minimum Lot Size	three (3) Acres
Front Yard Setback	75 Feet
Rear Yard	75 Feet
One Side Yard	50 Feet
Total Two Side Yards	100 Feet
Maximum Percent of Lot Coverage	30%
Maximum Height	15 Feet

20-4.692 Off-street Parking:

20-4.6921 One (1) space for each ten (10) storage cubicles equally distributed throughout the storage area. This parking requirement can be accomplished with the parking lanes as set forth in Section 20-4.693 below.

20-4.6922 Two (2) spaces for managers' quarters.

20-4.6923 Off-street parking spaces located at the project office for the use of prospective clients is determined by the following formula:

$$\frac{\text{no. of storage cubicles}}{12 \text{ (months)}} = \frac{X}{4} = \text{no. of spaces required}$$



20-4.693 On-Site Circulation and Driveway Widths:

- 20-4.6931 All one-way driveways shall provide for one (1) ten (10) foot parking lane and one (1) fifteen (15) foot travel lane. Traffic direction and parking shall be designated by signing or painting.
- 20-4.6932 All two-way driveways shall provide for one (1) ten (10) foot parking lane and two (2) twelve (12) foot travel lanes.
- 20-4.6933 The parking lanes may be eliminated when the driveway does not serve storage cubicles.
- 20-4.6934 Vehicular ingress - egress shall be limited to one (1) point for each side of property abutting any street lot line.

20-4.694 Fencing, Screening and Landscaping:

- 20-4.6941 All front, side and rear yard areas must be attractively landscaped.
- 20-4.6942 Fencing shall be required around the perimeter of the project. Said fence shall be a minimum of six (6) feet in height and constructed of decorative concrete block or chain link.
- 20-4.6943 All outdoor storage yards shall be screened from view of surrounding properties.

20-4.695 Special Requirements:

- 20-4.6951 One (1) free-standing sign identifying the nature of the mini-warehouse shall be permitted in the front yard not to exceed fifteen (15) feet in height and forty (40) square feet in area.
- 20-4.6952 Mini-warehouse developments shall be limited to dead storage use only.

SECTION 20-5 NON-CONFORMING USES

20-5.1 CONTINUANCE

Except as otherwise provided in this Chapter, the lawful use of land or structure existing at the date of adoption of this Chapter may be continued, although such use or structures does not conform to the regulations specified by this Chapter for the zone in which such land or structures is located, provided however:

- 20-5.11 That a non-conforming lot shall not be further reduced in size and;
- 20-5.12 That a non-conforming structure shall not be expanded, enlarged, extended or increased unless such action shall reduce the degree of non-conformance.

20-5.2 ABANDONMENT

A non-conforming use shall be presumed to be abandoned when there occurs a cessation of such use by an act or failure to act to reinstate such use within a period of one year from the date of cessation.

Such use shall not thereafter be reinstated and the structure shall not be reoccupied except in conformity with this Chapter unless the owner, by clear and convincing evidence can rebut the presumption of abandonment.

20-5.3 RESTORATION

If any non-conforming structure shall be destroyed by reason of windstorm, fire, explosion or other act of God by more than seventy-five (75%) percent of the assessed value, as recorded in the records of the tax assessor, then such destruction shall be deemed complete, and the structure shall not be rebuilt, restored or repaired, except in conformity with the regulations of the zone in which it is located. Nothing in this section shall prevent the strengthening or restoring to a safe condition of any wall, floor or roof which has been declared unsafe by the building inspector.

20-5.4 REVERSION

Once a non-conforming use is changed to a conforming use, it shall not be changed into a non-conforming use.

20-5.5 UNDERSIZED LOTS

Any undersized lot may be used provided that:

20-5.51 The lot was under one ownership on 1 February, 1977;

20-5.52 The owner thereof owns no adjoining land;

20-5.53 The lot will be used for residential purposes only;

20-5.54 The minimum size of the parcel is at least five thousand (5,000) square feet or larger and the frontage is at least fifty (50) feet, or wider.

20-5.55 All other regulations prescribed for the zone are complied with.

Any conforming lot in a residential zone which is reduced in area or width to less than the minimum area or width required in the zone in which the lot is located, by reason of land required for the widening of a public street abutting the same, shall continue as a conforming lot, notwithstanding said reduction, provided that after said reduction, the lot shall not be less than eighty (80%) percent the area or width requirement of the zone in which it is located.

SECTION 20-6 VARIANCES

20-6.1 APPEALS

Appeals to the Board of Adjustment may be taken by any interested party affected by any decision of the Construction Officer or Administrative Officer based on or made in the enforcement of this Chapter. Such appeal shall be taken within sixty-five (65) days of filing notice of appeal with the Construction Officer or Administrative Officer specifying the grounds for such appeal. The said officer shall immediately transmit to the Board all papers constituting the record upon which the action appealed from was taken.

An applicant may file an application for development with the Board of Adjustment for action under any of its powers without prior application to the Construction Officer or to the Administrative Officer.

20-6.2 DECISION

The Board of Adjustment shall render a decision not later than one hundred and twenty (120) days after the date (1) an appeal is taken from the decision of the Construction Officer or Administrative Officer or (2) the submission of a complete application for development to the Board.

Failure of the Board to render a decision within such one hundred and twenty (120) days, or within such further time as may be consented to by the applicant, shall constitute a decision favorable to the applicant.

Whenever the jurisdiction of the Zoning Board of Adjustment is invoked pursuant to N.J.S.A. 40:55D-76B, for a subdivision, site plan or conditional use in conjunction with a use variance pursuant to N.J.S.A. 40:55-0-57d, the Zoning Board of Adjustment shall follow all procedures governing such application before the Planning Board, except that the decision shall be rendered within one hundred and twenty (120) days or within such further time as may be consented to by the applicant.

SECTION 20-7 STANDARDS OF PERFORMANCE AND DESIGN

Nothing in this Section shall be construed to be in conflict with Chapter XXI, Standards of Design and Construction, Revised General Ordinances of the Township of Old Bridge, which Chapter is herewith deemed to take precedent.

All subdivision, site development plans and planned developments shall comply with the requirements established herein. In reviewing the aforementioned types of land development, the Approving Board shall consider;

(a) Pedestrian and vehicular traffic movement within and adjacent to the site with particular emphasis on the provision and layout of parking areas, off-street loading and unloading, movement of people, goods and vehicles from access roads within the site, between buildings and between buildings and vehicles.

(b) The Approving Board shall ensure that all parking spaces are useable safely and conveniently arranged. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.

- (b) The design layout of buildings and parking areas shall be reviewed as to provide an aesthetically pleasing design and efficient arrangement. Particular attention shall be given to safety and fire protection, impact on surrounding development and contiguous and adjacent buildings and lands.
- (c) Adequate lighting shall be provided to ensure safe movement of persons and vehicles and for security purposes. Lighting standards shall be a type approved by the Approving Board. Directional lights shall be arranged so as to minimize glare and reflection on adjacent properties.
- (d) Buffering shall be located around the perimeter of the site to minimize headlights of vehicles, noise, light from structures, the movement of people and vehicles, and to shield activities from adjacent properties when necessary. Buffering may consist of fencing, evergreens, shrubs, bushes, deciduous trees or combinations thereof to achieve the stated objectives.
- (e) Landscaping shall be provided as part of the overall site plan design and integrated into building arrangements, topography, parking and buffering requirements. Landscaping shall include trees, bushes, ground cover, perennials, annuals, plants, sculpture, art and the use of building and paving materials in an imaginative manner.
- (f) Signs shall be designed so as to be aesthetically pleasing, harmonious with other signs on the site, and located so as to achieve their purpose without constituting hazards to vehicles and pedestrians.
- (g) Storm drainage, sanitary waste disposal, water supply and garbage disposal shall be reviewed and considered. Particular emphasis shall be given to the adequacy of existing systems, and the need for improvements, both on-site and off-site, to adequately carry run-off and sewage, and to maintain an adequate supply of water at sufficient pressure.
- (h) Garbage disposal shall be reviewed to ensure frequent collection, vermin and rodent protection, and aesthetic considerations. All systems shall meet Township specifications as to installation and construction.
- (i) Environment elements relating to soil erosion, preservation of trees, protection of water courses, and resources, noise, topography, soil and animal life shall be reviewed and the design of the plan shall minimize any adverse impact on these elements.

#### 20-7.1 ROOM SIZES FOR RESIDENTIAL DWELLINGS

##### 20-7.11 Generally

In order to avoid the overcrowding of residential accommodations, the minimum room size standards of this section shall apply to all new residential developments in the township.

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
<b>Total Area in Rooms</b>	<b>328</b>	<b>480</b>	<b>647</b>	<b>829</b>	<b>986</b>	<b>1,148</b>

20-7.12 Interpretation

- 20-7.121 Every residential dwelling unit must contain at least the number of square feet listed on the line entitled "Total Area in Rooms" for the particular type of dwelling unit as indicated by the number of bedrooms. Square feet are measured by interior dimensions of usable rooms. Figures for room sizes are inclusive of closets.
- 20-7.122 Dining Rooms or dining areas may be included in the required living room space.
- 20-7.123 Required utility storage space need not be within the dwelling unit, so long as it is within the same structure as the dwelling unit.
- 20-7.124 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.
- 20-7.125 The area of any room may be as much as fifteen (15%) percent smaller than the figure shown for that room, so long as the requirements are fulfilled.
- 20-7.126 Access to any bedroom shall not be through any other bedroom.

## 20-7.2 STREETS AND SIDEWALKS

### 20-7.21 General Requirements

#### 20-7.211 Classifications of Streets:

In any major subdivision or site plan, it shall be the duty of the Approving Board to classify proposed streets according to their types. In making a determination as to the classification of a particular street, the Planning Board shall take into consideration the provisions of the Master Plan and the existing and proposed conditions within the subdivision.

#### 20-7.212 Topography and Arrangement:

- 20-7.2121 Roads shall be related appropriately to the topography. Local roads shall be curved wherever possible to avoid conformity of lot appearance. All streets shall be arranged so as to obtain as many as possible of the building sites at, or above, the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided. Specific standards are contained in the design standards of these regulations.
- 20-7.2122 All streets shall be properly integrated with the existing and proposed system of thoroughfares and dedicated right-of-way as established on the official Map and/or Master Plan. All thoroughfares shall be properly related to special traffic generators such as industries, business districts, schools, churches, and shopping centers; to population densities; and to the pattern of existing and proposed land uses.
- 20-7.2123 Minor or local streets shall be laid out to conform as much as possible to the topography, to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property.
- 20-7.2124 The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.
- 20-7.2125 Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless in the opinion of the Approving Board such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most advantageous future development or adjacent tracks.
- 20-7.2126 In business and industrial developments, the streets and other accessways shall be planned in connection with the grouping of buildings, location of rail facilities, and the provision of alleys, truck loading and maneuvering areas, and walks and parking areas so as to minimize conflict of movement between the various types of traffic, including pedestrian.

20-7.213 Blocks:

- 20-7.2131 Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depths. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major streets, railroads, or waterways.
- 20-7.2132 The lengths, widths, and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block lengths in residential areas shall not exceed one thousand two hundred (1,200) feet or twelve (12) times the minimum lot width required in the zoning district, nor be less than four hundred (400) feet in length.
- 20-7.2133 In long blocks the Approving Board may require the reservation of an easement through the block to accommodate utilities, drainage facilities, or pedestrian traffic.
- 20-7.2134 Pedestrianways or crosswalks, not less than ten (10) feet wide, may be required by the Approving Board through the center of blocks more than eight hundred (800) feet long where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation, or other community facilities. Blocks designed for industrial uses shall be of such length and width as may be determined suitable by the Approving Board for prospective use.

20-7.214 Lots Abutting Minor and Major Arterials:

In a subdivision or site plan abutting arterial and major roads, one of the following shall be required:

- 20-7.2141 A marginal service road shall be provided along such arterial or major road and shall be separated from it by a raised divider strip at least eight (8) feet in width.
- 20-7.2142 The frontage shall be reversed so that the lots contiguous to such arterial or major roads will front on an internal street, which a buffer strip at least fifty (50) feet in width for planting provided along the arterial or major road.
- 20-7.2143 Such other means of separating through and local traffic and of providing a suitable buffer shall be provided as the Planning Board may determine to be appropriate.

20-7.215 Street Names:

Street names and subdivision names shall not duplicate or nearly duplicate the names of existing streets or subdivision in the township or surrounding communities and shall be subject to the approval of the township council. The continuation of an existing street shall have the same name.

20-7.216 Construction of Roads and Dead-End Roads:

20-7.2161 Construction of Roads:

The arrangement of streets shall provide for the continuation of principal streets between adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire protection, for efficient provision of utilities, and where such continuation is in accordance with the Master Plan. If the adjacent property is undeveloped and the street must be a dead-end street temporarily, the right-of-way shall be extended to the property line.

A temporary T - or L - shaped turnabout shall be provided on all temporary dead-end streets, with the notation on the subdivision plat that land outside the normal street right-of-way shall revert to abutters whenever the street is continued. The Approving Board may limit the length of temporary dead-end streets in accordance with the design standards of these regulations.

20-7.2162 Dead-End Roads (Permanent) :

Where a road does not extend the boundary of the subdivision and its continuation is not required by the Approving Board for access to adjoining property, its terminus shall normally not be nearer to such boundary than fifty (50) feet. However the Approving Board may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, or utilities. A cul-de-sac turnaround shall be provided at the end of a permanent dead-end street in accordance with the construction standards and specifications. For greater convenience to traffic and more effective policy and fire protection, permanent dead-end streets shall, in general, be limited in length in accordance with the design standards of these regulations.

20-7.22 Design Standards

In order to provide for roads of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory access to police, firefighting, snow removal, sanitation, and road-maintenance equipment, and to coordinate roads so as to compose a convenient system and avoid undue hardships to adjoining properties, the following design standards for roads are hereby required (Road classification may be indicated on the Master Plan, or Official Map; otherwise, it shall be determined by the Approving Board.)

20-7.221 Schedule of Street Dimensions:

	Alley (One-Way)	Cul- de-Sac	Minor	Col- lector	Minor Art.	Major Art.	Expressway
R.O.W. (Right-of-Way) Widths	30'	50'	50'	60'	66'	80'	120'
Paving Widths	22'	30'	30'	36'	40'	48'	
Number and Width of Traffic Lanes	1 @ 12'	2 @ 11'	2 @ 11'	2 @ 11'	2 @ 12'	2 to 4 @ 12'	4 to 6 @ 12'
Width Shoulder or Parking Lane	1 @ 10'*	1 @ 8'*	1 @ 8'*	2 @ 7'	2 @ 8'	2 @ 10-12'	2 @ 13'
Width of Divider	-	-	-	-	-	-	6' to 30'
Curb Radii at Intersections	20'	20'	20'	20'	20'	25'	30'
Tangents between reserve curves	100'	100'	100'	200'	200'	300'	300'
Radii to inside curb on curves	100'	100'	100'	500'	500'	1000'	1000'
Sight dist. at centerlines	200'	200'	200'	300'	300'	500'	500'
Maximum center line grades	10%	10%	10%	8%	8%	5%	5%
Minimum center line grades	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%
Cul-de-sac ROW Diameter	-	100'	-	-	-	-	-
Maximum grades at intersection 3% from distance of cross street	50'	50'	50'	100'	100'	100'	100'
Cul-de-sac Paving Dia.**	-	100'	-	-	-	-	-



\* Parking one side of the street only.

\*\* Where, because of shape of tracts to be subdivided or topography, it is not feasible to adhere to a minimum diameter of one hundred (100) feet, the minimum pavement shall be widened as the radius decreases to accommodate the widened path of a turning vehicle, as follows:

<u>Diameter</u>	<u>Added Pavement Width</u>
100' +	0 ft.
75-99	2
50-74	6
25-49	10

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20-7.222 Street Intersections:

20-7.2221 Angle of Intersections:

No more than two streets shall cross the same point. Street intersections shall be at right angles wherever possible and intersections of less than sixty (60) degrees, measured at the centerline of streets, shall not be permitted.

20-7.2222 Spacing:

Only one point of ingress and egress may be allowed each lot except where the lot has a road frontage of at least two hundred (200) feet.

20-7.2223 Approaches:

Approaches of any collector street to any intersection of another collector street or a major street shall follow a straight line course within one hundred (100) feet of the intersection.

20-7.2224 Extra Widths:

Where a non-residential collector or a collector street serving more than one hundred (100) lots intersects with another collector street or a major street, both the right-of-way and the pavement shall be widened by twenty-four (24) feet for a distance of two hundred (200) feet back from the intersection of the centerlines of both streets.

20-7.2225 Sight Triangles:

In addition to right-of-way widths required for full length of streets and wider intersections as specified above, easements for sight rights at intersections in the shape of triangles and in a form approved by the Approving Board attorney shall be dedicated to cover the area bounded by the right-of-way lines and a straight line connecting "sight points" on the street centerlines which are the following distances from the intersection of the centerlines.

- (a) Where a minor street intersects another minor street, ninety (90) feet.

(b) Where a minor street intersects a collector street, ninety (90) feet on the minor street and two hundred (200) feet on the collector street.

(c) Where a minor street or a collector street intersects an arterial, major or secondary street, ninety (90) feet on the minor street or collector street, and three hundred (300) feet on the arterial, major or secondary streets.

20-7.23 Sidewalks

20-7.231 Sidewalks shall be included within the dedicated non-pavement right-of-way of all roads as shown in the following schedule:

Type of Street	Residential			Non-Res. Bus./Ind.
	Low Density Under 2 D.U/ Acre	Medium Density 2-3 D.U./Acre	High Density 4 & Over D.U./Acre	
Cul-de-Sac	-	-	One Side	Both Sides
Minor Street	-	One Side	Both Sides	Both Sides
Collector Street	One Side	Both Sides	Both Sides	Both Sides
Minor Arterial	One Side	Both Sides	Both Sides	Both Sides
Major Arterial	Discretionary with Approving Board.	Discretionary with Approving Board.	Discretionary with Approving Board.	Discretionary with Approving Board.

These standards shall be construed as minimum requirements; the Approving Board may at its discretion, apply more stringent standards.

20-7.232 One-family dwellings less than five hundred (500) feet distant from an existing sidewalk on the same side of the street shall be required to have a sidewalk constructed along its entire street frontage prior to the issuance of a certificate of occupancy.

20-7.233 Pedestrian Accesses:

The Approving Board may require, in order to facilitate pedestrian access from the roads to schools, parks, playgrounds, or other nearby roads, perpetual unobstructed easements at least twenty (20) feet in width. Easements shall be indicated on the plat.

20-7.3 OFF STREET PARKING AND LOADING

20-7.31 General Provisions

All off-street parking, loading and driveways shall conform to the standards of this section.

20-7.311 Dimensions:

Each off-street parking space shall consist of a rectangular area whose dimensions should be defined by the following standards:

Stall Angle	Stall Width	Curb Length per Car	Stall Depth	Driveway Width
0	10'0"	23'0"	10'0"	12'0"
30	10'0"	20'0"	18'3"	11'0"
45	10'0"	14'2"	20'6"	13'0"
60	10'0"	11'6"	20'6"	18'0"
90	10'0"	10'0"	20'0"	24'0"

20-7.312 Location:

Off-street parking space, together with appropriate access thereto, shall be provided on the same lot as the building it is intended to serve. Parking facilities may be located in any yard space except where specifically prohibited but shall not be closer than twenty (20) feet from any pavement line and five (5) feet from any side yard or rear yard property line.

20-7.313 Separation from Walkways and Streets:

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

20-7.314 Entrances and Exits:

Not more than two (2) driveways of not less than twenty (20) feet or more than thirty (30) feet in width for means of ingress and egress for such parking areas shall be permitted for each three hundred (300) feet of frontage upon a public street. No driveway shall be located closer than one hundred (100) feet from the intersection of two public streets. Acceleration and deceleration lanes shall be provided.

20-7.315 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 have a grade in excess of six (6%) percent.

20-7.316 Surface and Marking:

Parking areas shall be surfaced with bituminous concrete or concrete pavement the design of which shall be approved by the Township Engineer and clearly marked by painted lines or curbs or other means to indicate individual parking spaces. These provisions shall not apply to the construction of single-family dwellings unless they are part of a major subdivision.

20-7.317 Lighting:

Adequate lighting shall be provided if off-street parking spaces are to be used at night. The lighting shall be arranged and installed to minimize glare on property in a residential district.

20-7.32 Parking Islands

0-7.321 Location:

Islands shall be located at both ends of each parking row. Intermediate islands shall be installed within each parking row whenever there are more than twenty (20) parking spaces in the row and subsequently shall be constructed whenever more than ten (10) parking spaces are intervening in that parking row. Islands constructed to channelize traffic flow within the parking lot shall also be landscaped.

20-7.322 Construction Criteria:

20-7.3221 Planting beds shall have a minimum width of five (5) feet.

- 20-7.3222 Wherever planted material is likely to interfere with vehicular parking, island width shall be increased by two (2) feet and that area covered with mulch.
- 20-7.3223 Single island parking length shall be a minimum of nineteen (19) feet, double island parking length shall be a minimum of thirty-eight (38) feet, to protect the vehicles parked in each parking row.
- 20-7.3224 All planting islands shall be enclosed by a poured concrete curbing or railroad ties meeting Township Engineering standards.
- 20-7.3225 Curb return radii adjacent to traffic flow shall be a minimum of five (5) feet.
- 20-7.3226 Proper sight distance should be provided at the intersections of ingress and egress driveways by establishing "sight triangles" in accordance with the current Township standard specifications. Within these sight triangles plantings should be restricted to low spreading varieties of plants and shrubs of not more than eighteen (18) inches in height at maturity.

20-7.33 Specific Requirements

20-7.331 Schedule of Use Requirements:

Except as otherwise provided in this chapter, when any building or structure is hereafter erected or structurally altered, or any building or structure hereafter erected is converted, accessory off-street parking spaces shall be provided as follows

USE OR USE CATEGORY	OFF-STREET PARKING SPACES REQUIRED
Single and two family houses	2.0 per dwelling unit
Multi-family houses:	
Efficiency unit	1.25 per dwelling unit
1 - Bedroom Unit	1.75 per dwelling unit
2 - Bedroom Unit	2.00 per dwelling unit
3 - Bedroom Unit	2.25 per dwelling unit
Mobile Home Parks:	2.0 per mobile home
Each Additional Bedroom Over 3 Bedrooms	0.25 per bedroom
Elementary & Junior High School	1 per each classroom + minimum 1 per each teacher & staff
High School	1 per each classroom + minimum 1 per each teacher & staff + 1 per each 10 students. The number of students shall be defined by the optimum number of students by school.

USE OR USE CATEGORY	OFF-STREET PARKING SPACES REQUIRED
Day Care Center	1 per each 600 square feet GFA
Nursery School	1 per each employee + 4 for visitors
Churches, Temples & Synagogues & Other Similar Public Auditoriums & Places of Assembly, Stadiums & Racetracks	1 per each 3 seats
Library, Museum, Art Gallery, Community Center	1 per each 200 square feet GFA
Theater, Movie Theater	1 per each 2 seats (1 per each 4 seats in shopping centers)
Other Public Buildings	1 per each 400 square feet GFA
Motel, Hotel, Guest Home	1 per unit + 1 per each 2 employees
Convalescent or Nursing Home	1 per each 4 beds + 1 for each employee of larger working shift
Hospital	1 per each 2 beds + 1 per each 1.5 employees of largest working shift
Veterinarian Hospital	6 per each examination room or doctor, whichever is more.
Medical Offices or Clinic	1 per each 150 square feet GFA 10 spaces minimum for a clinic
Funeral Home	1 per each 50 square feet GFA excluded storage + work areas, 30 spaces minimum
Restaurants	1 per each 2 seats
Fast Food Establishments	1 per each 30 square feet GFA or 1 per 3 persons of the legal occupancy load of the premises, whichever is greater
Bars & Nightclubs	1 per each 3 seats
Amusement Place, Dance Hall, Skating Rink, Exhibiting Hall Without fixed seats	1 per each 100 square feet GFA or gross yard
Marinas	1.2 per each berth provided at facility
Swimming Facilities	1 per each 3 persons
Public Recreation Areas & Golf Courses	2 per each 1 acre devoted to such Use

USE OR USE CATEGORY	OFF-STREET PARKING SPACES REQUIRED
Outdoor Tennis	3 per court
Indoor Tennis and Other Court Games	4 per court
Bowling Alley	4 per alley
Roadside Stands	1 for each 200 square feet of GFA but in no case less than 10 spaces

Parking Requirements for other recreational and sports facilities will be determined by the Approving Board.

Retail & Personal Services (2 or less stores)	1 per each 200 square feet GFA
Shopping Center (3 or more stores)	5.5 per each 1000 square feet GFA
Furniture or Appliance Store, Auto & Truck Sales	1 per 300 square feet display + sales area.
Gas Station	4 per bay + work area
Car Wash	8 per washing lane
Public Utility Installations	1 per each 1.5 employees during a normal weekday
Offices & Financial Institutions with Public Service (Heavy on clerical)	1 per each 150 square feet
Offices with little Public Service (Light on clerical)	1 per each 250 square feet
Professional Office as Home Occupancy	1 per each 100 square feet GFA in addition to home use, minimum 4 spaces.

Research	1 per each 1000 square feet GFA or 1 per each employee whichever is greater
Manufacturing	1 per 800 square feet GFA or 1 per employee, whichever is greater
Warehouse, Shipping & Receiving	1 per each 5000 square feet GFA or 1 per each employee, whichever is greater
Lumber & Contractors Yard	10 spaces minimum

20-7.332 Similar Uses:

The parking space requirements for a use not specifically listed in the chart shall be the same as for a listed use of similar characteristics.

20-7.333 Exceptions:

The parking requirements of this Section do not limit special requirements which may be imposed with planned unit development or conditional uses.

20-7.334 Fractional Numbers:

Where fractional spaces result, the parking spaces required shall be construed to be the next highest whole number.

20-7.335 Mixed Use:

Any building containing more than one use shall meet the combined parking space requirements for all uses in the building, provided that any participating use is no further from the parking area than three hundred (300) feet walking distance.

20-7.336 Joint Use:

Up to fifty (50%) percent of the parking spaces required for (a) theaters, public auditoriums, bowling alleys, dance halls, and night clubs, and up to one hundred (100%) percent of the parking spaces required for a church auditorium may be provided and used jointly by (b) banks, offices, retail stores, repair shops, service establishments and similar uses not normally open, used or operated during the same hours as those listed in (a), and up to one hundred (100%) percent of parking spaces required for schools may be provided and used jointly by a church auditorium; provided, however, that written agreement thereto is properly executed and recorded as specified below.

20-7.337 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 established by a recorded covenant or agreement as parking space to be used in conjunction with the principal use and shall be reserved as such through an encumbrance on the title of the property to be designated as required parking space, such encumbrance to be valid for the total period of the use or uses for which the parking is needed are in existence.

20-7.34 Loading Requirements

20-7.341 Truck loading and unloading areas shall be provided for the uses set forth in this section pursuant to the schedule herein, and if not included, loading and unloading areas for other uses shall be provided in sufficient amount to permit the transfer of goods and products in other than a public street or public parking area and shall be adequately screened.

<u>Use</u>	<u>Loading Spaces Required</u>
Public library, museum, community center, convalescent home.	1 loading space for 10,000 square feet and 1 additional space for each 25,000 square feet of gross floor area.
Warehousing, storage, dry cleaning laundry, printing and publishing establishments, manufacturing, hotel.	1 loading space for 5,000 square feet and 1 additional for each additional 10,000 square feet of gross floor area.
Offices, retail and sales establishments.	1 loading space for 8,000 square feet and for each additional 25,000 square feet of gross floor area.

20-7.342 Access to a Standing Truck:

Loading and unloading space shall be provided directly from a street that will not interfere with public convenience and that will permit orderly and safe movement of truck vehicles.

20-7.343 Exclusive of Off-Street Parking:

Loading space required under this section shall be provided as area in addition to off-street parking space and shall not be considered off-street parking space.

20-7.4 SOIL EROSION AND SEDIMENT CONTROL

20-7.41 Purpose

The purpose of this section is to reduce the danger from storm water runoff, to retard non-point pollution from sediment, to prevent a decrease in the fertility of the soil, to conserve and protect land, water, air and other environmental resources of the Township and to implement Section 10 of Public Law, 1975, c. 251.

20-7.42 Definitions

The following definitions shall apply in the interpretation and enforcement of this Section, unless otherwise specifically stated:

20-7.421 Critical Area:

A sediment-producing highly erodible or severely eroded area.

20-7.422 District:

A Soil Conservation District organized pursuant to R.S. 4:24-7 et seq.

20-7.423 Erosion:

The detachment and movement of soil or rock fragments by water, wind, ice and gravity.

20-7.424 Excavation or Cut:

Any act by which soil or rock is cut into, dug, quarried, uncovered, removed, displaced or relocated.



20-7.425 Land Disturbance:

Any activity involving the clearing, excavating, storing, grading, filling of land or transporting of soil or any other activity which causes soil to be exposed to the danger of erosion.

20-7.426 Mulching:

The application of plant residue or other suitable materials to the land surface to conserve moisture, hold soil in place, and aid in establishing plant cover.

20-7.427 Project:

The disturbance of more than five thousand (5,000) square feet of surface area of land, except that the construction or alteration of a single-family dwelling unit shall not be deemed a "project" unless such unit is part of a proposed subdivision, site plan, conditional use, zoning variance, planned development or building permit application involving two or more such single-family dwelling units.

20-7.428 Sediment:

Solid material, mineral or organic, that is in suspension, is being transported, or has been moved from its site of origin by air, water or gravity as a product of erosion.

20-7.429 Sediment Basin:

A barrier or dam built at suitable locations to retain rock, sand, gravel, silt or other material.

20-7.4210 Standards:

Standards for soil erosion and sediment control in New Jersey as promulgated by the State Soil Conservation Committee in the review of soil erosion and sediment control plans.

20-7.4211 Soil Erosion and Sediment Control Plans:

A scheme which indicates land treatment measures, including a schedule of the timing for their installation to minimize soil erosion and sedimentation.

20-7.4212 Stripping:

Any activity which significantly disturbs vegetated or otherwise stabilized soil surface including clearing and grubbing operations.

20-7.43 Requirements for Approved Plan

20-7.431 General:

- (a) No clearing, grading, soil removal, tree removal, excavating, landfill, stripping or other land disturbance area of more than five thousand (5,000) square feet of surface area of land or the filling of any natural or man-made drainage ways, regardless of the surface area shall be undertaken in the Township of Old Bridge until the Approving Board has approved a soil erosion and sediment control plan pursuant to the provisions of this section and a Land Disturbance permit has been issued by the Township Construction Official unless the activity is exempt from the requirements of this ordinance as provided in Section 20-7.432.

- (b) Successive incidences of land disturbance of less than five thousand (5,000) square feet at any one time which results in an accumulative land disturbance area of greater than five thousand (5,000) square feet within any two (2) year period is expressly prohibited and constitutes a violation under this section.
- (c) When an approved plan is required, no building permit or certificate of occupancy shall be issued unless the terms and conditions of the approved plan are being complied with.

20-7.432 Exemptions:

The following activities are specifically exempt from this section:

- (a) Land disturbance associated with the existing single-family homes, including gardening for home consumption or the construction of a single-family dwelling unit except where the proposed disturbance is within one hundred (100) feet of a stream or drainage ditch.
- (b) Agricultural use of lands when operated in accordance with a Farm Conservation Plan approved by the local Soil Conservation district.

20-7.44 Applications

20-7.441 Submission of Plan:

Every applicant who must submit a soil erosion and sediment control plan shall follow the procedure for submission of a minor subdivision plat set forth in Section 20-10.2.

20-7.442 Data Required:

All plans shall be prepared in accordance with the specifications as follows:

- (a) Contours at a two (2) foot interval, or other agreed upon interval showing present ground elevation.
- (b) Location of present and proposed drains and culverts with their discharge capacities and velocities and supporting computations, and identification of conditions below outlets.
- (c) A site grading plan showing proposed cut and fill area and profiles.
- (d) Delineation of any area subject to flooding from the one hundred (100) year storm in compliance with the Flood Plains Act (N.J.S.A. 58:16A) or applicable municipal zoning.
- (e) Location of all proposed soil erosion and sediment control facilities.
- (f) Copies of applicable soil maps, soil interpretations and other resource data used, or cite reference to data used including the Interim Soil Survey Report, Old Bridge Township, Soil Conservation Service, U.S. Department of Agriculture, August 1975.

(g) A narrative description of the soil erosion and sediment control plan indicating:

- (1) Proposed sequence of development.
- (2) Proposed starting date of each phase in the sequence.
- (3) Identification of land areas to be disturbed and length of time the soil in each area will be exposed.
- (4) Proposed date to complete each phase of development.
- (5) Planned soil erosion and sediment control measures and facilities, based upon standards promulgated by the N.J. State Soil Conservation Committee, Department of Agriculture, pursuant to R.S. 4:24-3.
- (6) Plans for maintenance of soil erosion and sediment control measures and facilities during and after construction including responsibility for maintenance of facilities after the development is completed.

20-7.45 Standards for Erosion and Sediment Control

The following principles shall apply to all stages of the soil erosion and sediment control plan:

- (a) Stripping of vegetation, grading or other soil disturbance shall be done in a manner which will minimize soil erosion.
- (b) Whenever feasible, natural vegetation shall be retained and protected.
- (c) The extent of the disturbed area and the duration of its exposure shall be kept within practical limits.
- (d) Either temporary seeding, mulching or other suitable stabilization measures shall be used to protect exposed critical areas during construction or other land disturbance.
- (e) Drainage provisions shall accommodate all increased runoff resulting from modifications of soil and surface conditions during and after development of disturbance. Such provisions shall be in addition to existing requirements.
- (f) Water runoff shall be minimized and retained on site wherever possible to facilitate ground water recharge.
- (g) Sediment shall be retained on site to the maximum extent feasible.
- (h) Diversions, sediment basins; and similar required structures shall be installed prior to any on-tract grading or disturbance.

20-7.46 Review and Approval

20-7.461 All decisions on sediment and erosion control plans shall be made within a period of thirty (30) days of submission of a complete application unless, by mutual agreement in writing between the applicant and the municipality, this period is extended for an additional thirty (30) days. Failure of the municipality to make a decision within such period or such extension thereof shall constitute certification.

20-7.462 A copy of such decision including name of applicant, site location by street address and block and lot number, and proposed land use shall be sent to the Freehold Soil Conservation District. The municipality shall also make available such other information as may be required by the district.

20-7.47 Maintenance of Soil Erosion and Sediment Control Measures

20-7.471 All necessary soil erosion and sediment control measures installed under this Section shall be adequately maintained for one year after completion of the approved plan or until such measures are permanently stabilized. The Township Construction Official shall give the applicant, upon request, a certificate indicating the date on which the measures called for in the approved plans were completed, if not done as part of a subdivision or site development plan application.

20-7.472 Timing:

The Township Construction Official may require the construction or installation of improvements or such other measures that are necessary to prevent soil erosion and sedimentation prior to any site development or the start of construction whenever he deems such requirements are appropriate and necessary under the particular circumstances.

20-7.48 Fees

20-7.481 Schedule of Fees:

Upon submission of any soil erosion and sediment control plan, which is not part of a subdivision or site development plan application, the following fees shall be paid by the applicant:

Basic fee of fifty (\$50.00) dollars, plus ten (\$10.00) dollars per acre over one (1) acre through nineteen (19) acres, plus five (\$5.00) dollars for every acre over twenty (20) acres on up.

20-7.482 Inspection Fees:

Every applicant shall, prior to the issuance of a Land Development permit, pay over to the Township an amount equivalent to five (5%) percent of the cost of the required improvements to cover the cost of inspections by the Township Construction Official. Such monies shall be paid in cash or by certified check.

20-7.483 Waiver of Fees:

If the applicant also requires subdivision or site development plan approval, the fees under this Section shall be waived.

20-7.49 Enforcement

20-7.491 Inspection shall be provided for during construction and the applicant shall be required to have the certified plan on site during construction.

20-7.492 A stop construction order is authorized if a project is not being executed in accordance with the certified plan.

20-7.493 A certificate of occupancy is withheld unless there has been compliance with the provisions of a certified plan for permanent measures to control soil erosion and sedimentation. A formal report of such compliance must be filed with the municipal agent authorized to issue certificates of occupancy. A copy of this report shall be sent to the Freehold Soil Conservation District.

20-7.494 Violators are subject to penalties in conformance with Section 15 of Chapter 251, P.L. 1975.

20-7.5 TREE REMOVAL AND WOODLAND PROTECTION

20-7.51 Purpose and Scope

The purpose of this section is to generally reduce the demands upon natural resources from land development which have had the effect of encroaching upon, despoiling or eliminating many of the trees and other forms of vegetation and natural resources and processes associated therewith. It is specifically intended to accomplish the following purposes;

20-7.511 To provide for the protection, preservations, proper maintenance and use of trees and woodlands located in this Township in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wild-life and vegetation, and/or from the destruction of the natural habitat.

20-7.512 To protect the woodlands (including trees and other forms of vegetation of this Township) for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character, or geological, ecological or historical significance.

All subdivisions, site development plans, and planned development applications shall conform to the provisions of this Section.

20-7.52 Definitions

The following definitions shall apply in the interpretation and enforcement of this section unless otherwise specifically stated:

20-7.521 Shrubs:

Native Laurel (*Kalmi Latifolia*) having a root crown of three (3) inches or greater measured at the soil or surface level.

20-7.522 Tree:

Any living tree having a trunk of a diameter greater than four (4") inches D.B.H. (Diameter Breast High) or any living Dogwood (*Cornus Florida*) or American Holly (*Ilex Opaca*) tree having a diameter of one (1") inch or greater D.B.H.

20-7.523 Tree Removal:

Removal of a tree means any act which causes a tree to die within a period of two years, including, but not limited to, damage inflicted upon the root system by machinery, storage of materials, and soil compaction, changing the natural grade above the root system or around the trunk; damage inflicted on the tree permitting infection or pest infestation; excessive pruning, paving with concrete, asphalt or other impervious material within such proximity as to be harmful to the tree.

20-7.53 Requirements for Approved Activity

20-7.531 General - Private Lands:

No destruction, cutting or removal of any trees or shrubs as herein defined, shall be undertaken in the Township of Old Bridge until a Land Disturbance Permit has been issued by the Township Construction Official unless the activity is exempt from the requirements of this Section as provided in Section 20-7.533, or unless the Township Construction Official has granted a waiver pursuant to the provisions of Section 20-7.542.

20-7.532 General Public Highways:

No person, firm or corporation shall do, or cause to be done any of the following acts upon a public highway or within a right-of-way, within the Township of Old Bridge, unless a Land Disturbance Permit has been issued by the Township Construction Official:

- (a) Cut, trim, break, climb with spikes, disturb the roots of, or otherwise injure, or spray with any chemical or remove any living tree or shrub, or injure, misuse or remove any structure or device placed to support or protect such tree or shrub.
- (b) Plant any tree or shrub.
- (c) Fasten any rope, wire, electric attachment, sign or other device to a tree or shrub or to any guard about such tree or shrub.
- (d) Close or obstruct any open space provided about the base of a tree or shrub to permit the access of air, water or fertilizer to the roots of such tree or shrub.
- (e) Hitch or fasten any animal to any tree or shrub upon a public highway or to any guard or support provided for the same, or shall permit any animal to bite or otherwise injure any such tree or shrub.
- (f) Pile any building material, or make any mortar or cement within six feet of a tree or shrub.
- (g) Permit any brine, gas or injurious chemical to come in contact with the stem or roots of any tree or shrub upon a public highway.

20-7.533 Exemptions:

The following activities are specifically exempt from this ordinance:

- (a) Lots of two (2) acres or less upon which a residence already resides and not located within a major subdivision or planned development currently under development.
- (b) Land from which the removal of trees is necessary for agricultural use.
- (c) Any tree grown on property actually being used as a nursery, garden center, Christmas tree plantation, or orchard.

- (d) Any tree growing on land actually being used for sanitary landfill operation.
- (e) The removal or trimming of dead, diseased, and/or damaged trees or other woody vegetation, provided that the damage resulted from a non-human cause and provided further that the removal or trimming is accomplished through the use of standard forestry practices and techniques.

20-7.54 Applications

20-7.541 Submission of Application:

- 20-7.5411 Every applicant shall, prior to the removal of trees, as defined herein, submit to the township Construction Official an application for Land Disturbance Permit, as herein provided, unless the application is made in conjunction with a subdivision, site plan or planned development in which case Section 20-11 shall be followed.
- 20-7.5412 The Construction Official shall examine the application and plot plan to determine within a reasonable time after filing as closely as possible whether in his opinion it meets with the requirements of this Section. He shall inspect the site to determine whether the cutting, removal or destruction of said trees shall impair the drainage conditions, create soil erosion, increase the dust, or deteriorate the property value and shall further determine the overall effects on the physical and aesthetic value of the land.
- 20-7.5413 The Construction Official shall take no action until reports have been received from the Environmental Commission, Township Engineer and Township Planner. However, in no case shall the Construction Official delay more than thirty (30) days after receipt of an application to approve or deny the requested permit. In the event that the Construction Official shall deny a permit, he shall specify to the applicant in writing the reason for this action. If no final action with respect to the application is taken within the required thirty (30) days, the application shall be deemed to have been approved.

20-7.542 Waiver of Plans or Requirements:

- (a) The Township Construction Official may waive any or all of the requirements herein for any tree removal activity upon his written finding that there is no apparent danger to the environment and related natural resources as determined in light of the standards of Section 20-7.55 herein.
- (b) In the event that the applicant also requires approval of a subdivision, site development plan or planned development, the applicant need only file one (1) copy of the Land Disturbance Permit Application and one (1) print of the Subdivision Plat or Site Development Plan with the Construction Official for filing purposes only.

20-7.55 Standards for Tree Removal and Woodland Protection

20-7.551 General Protection Standards:

The following principles shall apply as a basis for determining permitted removal:

- (a) The preservation of woodlands, trees, similar wood vegetation, and related natural resources and values shall take priority over all forms of development where there are location alternatives.
- (b) Residential living units shall blend into the natural setting of the landscape for the enhancement of sound, orderly economic growth and development and for the protection of property values in the Township.
- (c) No application shall be denied solely on the basis that some trees are growing on the private or public property under consideration.
- (d) The burden of demonstrating that there are no feasible and prudent alternatives to the development proposed in a permit application under this section shall be on the applicant.

20-7.552 Detailed Protection Standards:

- (a) Clearance of trees for proposed right-of-way shall be approved only for the right-of-way itself plus five (5) feet width on either side for alignments.
- (b) Clearance of trees for construction of residences or other primary and accessory buildings plus a twenty (20) foot wide area surrounding such buildings shall be approved by the Township Construction Official only:
  - (1) Upon preliminary approval of a Major Subdivision Plat or Planned Development.
  - (2) Upon final approval of a Site Development Plan.
- (c) Clearance of trees for proposed off-street parking facilities or outdoor storage areas shall be approved by the Township Construction Official only for cleared locations as indicated on Site Development Plans.
- (d) Clearance of trees for construction of septic tanks, cess-pools, leaching fields, sewer plants and the like shall be approved by the Township Construction Official only after receipt of a Site Plan as approved in writing by the Health Officer or Approving Board.
- (e) Generally, the removal of trees will be permitted where the change on the existing drainage pattern will result in the destruction of trees.
- (f) Tree removal to provide better visibility to expose vacant land, signs and billboards shall be prohibited.
- (g) Removal of existing trees which form part of a planted greenbelt or buffer strip is prohibited.
- (h) Removal of trees which are unique by virtue of history, unusual size or the like, shall be prohibited.
- (i) Removal of trees near utility sub-stations transmission towers, warehouses, junkyards, landfill operations and other similar uses or structures shall be prohibited except where public safety requirements require removal.



- (j) The Township Construction Official or Approving Board may approve the permit based on the submission of proposed plans for landscaping whereby the applicant has planted or will plant trees to replace those that are proposed to be removed or relocated.
- (k) No living tree having a trunk diameter greater than twelve (12") inches D.B.H. within one hundred (100) feet of any stream carrying water on an average of six (6) months of the year shall be removed.
- (l) The selective cutting and removal of undesirable low growth, successional trees, dead trees and dead limbs, shall be required at the discretion of the Township Engineer and Township Planner for all development projects under the jurisdiction of this Section.

20-7.56 Performance of Tree Removal and Woodland Protection Measures.

20-7.561 All work required to be performed herein shall be accomplished prior to the issuance of Certificates of Occupancy in the approving land development project or sub-section thereof.

20-7.562 The Township Construction Official may require the replacement of any and all trees that have been removed in violation of the requirements herein and/or the approved tree removal woodland protection plan which he deems appropriate and necessary under the particular circumstances.

20-7.57 Enforcement

20-7.571 Inspection shall be provided for during construction and the applicant shall be required to have the approved plan on site during construction.

20-7.572 A stop construction order is authorized if a project is not being executed in accordance with the approved plans.

20-7.58 Fees

Upon submission of an application which is not part of a subdivision, site development plan or planned development application, the applicant shall pay a fee of ten (\$10.00) dollars for the first ten (10) acres and an additional ten (\$10.00) dollars per one hundred (100) acres or any part thereof. In the event of rejection of an application, fees in excess of ten (\$10.00) dollars shall be refunded.

20-7.6 LANDSCAPING

20-7.61 Purpose and Scope

The purpose of this Section is to provide proper guide lines and specifications for landscaping of all residential, commercial and industrial development. Landscaping shall be defined as the means of improving the aesthetic value of a project or project sites through the use of grass, ground covers, plantings, shrubs and trees in a coherent manner consistent with good design practices. It is specifically intended to accomplish the following purposes:

20-7.611 To improve the aesthetics of a building site by blending together various unrelated elements into a harmonious whole.

20-7.612 To reduce air and sound pollution; regular solar radiation and wind control; to provide flood control.

- 20-7.613 To influence the type and speed of pedestrian and vehicular traffic flow.
- 20-7.614 To reduce visual discomfort by screening out glare and reflection.
- 20-7.615 To stabilize soils by preventing soil erosion and otherwise restore a building site to a balanced environment wherever a project causes excessive removal of existing vegetation.

20-7.62 Definitions

The following definitions shall apply in the interpretation of this Section unless otherwise specifically stated:

- (a) Berm: A mound of soil on a site used as a view obstruction either natural or man-made.

- (b) **Buffer:** An area within a property or site generally adjacent to a parallel with the property line, consisting of either natural existing vegetation or created by the use of trees, shrubs, fences and/or berms designed to continuously limit view of the site from adjacent sites or properties.
- (c) **Caliber:** The diameter of a tree trunk measured in inches, six (6") inches above ground level for trees up to four (4") inches in diameter and measured twelve (12") inches above ground level for trees over four (4") inches in diameter.
- (d) **Chemical Pre-emergence Non-selective Herbicide:** a chemical compound dry or liquid which kills or permanently inhibits the germination of plant seeds but has no effect on existing plant material or plants installed after application of such compound when used according to directions.
- (e) **Deciduous Trees:** Plants that drop leaves before becoming dormant in winter, not evergreen.
- (f) **Ground Cover:** Low growing plants or sod that in time form a dense mat covering the area in which they are planted preventing the growth of unwanted plants while holding the soil in place. Examples: Rose species, Ajuga species, Contoneaster species, Euyonymus species, Ivy species, Juniper species, Honeysuckle species, Pachysandra species, Vines species and sod.
- (g) **Landscape:** The total area of a site or property excluding the area occupied by building(s) but including other structures. The harmonious blending of these building(s) and structures within the site and with adjacent property by the use of the existing topography or alterations to the existing topography trees, shrubs, ground cover and/or mulches.
- (h) **Mulch:** Any covering placed on soil to conserve moisture, eliminate weed growth and protect plants from extremes of heat and cold.
- (i) **Screen:** A structure of planting providing a continuous view obstruction within the site or property consisting of fencing, berms, and/or evergreen trees or shrubs.
- (j) **Shrubs:** Any plant(s) deciduous or evergreen generally multi-stemmed, classified and sold by height or spread, measured in inches or feet, listed in "Standards" set forth by the American Association of Nurserymen.

20-7.63 Requirements for Approved Landscaping Plan

20-7.631 **General:**

All major subdivisions, site development plans and planned developments which are required to submit Landscape Plans and/or Tree Removal and Woodland Protection Plans, and/or Soil Erosion and Sediment Control Plans shall conform to the requirements contained herein.

20-7.632 **Submission of Plans:**

A separate detailed plan, drawn to the scale of the original development plan, but in any event no less than 1" = 100 feet of all proposed landscaping, buffering, screening and existing trees and all of the following items.

- (a) A listing of proposed plantings including the common and scientific name of each as well as the quantity of each.



- (b) The location of the proposed plantings shall be shown on the plans. For large projects in which certain plant groupings repeat, a "typical" detail may be shown rather than drawing the individual plantings throughout. Symbols and a legend are desirable.
- (c) Size of material to be planted, deciduous trees by caliper; evergreens, small flowering and ornamental fruit trees according to American Association of Nurserymen Standards., List ultimate size of each plant and time to reach maturity.
- (d) Methods to be used in welling, staking and guying, mulching and wrapping according to Township standards.
- (e) Ground covers to be used in design, which may be indicated as a mass planting, but spacing must be defined in plant list.
- (f) Indication of screening and buffer plantings required by ordinance.
- (g) Limits of removal of the existing vegetation and other information required in accordance with Section 20-7.5, Tree Removal and Woodland Protection.
- (h) Such details and information as required in accordance with Section 20-7.4, Soil Erosion and Sediment Control, may also be included on the Landscape Plans.

20-7.64 General Design Standards for all Developments

All improved areas in all residential, commercial and industrial developments; parking lots in all types of developments; private or common open space in planned developments; stream valleys and other water features; shall be appropriately landscaped in conformity to the requirements contained herein.

20-7.641 Concept:

On slopes, the landscape plan recommend plantings that prevent erosion; along a major road, the plantings should buffer from noise and lights; on north slopes, it should serve as a wind screen; and to the south, the landscaping should provide shade from the hot summer sun.

The overall landscaping plan should "break up" long buildings and screen off parking, service, and utility areas. The plan should provide for a variety of different species to protect against disease attacking all the trees. A variety should be selected with consideration for various seasons and of different colors, textures, shapes, blossoms, and foliage.

The plan should be particularly sensitive to local soil conditions, lack of or overabundance of water, topography, and climatological factors.

20-7.642 Plant Selection:

Two important considerations in plant selection are that plants grow and plants die. Proposed plant types should have growth habits which fit the circumstances into which they will be placed.

A landscape scheme can take several years to mature and the landscape plan should anticipate this in its selection of plant size and growth rate, as well as plant type. A plant should be selected, not just because it is within the budget and easily available, but because it will do well in that location and is appropriate for the particular function it is expected to serve.

20-7.643 Plant Size:

The size of the planting are as important as the type of plant. The smaller the plant, the less its chance for survival, and at best it will be many years before the desired effect is reached. It would be preferable to have fewer larger specimens than more smaller ones. Deciduous trees should have at least a two and one-half (2½) inch caliper at planting, and ever-green trees should be at least four (4) feet tall. Shrubs should be at least two (2) feet tall at planting.

20-7.644 Plant Type:

The type of tree, shrub, or ground cover selected for a particular site should be based on expert advice as to the most appropriate species for the particular weather, soil conditions, and proposed function of the plant. As a very general guide, however, for plants that will do well under various weather conditions, the United States Department of Agriculture has prepared a map of "hardiness zones", referring to the temperature zones found throughout the United States and Canada.

For New Jersey, most of the state falls within zones 6 and 7. Zone 6 has a minimum temperature range of from zero (0) to - (10) ten degrees (F) and includes Mercer and Middlesex Counties and those counties to the north. Zone 7 has a minimum temperature range of ten (10) to zero (0) degrees and includes Burlington and Monmouth Counties and all counties to the south.

20-7.645 Changes in Grade Levels:

Changes of grade levels may be achieved by any combination of the following methods, and minimum standards shall be found in the Township Construction Specifications.

- 20-7.6451 Raised flower beds constructed with timber, railroad ties, brick, brick veneer, pre-cast stone, rock, stone or similar materials.

Pre-cast planters, as well as planters constructed on-site shall have properly designed drainage or weeping holes and shall incorporate proper footings where required.

20-7.6452 Terracing: Shall be designed to prevent soil erosion.

- (a) Turf - by grade levels of soil with turf providing grade differential. Installation of underground sprinkling systems or alternate systems may be required to prevent soil erosion and maximum maintenance.
- (b) Raised terrace of flagstone, brick, pre-cast stone, pre-cast concrete, cobblestone or installed concrete slab.
- (c) Wood decking over footing.
- (d) Below-grade terracing with low retaining walls.

20-7.6453 Retaining Walls - with properly installed weeping and drainage holes, on proper footings, with approved anchorage and supports. Materials may be of, but not limited to: timber, railroad ties, brick, cinder block, brick veneer, rock, stone, pre-cast stone, pre-cast concrete with veneered surfaces or any similar materials approved by the Township Engineer.

20-7.6454 Other Techniques:

- (a) Rock gardens, reflecting pools, artificially cycled fountains, water falls, formal and/or informal sunken gardens.
- (b) Landscaped swales and depressed walkways of tan bark, Wood chips, pine needle, pebbles or sand.
- (c) Incorporation of Berms: mounding of soil on site, either natural or man-made may be used to achieve level changes of grade provided properly landscaped with turf or ground cover.
- (d) Ravine slopes, drainage and swale slopes, steep stream banks - properly landscaped with permanent ground cover, or dry-wall rock or similar material or rock gardening so as to prevent soil erosion and promote plant growth. May be terraced or slope grade.

20-7.646 Playgrounds, Tot-lots and other Active Recreation Facilities:

Suggested guidelines for the development and landscaping of active recreation facilities are contained in Chapter XXI, Standards of Design and Construction, Revised General Ordinances of the Township of Old Bridge.

20-7.65 General Design Standards for Residential Developments

Landscaping plans for all major subdivisions, site development plans and planned developments involving single-family detached homes, patio homes, cluster homes, townhouses and garden apartments shall conform to the following design standards.

20-7.651 Foundation Plantings:

With the exception of single-family detached homes, which will be left to the discretion of the developer, all other types of housing shall be provided with appropriate foundation plantings including a mixture of evergreen and deciduous plantings.

20-7.652 Street Trees:

All residential developments shall be provided with street trees of at least two and one-half (2½) inches caliper at a point six (6) inches from the ground, balled and burlapped and/or twelve (12) feet high, and planted at the following intervals:

Large Trees - 50 to 70 feet

Small to Medium Trees - 40 to 50 feet

20-7.653 Cul-de-sacs:

In all residential developments which involve open space organizations, cul-de-sacs shall be constructed with appropriately landscaped, low-maintenance islands.

20-7.654 Private Open Space:

In all residential developments which involve private open space and recreation areas required under other sections of this Chapter, such private open space shall be appropriately landscaped including as a minimum in all instances, selective thinning and restorative plantings.

20-7.655 Existing Vegetation:

In all residential developments, it shall be required to preserve as much of the existing vegetation as possible. All applicable provisions of Section 20-7.5, Tree Removal and Woodland Protection, shall be stringently adhered to. The preservation of existing healthy trees along roadways may reduce the requirements for the planting of additional street trees.

20-7.656 Buffer Areas:

In all residential developments, where buffer areas are required under other sections of this Chapter, such buffer areas shall be at least twenty-five (25) feet in depth. Subject to the approval of the Township Planner or Township Engineer such buffer areas may consist of existing vegetation and trees. If in the event the existing vegetation is not sufficient to constitute a buffer area, the developer shall provide plantings for the buffer area, consisting of mixed evergreen and deciduous trees, planted in such a fashion that will produce, within two growing seasons, a screen at least six (6) feet in height and at least seventy-five (75%) percent of those plantings shall be of the evergreen varieties. Buffer zone plantings shall be designed in an asymmetrical fashion.

20-7.66 General Design Standards for Non-Residential Developments

Landscaping plans for all major subdivisions, site development plans and planned developments involving commercial and industrial buildings shall conform to the following design standards.

20-7.661 Foundation Plantings and Yard Area:

The periphery of all buildings and the yard areas, not covered by parking and not subject to other special landscaping requirements contained herein, shall be suitably landscaped. Such landscaping shall employ low-maintenance hardy shrubs, hedges, groundcovers and trees as well as gravel, mulches, decorative concrete and brick.

20-7.662 Peripheral Coverage:

- (a) Peripheral landscaping shall be required along any side of a parking lot of twenty (20) or more spaces that abuts adjoining property that is not a right-of-way.
- (b) A landscaping strip at least five (5) feet in width shall be located between the parking area and the abutting property lines.
- (c) One tree for each fifty (50) linear feet shall be planted in the landscaping strip.



- (d) In addition to the required trees, a wall, hedge or other durable landscape barrier shall be planted or installed. The height of any such hedge shall be no less than three (3) feet and no more than seven (7) feet. The height of any wall or other durable landscape barrier shall be no less than five (5) feet and no more than seven (7) feet.
- (e) One shrub or vine for each ten (10) feet of non-living durable barrier shall be planted between the parking lot and the barrier, and the barrier and the abutting property line.

20-7.663 Street Coverage:

- (a) Street landscaping shall be required along any side of a parking lot of twenty (20) or more spaces that abuts the right-of-way of any street, road or highway.
- (b) A landscaping strip at least ten (10) feet in depth shall be located between the abutting right-of-way and the parking lot.
- (c) One tree shall be planted for each forty (40) linear feet of the landscaping strip.
- (d) A hedge wall or other durable landscape barrier of at least two and one-half (2½) feet shall extend the entire length of the landscaping strip. The first twenty-five (25) feet on both sides of any accessory driveway pavement is excluded from this requirement.
- (e) One shrub or vine for each ten (10) feet of non-living durable barrier shall be planted between the barrier and the street, and between the barrier and the parking lot.

20-7.664 Buffer Areas:

Buffers must be provided when a commercial or industrial property abuts a residential zone minimizing the impact of the more intensive use by providing privacy. The first twenty-five (25) feet (in depth) from any property lines (excluding access driveways) shall be a buffer. Subject to the approval of the Township Planner or Township Engineer such buffer areas may consist of existing vegetation and trees. If in the event the existing vegetation is not sufficient to constitute a buffer area, the developer shall provide plantings for the buffer area, consisting of mixed evergreen and deciduous trees, planted in such a fashion that will produce, within two growing seasons, a screen at least six (6) feet in height and at least seventy-five (75%) percent of those plantings shall be of the evergreen varieties. Buffer zone plantings shall be designed in an asymmetrical fashion.

20-7.67 General Design Standards for Parking Lots

All parking lots of twenty (20) or more spaces for both residential and non-residential developments to be constructed, enlarged or reconstructed shall conform to the following design standards.

20-7.671 Design Criteria:

- (a) All parking lot landscaping shall be of such quality as to improve and enhance the site and its surrounding areas. Appropriate places for landscaping include the raised walkways or sidewalk areas, at the end of bays, and in specific planting islands established throughout the lots. In narrow islands, plant low spreading and low maintenance plants such as English ivy, creeping juniper, myrtle or pachysandra. Where more space is available use yews, juniper, or forysthia.
- (b) The primary landscaping materials used in parking lots shall be trees which provide shade or are capable of providing shade at maturity. Shrubbery, hedges and other planting material may be used to complement the tree landscaping but shall not be the sole contribution to the landscaping. Effective use of earth berms and existing topography is also encouraged as a component of the landscape plan.
- (c) The landscaping and planting areas shall be reasonably dispersed throughout the parking lots. Trees should be a mixture of flowering and decorative trees, evergreens and deciduous. Trees in parking areas should be clumped at critical corners or areas to break up the mass of cars apparent to the eye. They should also be located with care so as not to obstruct the vision of the driver.
- (d) The interior dimensions of any planting area or planting median shall be sufficient to protect the landscaping materials planted therein and to insure proper growth.
- (e) In those instances where plant material exists on a parking lot site prior to its development, such landscape material may be used if approved as meeting the requirements of this ordinance.

20-7.672 Interior Requirements:

Not less than six (6%) percent of the interior of any parking lot, except where higher standards are set forth herein, shall be landscaped. The percentage of landscaped area shall be based upon the gross parking area (number of required spaces multiplied by two hundred and ten (210) square feet). Such landscaping is separate and apart from the Peripheral and Street Coverage requirements previously set forth herein.

Special interior landscaping within off-street parking areas of more than twenty (20) spaces shall be provided in the following zones: AF, AR, CN, CC, CM, CR, OG, SD, M-5 and TCD.

<u>10% in Zone</u>	<u>15% in Zone</u>	<u>20% in Zone</u>
AR	CC	CR
AF	CM	TCD
CN	OG	
M-5	SD	

Shade trees of not less than two and one-half (2½) inches caliper measured at a point six (6) inches from the ground shall be planted seventy (70) feet on center as part of the landscape requirement in all parking lots.

20-7.68 General Design Standards for Stream Valleys and other Water Features

The objective of landscaping of stream valleys and other water features is to protect adjacent, upstream and downstream private and public lands from direct and substantial increased flood damage from:

- (a) Increased flood heights and velocities due to obstructions in waterways.
- (b) Increased siltation caused by erosion.
- (c) Increased run-off.
- (d) Incompatible land uses adjacent to streams, creeks, estuaries, brooks or springs of both tidal and fresh water.

20-7.681 Specific Requirements:

All streams, estuaries, creeks, brooks, tributaries and flood plains (hereinafter referred to as streams), are subject to the following:

- 20-7.6811 All streams shall be properly de-snagged of all extraneous debris, dead and decaying vegetation.
- 20-7.6812 All banks shall be protected from erosion caused by run-off and flooding or wind damage. Protection against erosion may be achieved, but not limited to, the use of permanent ground cover, vegetation, dry-wall construction or any approved combination of the same. The encouragement of plants, ferns, shading vegetation, and vegetation is desired.
- 20-7.6813 A minimum buffer zone fifty (50) feet in depth from the centerline of said stream shall be clear of all extraneous debris, dead and decaying vegetation. This area may incorporate appropriate approved selective thinning, the result of which will encourage the healthy woodland growth of existing trees and shrubs which enhances the degree of recharge. No removal of trees, shrubs, etc. on list of New Jersey protected trees will be permitted.  
  
Landscaping of this buffer zone is permitted in keeping with a natural setting. The type and amount of vegetation cover shall encourage the stabilization of the soil and prevent erosion and increased run-off.

20-7.69 Suggested Trees and Shrubs for Special Purposes

The following list of plant materials are currently recommended for planting in the Township of Old Bridge.

20-7.691 Street Trees

(a) Small Trees (To be planted thirty (30) feet on center):

Pyramidal European Hornbeam	Kwanzan Cherry
Goldenchain	Callery Pear
Siberian Crab	Regent Scholartree
Scheidecker Crab	Chinese Elm

(b) Average Trees (To be planted forty (40) feet on center):

October Glory Maple	Shademaster Locust
Rosehill Ash	Kentucky Coffeetree
Katsura-tree	Greenspire Linden
Maidenhair-tree	Village Green Zelkova

(c) Large Trees (To be planted at least fifty (50) feet on center)

Green Mountain Sugar Maple	Red Oak
Tuliptree	Sovereign Pin Oak
London Planetree	Willow Oak

20-7.692 Parking Lot Trees (Resistant to motor exhaust fumes)

Ailanthus (Tree of Heaven)	Augustine Ascending Elm
Basswood	Northern Red Oak
Ginkgo	Thornless Honey Locust
London Planetree	Zelkova
Green Ash	Sweetgum
Norway Maple	Linden

20-7.693 Shrubs for Screening (Buffers)

Firethorn	White Pine
Euonymous	Japanese Black Pine
California Privet	Austrian Pine
Japanese Holly	Canadian Hemlock
Upright Yew	Serbian Spruce
Arborvitae	

20-7.694 Shade Trees for Suburban Homes

<u>Evergreen:</u>	<u>Deciduous:</u>
Canada Hemlock	Ame. Hornbeam
Colorado Blue Spruce	Amer. Mountain-ash
Eastern White Pine	Amer. Yellowwood
Nikko Fir	European Beech
White Fir	Eur. Linden
	Littleleaf Linden
<u>In northern part only</u>	Norway Maple
Balsam Fir	Paniced Goldenrain-tree
White Spruce	Pin Oak
	Scarlet Oak
	Schwedler Maple
	Silver Linden
	Sugar Maple
	Sweetgum
	Tuliptree
	Whiteoak

20-7.695 Roadside, Boulevard and Avenue Trees

Evergreen:

Canada Hemlock  
Eastern White Pine  
Red Pine

Deciduous:

Amer. Linden  
Ame. Yellowwood  
Black Tupelo  
Common Hackberry  
Ginkgo (staminate form)  
London Planetree  
Northern Red Oak  
Norway Maple  
Pin Oak  
Red Maple  
Scarlet Oak  
Silver Linden  
Schwedler Maple  
Sugar Maple  
Sweetgum  
Tuliptree

20-7.696 Park and Garden Trees

Evergreen:

Common Douglas-fir  
Oriental Spruce  
Red Pine

Deciduous:

Amur Corktree  
Bolleana Poplar  
Cutleaf Weeping Birch  
Eastern Black Walnut  
English Elm  
Golden Weeping Willow  
Japanese Pagodatree  
Kentucky Coffeetree  
Paper Birch  
Rock Elm  
Scotch Elm  
Silverpendent Linden  
Weeping Silverpendent Linden  
White Ash  
White Oak

20-7.697 Trees with Autumn Color

American Hornbeam (orange, scarlet)  
American Yellowwood (yellow)  
Black Tupelo (scarlet)  
Ginkgo (yellow)  
Northern Red Oak (red)  
Norway Maple (yellow)  
Pin Oak (scarlet, dark red)  
Red Maple (orange, red, scarlet)  
Scarlet Oak (scarlet, dark red)  
Sugar Maple (yellow, orange, scarlet)  
Sweetgum (red, scarlet)  
Tuliptree (yellow)

20-7.698 Trees with Conspicuous Color

American Mountain-ash (white)  
American Yellowwood (white)  
Common Horsechestnut (pinkish white)  
Japanese Pagodatree (yellowish white)  
Panicked Goldenrain-tree (yellow)  
Red Maple (red)  
Sugar Maple (yellowish green)  
Tuliptree (greenish yellow)

20-7.699 Trees Resistant to Salt and De-icing Compounds

Red Oak	Locust
White Oak	Sugar Maple
Red Cedar	Hemlock
Black Cherry	White Pine
Birches	Red Pine
Aspen	Speckled Alder
Ash	

20-7.6910 Trees Creating Problems of Pavement Damaging Root Systems, Insects and Disease

Maples - Large leaves clogging drains.

Female Ginkgo - Messy fruit.

Poplars, Siberian Elm - Brittle limbs and branches.

Norway Maple, Silver Maple, Sycamore - Greedy root systems

Sugar Maple, Hemlock, White Pine, Red Pine, Speckled Alder - Intolerant of salt and de-icing compounds.

Lombardy Poplar - Canker.

Willow - Wind damage.

Mountain Ash - Borers.

American Elm, Birch, Hawthorne, Evergreen, Euonymous, Mountain Ash, Norway Maple - Insects and Disease.

20-7.6911 Trees and Shrubs for Critical Area Stabilization (slopes in excess of 3:1)

(a) Trees:

Washington Hawthorn	Scotch Pine
Tree of Heaven	Virginia Pine
European Black Alder	Common Juniper
Japanese Larch	Eastern Red Cedar

(b) Evergreen Shrubs:

Creeping Juniper	Prostrate Cotoneaster
Sargent Juniper	Bearberry Contoneaster
Shore Juniper	Pfitzer's Juniper
Japanese Juniper	Japanese Yew
Canada Yew	Bayberry

(c) Deciduous Shrubs:

Arnold Dwarf Forsythia	Billard Spirea
Fragrant Sumac	Gray Stem Dogwood
Hardhack Spirea	Japanese Barberry
Black Chokeberry	Red Chokeberry
Kirilow Indigo	Ninebark
Scotch Rose	Regel Privet
Dwarf-Gray Willow	Tatarian Honeysuckle
Siebold Forsythia	Staghorn Sumac
Bristly Locust	Shining Sumac
Virginia Rose	Cardinal Autumn Olive
Snowberry	Amur Privet
Coralberry	Arrow-Wood

(d) Ground Cover Plants:

Carpentbugle	Moss Pink
Lilyturf	Japanese Spurge
Tawny Daylily	Baltic English Ivy
Lily-of-the-valley	Common Periwinkle
Dwarf Polygonum	Bearberry
Canbyachistima	Littleleaf Cotoneaster
creeping Thyme	

(e) Vines:

Max Graf Rose	Purpleleaf Wintercreeper
Virginia Creeper	Fiveleaf Akebia
Korean Bitter weet	Wineleaf Cinquefoil
Oriental Bittersweet	Halls Japanese Honeysuckle
Common Moonseed	Henry Honeysuckle
Glory Vine	Memorial Rose
Kudzu	

20-7.610 Minimum Specifications for New Plantings of Trees and Shrubs

- (a) All plant materials must conform to the horticulture standards as set forth by the American Association of Nurserymen.
- (b) Planting holes must be a minimum of twelve (12") inches larger in diameter and six (6") inches deeper than the soil ball or root mass, excluding ground covers and backfilled with a planting mixture incorporating a minimum of twenty-five (25%) percent organic matter, by volume.
- (c) Each tree planted in residential areas must be tagged with a durable label bearing the following information:
  - (1) Genus, species, variety, and Plant Patent number if Patented tree.
  - (2) Cultural requirements including watering and fertilization.
- (d) Trees shall be staked in the following manner:
  - (1) Two stakes shall be driven a minimum of two (2) feet into undisturbed soil outside the planting hole.
  - (2) Stakes when driven must be one-half ( $\frac{1}{2}$ ) to two-thirds ( $\frac{2}{3}$ ) the height of the tree measured from ground level.
  - (3) Stakes shall be two (2) inches diameter minimum at the thick end.
  - (4) Stakes shall be placed in line with prevailing winds.
  - (5) Stakes shall be attached to the tree with twelve (12) guage galvanized wire covered with rubber or plastic hose. Where wire is likely to come in contact with tree trunk, an alternate may be any of the commercially available materials designed for staking trees with the approval of the Township Engineer. The loop in contact with the tree shall be loose enough to permit growth and prevent girdling for two years but shall be tightly bound to the stake to prevent slipping.

- (e) Wrapping - Each tree shall be wrapped with an expandable paper or cloth treated to last at least one year.
  - (1) This wrap shall extend from the ground level up the trunk to the first branches.
  - (2) This wrap to prevent sun scald shall be attached or fastened at each end with a material that will permit tree growth without girdling.
- (f) Saucer - a ring of packed soil shall be placed around the finished planting hole of each tree..
  - (1) The saucer shall be a minimum of six (6) inches higher than the finished grade.
  - (2) Saucers placed on slopes shall be level at the top and perpendicular to the tree trunk.
- (g) At some time prior to the installation of the landscaping, the following is to be submitted to the Township Engineer:
  - A soil analysis (both physical and chemical).
    - (1) Sub-soil.
    - (2) Top-soil.
- (h) Plant material used should not be of the exotic variety requiring substantial maintenance or material highly subject to pollution, salt damage along highways and current insect disease manifestations.
- (i) Trees and shrubs must be planted only when the soil is frostfree and friable.

20-7.611 Ground Covers

- (a) All planting beds must be ground covered and type to be used noted on the site plan. Where mulches are used, a layer of black, four (4) mil polyethylene or its equivalent must be used to reduce weed growth. Minimum required depth of placement is four (4") inches. An approved chemical pre-emergence non-selective herbicide may be used in lieu of the polyethylene. Chemical to be used must be specified on the site plan and used according to directions.
- (b) Ground covers are required in place of grass in small restricted areas such as tree and shrub planters.
- (c) All planted beds surrounded by grass must be edged by a physical edging, in accordance with Township standard specifications, flush with the soil to permit mowing.
- (d) Sod is to be used in place of seeding for more rapid establishment and effect except for areas exceeding two (2) acres. In any area exceeding two (2) acres, at least two (2) acres must be sodded, the location of which is to be determined by the Township Engineer.
- (e) Ground cover areas and steep banks greater than fifteen (15%) percent must be planted with an approved ground cover and an approved mulch.



- (f) If wood chips are to be used as a mulch, they must follow Township standard specifications.
- (g) All seed mixtures and sod types must meet the approval of the Township Engineer.

20-7.612 Protection of Existing Trees and Shrubs:

- (a) Trees designed to remain on the construction site are to be protected with a physical barrier in accordance with Township standard specifications. The barrier shall be installed before a tree removal permit will be granted and or before any excavation or construction is begun.
- (b) The grade of land located within six (6) feet of a tree shall not be raised or lowered more than six (6") inches unless compensated by welling or retaining methods herein described.
- (c) Tree wells are to be constructed around each tree or group of trees before any grades are increased. Wells are to be constructed of uncemented stone, block or any other suitable material. This well should be a minimum of three (3) feet in diameter for four (4") inches or less caliber tree from the tree trunk with the construction starting an existing grade so as not to disturb roots with foundation construction. For trees of more than four (4") inches, there should be added one (1) foot to the diameter for each inch caliber measured twelve (12") inches above natural ground level.
- (d) Retaining wells are to be constructed around each tree or group of trees immediately after grade is lowered. This retaining well is to be constructed of railroad ties, or any other suitable material subject to approval by the Township Engineer.
- (e) Any cleaning within six (6) feet of tree trunks must be done by hand. No equipment is to be over this area and no building materials are to be attached against the tree or within the area of the barrier.
- (f) No tree is to support any scaffolding, signs, temporary utility or any other device. Top soil is to be stockpiled in an area at least eight (8) feet from any tree designated to remain.

20-7.613 Top Soil Protection

No top soil shall be removed from the site or used as spoil. Top soil moved during the course of construction shall be redistributed so as to provide as nearly equal amounts of compacted cover as possible, to all areas of the subdivision and shall be stabilized by seeding or planting on all slopes up to ten (10%) percent as shown on the final grading plan. All slopes and minor drainage swales over ten (10%) percent shall be sodded. All major drainage swales shall be sodded or stabilized by fiber mats. Before construction of the development has begun, selected samples of the existing top soil at various locations of the site shall be taken as directed by the Township Engineer and shall be sent to Rutgers University for analysis and classification. During the course of construction as lots are finished as to grading, seeding, etc., selected samples shall again be taken as directed by the Township Engineer and sent to Rutgers University for analysis, classification and comparison with the original sample of the general area to determine whether top soil has been properly preserved and redistributed.

2-7.7 STORM DRAINAGE, SANITARY SEWERAGE, WATER FACILITIES AND UTILITIES.

20-7.71 Storm Drainage

20-7.711 General Requirements:

All subdivisions, site plans, and planned developments shall incorporate on site, storm water facilities that will encourage the recharging of underground aquifers or the slowing down of either the rate or amount of storm water that leaves the site, or both. All measures used to control storm water runoff shall comply with the drainage provisions of this chapter as well as the section which regulates soil erosion and sediment control, and the Township specifications.

Before approval of any subdivision, site plan or planned development, the applicant shall have submitted a drainage plan and hydrological calculations. All proposed drainage systems must be approved by the Township Engineer and appropriate County and State Authorities before approval can be granted by the Approving Board.

20-7.712 Submission of Drainage Design and Calculations:

All projects shall be submitted with detailed drainage plans and calculations which shall include but not necessarily be limited to the following:

- (a) An analysis of the runoff generated by the project site prior to development.
- (b) Analysis and calculations of the runoff generated by the project site after the development is completed. (Runoff generated from adjoining properties flowing onto the project site shall be included in the computations).
- (c) Analysis of the possible impact on upstream and downstream drainage facilities and adjoining properties.
- (d) A detailed topographic map with two (2) foot contours, at a scale equal to the development plans or in any case a minimum scale of 1" = 100", showing the proposed project and the layout of the proposed drainage system. Each drainage area (including "offsite" areas) flowing to an inlet, ditch, or other point of collection or discharge shall be outlined on the map indicating the acreage of the drainage area, the pre-development runoff and the post-development runoff and capacities of existing and proposed pipes.
- (e) The drainage system is to be designed for a one (1) in twenty-five (25) year storm. (Exception: Detention/retention facilities shall be designed for a one (1) in one-hundred (100) year storm). Runoff quantities shall be determined by the Rational Formula,  $Q=CiA$ .

Where:

Q = the quantity of runoff generated by the storm in cubic feet per second (CFS).

A = the drainage area in acres.

i = rainfall intensity in inches per hour.

C = coefficient of runoff.

- (f) Surface flow of water from high points to swales, curbs, ditches, streams, inlets and other points of collection shall be shown by small arrows.
- (g) At the determination of the Township Engineer, additional information may be required to complete the drainage plans.

20-7.713 Nature of Storm Water Facilities:

20-7.7131 Location:

The applicant may be required by the Approving Board to carry away by pipe or open ditch any spring or surface water that may exist either previously to, or as a result of the subdivision. Such drainage facilities shall be located in the road right-of-way where feasible, or in perpetual unobstructed easements of appropriate width, and shall be constructed in accordance with the construction standards and specifications.

20-7.7132 Accommodation of Upstream Drainage Areas:

A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision. The Township Engineer shall determine the necessary size of the facility, based on the provisions of the construction standards and specifications assuming conditions of maximum potential watershed development permitted by this Chapter.

20-7.7133 Effect on Downstream Drainage Areas:

The Township Engineer shall also study the effect of each subdivision on existing downstream drainage facilities outside the area of the subdivision. Local government drainage studies together with such other studies as may be required or requested of the developer as shall be appropriate, shall serve as a guide to needed improvements. Where it is anticipated that the additional runoff incident to the development of the subdivision will overload an existing downstream drainage facility, the Approving Board shall withhold approval of the subdivision until provision has been made for the improvement of said potential condition as the Township Engineer shall determine. No subdivision shall be approved unless adequate drainage will be provided to an adequate drainage water-course or facility. On-site detention/retentive facilities shall be the preferred means of reducing downstream effects.

20-7.7134 Flood Plain Areas:

The Approving Board shall when it deems it necessary for the health, safety, or welfare of the present and future population of the area and necessary to the conservation of water, drainage, and sanitary facilities, prohibit the subdivision of any portion of the property which lies within the flood plain of any stream or drainage course. These flood plain areas shall be preserved from any and all destruction or damage resulting from clearing, grading, or dumping of earth, waste material, stumps, or other objectionable material.

#### 20-7.714 Design Standards for Surface Drainage:

Surface drainage shall be defined as the means of conveying storm water runoff to a point of discharge along the surface via swales, ditches, channels, or natural water courses (streams, brooks, rivers, etc.). This shall also include the utilization of detention areas, retention ponds, or natural ponds for the control of storm water runoff.

#### 20-7.7141 Swales:

Swales shall be defined as the means of grading the ground surface so that there is positive drainage away from all existing and proposed dwelling units, adjoining properties, and all other structures or devices that would be damaged by water. Swales shall be directed toward existing roads whenever possible or toward drainage devices (ditches, channels, streams, inlets, pipes, etc.) shown capable or designed to accommodate the additional runoff. In lawn areas the swales shall be constructed on topsoil and sod as per the requirements of Section 20-7.6, "Landscaping" and the Township specifications. Swales utilizing paving materials, stone, concrete grids, or other approved materials may be used by the developer (or the developer may be directed by the Township Engineer to use them) in areas of unstable soils, erosion prone sites, and areas with excessive slopes.

#### 20-7.7142 Ditches and Channels:

A ditch shall be defined as a man-made excavation with a cross-section of five (5) feet or less designed to carry storm water flows. A channel shall be defined as a man-made excavation with a cross-section base of more than five (5) feet. Ditches (hereinafter the use of the word "ditch" will be construed to mean "channels" also) shall be designed to carry the runoff of a one (1) in twenty-five (25) year storm of all drainage areas contributing to the ditch. The ditch shall be constructed so that when the ditch is carrying the storm water flow of a twenty-five (25) year storm that there will be one (1) foot of freeboard maintained between the top of the water and the top of the ditch bank. The Manning Equation (See Section 20-7.7151) shall be used to determine the flow through ditches and channels.

- (a) Ditches shall have a trapezoidal cross-section where the side walls shall slope at the rate of one (1) foot vertical per two (2) feet horizontal. In the case where field conditions prohibit the use of 1:2 side slopes the developer may, with the approval of the Township Engineer, vary the walls. However, in the case where the side slopes are greater than 1:2, the Engineer shall require stabilization of the slopes with riprap, gabions, concrete grids, or with other approved means. In no case will the ditch be allowed to be constructed of bare earth. As a minimum, ditches shall be seeded or sodded with appropriate materials as described in Section 20-7.6, "Landscaping".
- (b) In the event the gradient of the ditch is steep or storm water (as calculated above) exceeds the allowable for the ditch, a lining will be required. The lining may be constructed with the approval of the Township Engineer of riprap, gabions, concrete grids, or other approved means. A series of check dams may also be allowed to reduce the effective gradient.

20-7.7143 Natural Water Courses:

- (a) In the event that a natural water course flows through or adjacent to the developer's property, the developer may utilize it as part of his drainage system. However the use of a stream, brook, river, etc. shall be done consistent with good engineering and environmental practices and shall meet or exceed all applicable local, state and federal standards and requirements. In addition, the developer shall possess a valid permit from the local soil Conservation District and the N.J. Department of Environmental Protection, Division of Water Resources prior to doing any work that will divert, dam, fill, or alter in any way the waterway, its tributaries, or its floodways.
- (b) In addition to the drainage plan and calculations required in Section 20-7.712 the developer prior to approval must comply with the following:
  - (1) Present stream cross-sections at fifty (50) foot stations for the length of his project. Cross-sections shall be complete with all elevations, centerline of the stream bed, top of water flow, bottom and top of banks, and shall extend a minimum of twenty-five (25) feet beyond the top of the banks or to the floodway limit, whichever is greater (under special conditions the developer may be directed by the Township Engineer to extend the cross-section).
  - (2) Present complete details as to whatever devices are to be used to convey the storm water flows from the project to the waterway (ditches, channels, pipes, etc.) including endwalls, flared end pipes, riprap protection etc.) in accordance with the Township's Construction Specifications and the Township Standard Details.
  - (3) Present complete drainage calculations and commentary as to the impact that the project storm water will have on upstream and downstream properties and on existing drainage systems.

20-7.7144 Detention and Retention Areas:

A detention area shall be defined as an area of land specifically designed to temporarily store storm water runoff to prevent local flooding and then allowing the water to flow downstream at a controlled rate to prevent downstream flooding. A retention area shall be defined as an area of land that permanently retains water even during periods of dry weather but is designed to contain runoff until the excess flow can be safely released downstream to prevent flooding.

(a) Detention area:

A detention area is the preferred means of controlling runoff and of eliminating downstream flooding. Detention areas may be constructed on roof tops, porous pavement, parking lots, or the open areas of various developments; however in no case will water from a detention area be allowed to wash up against or inundate roads, homes, adjoining properties, or other structures and devices not specifically designed to accommodate storm water.

(b) Retention area:

Retention ponds shall only be used when it is not feasible to construct a detention facility and only with the approval of the Township Engineer. Because portions of the ground surface of the Township form important aquifers for the central New Jersey area, it will be necessary for the developer to construct a sediment basin immediately before the main retention pond to trap various pollutants associated with urban development.

Because of the great variabilities in topography, slopes, vegetation, etc. each tract of land shall be examined on an individual basis. Runoff control facilities are to be located in low points and existing depressions with a minimum amount of disturbance to the natural terrain. Where substantial grading and removal of vegetation is required the basin shall be of amorphous dimensions to create a "natural" look and shall be landscaped with ground covers, shrubs, trees, etc. for the prevention of erosion and for aesthetic considerations. A small channel or swale shall be constructed containing rock and stone (as per the requirements of riprap) leading from all inlet structures (pipes, headwalls, swales, channels, weirs, etc.) to all outlet structures. The required width of the channel will be determined by field conditions.

- (a) Designs should avoid the artificial "pond" type detention or retention areas with high banks and berms. Detention areas should blend in to the natural environment as much as possible with long flat 1:10 slopes so that they may be used as recreational areas during dry weather. Detention and retention areas should be landscaped for aesthetic and erosion control purposes. The developer is permitted to use stone beds, concrete grids, or other approved means as part of the basin design.
- (b) Detention and retention areas shall be designed to accommodate a minimum one (1) in a hundred (100) year storm and shall meet all applicable local, county, state and federal requirements. Detention and retention areas and associated sediment control features shall be designed according to the criteria of the N.J. Department of Environmental Protection and/or the Soil Conservation Service, or other such methods as may be satisfactory to the Township Engineer.
- (c) Detention areas shall be designed so that four (4) to six (6) hours after precipitation has ended the basin will have drained completely of all surface waters.
- (d) The detention basin shall also be designed so that when maximum storm water inflow is attained that there will be a minimum of one (1) foot freeboard above the maximum water level to the top of the "banks" of the basin. In the case of a retention pond there shall be a minimum of two (2) feet from the top of the banks to the top of the spillway.

Detention of storm water on roof surfaces may be designed by means of essentially flat, but slightly pitched roofs to the edges. Facilities for control of the water runoff from the roof shall be provided in the form of vertical leaders with detention rings around the intake to provide the control of water flow. The spacing and capacity of the vertical leaders and detention rings shall be approved by the Township Engineer and Construction Official depending on the area to be drained, the pitch of the roof, the capacity of impoundment, detention, or retention facilities to which the water will eventually drain, and the structural strength of the roof. It is required that the intakes be protected by a device that will accept the full amount of water passed on to it from the detention rings but which will act as a strainer for any foreign matter such as leaves, twigs, and seedlings. The leaders from a roof with water detention design shall direct the storm water into a detention or retention basin constructed in a manner as outlined above or into other approved storm drainage systems.

20-7.7145 Natural Ponds:

The developer may utilize natural ponds and lakes as part of his overall drainage program. However, the following criteria must be met:

- (a) The developer must show that the pond is capable of accepting the runoff from the project based on a one hundred (100) year storm.
- (b) Pollution control devices will be required to prevent contamination of the pond and underlying aquifers.
- (c) Construction of storm drainage facilities to the pond will be done so as to disturb the natural environment as little as possible.
- (d) The developer shall conform to all applicable local, county, state and federal regulations and standards including but not limited to the Township Environmental Commission, the State Water Policy, the Soil Conservation Service and the Department of Environmental Protection.

Facilities shall be designed to have the proper amount of sustained water flow downstream, proper depth of water to control vegetation, and a proper design to prevent water stagnation in any part of the pond.

20-7.7146 The Township Engineer shall have sole jurisdiction as to waiving any of the foregoing requirements (unless State or Federal approval is also required). Such a determination will only be made upon a written request from the developer.

20-7.715 Design Standards for Sub-Surface Drainage:

Subsurface drainage shall be defined as the means of conveying storm water runoff to a point of discharge via pipes (hereinafter referred to as a conduit) where the water is transmitted beneath the ground surface and utilizing such structures as inlets, manholes and culverts.

20-7.7151 Conduit Size:

The Manning Equation shall be used to determine the allowable flow through conduits:  $Q = \left( \frac{1.486}{n} \right) \times A \times R^{2/3} \times S^{1/2}$ .

Where:

- Q = the quantity of flow transmitted through the conduit in cubic feet per second (CFS).
- n = coefficient of roughness (from Township specifications).
- A = the cross-sectional area of the water flow in the conduit in square feet.
- R = the hydraulic radius - the area of water flow divided by the "wetted perimeter" of the conduit in feet.
- S = slope of the conduit (feet of vertical drop per foot of horizontal distance).

The minimum velocity of the water flow through the conduit shall be two (2) feet per second (FPS). The maximum velocity shall be ten (10) (FPS). Conduits shall be constructed of reinforced concrete pipe (RCP), which shall be Class III, wall B. Other types of pipe will be used only at the direction of the Township Engineer. Minimum pipe sizes shall be fifteen (15) inches in diameter. All pipes shall have a minimum of two (2) feet of earth cover. If less than two (2) feet of earth cover then the RCP shall be Class IV. Class V shall be used at all railroad crossings.

20-7.7152 Inlets:

- (a) Inlets shall be located at all low points in roadways, lawns, parking lots, etc. and in sufficient numbers so that no basin receives more than six (6) CFS of surface runoff.
- (b) Inlets shall be also located at sufficient intervals so that the gutters are not overloaded. In addition each street intersection shall have a minimum of two (2) inlets which shall be located in such a way that water does not have to flow across a street or crosswalk to reach the inlet.
- (c) The maximum spacing between inlets shall be five hundred (500) feet. Inlets may also be used where there is a change in the pipe alignment or a transformation in the pipe size. Maximum flow to any one inlet shall be six (6.0) cubic feet per second (CFS).

20-7.7153 Manholes:

When inlets are not required, manholes shall be constructed at a maximum distance of three hundred (300) feet from adjacent manholes or inlets for access, for pipes less than forty-eight (48) inches in diameter. For pipes forty-eight (48) inches in diameter or larger, the permitted manhole spacing shall be one thousand (1,000) feet. Manholes can be used at changes in pipe alignment or at transformations in the pipe size.



20-7.7154 Culverts:

Culverts shall be defined as the means of transporting the water of a ditch, channel, or stream beneath a road, parking lot, or other physical structure (where open flow is not feasible or possible) with the use of a conduit.

(a) Headwalls and Endwalls:

- (1) Headwalls are to be constructed on the upstream (inlet) side of all culverts receiving water from ditches, channels, or natural water courses. Endwalls shall be constructed at the downstream (outlet) side of all culverts and at the point of discharge of all pipes into any water body.
- (2) Headwalls and endwalls shall extend a minimum of twenty-five (25) feet from all roadways unless there is an existing natural barrier (trees, shrubs, berms) or a guardrail installed. When such conditions exist the headwall or endwall may be placed at the right-of-way line or at a minimum distance of ten (10) feet from the edge of the roadway, whichever is greater.
- (3) Headwalls shall be placed perpendicular to the direction of flow of the water course and shall be constructed with wingwalls to direct the flow to the culvert pipes. At the direction of the Township Engineer, the contractor shall place riprap around the headwall for additional scour protection.
- (4) Endwalls shall be positioned so that the discharge from the culvert pipes flow parallel with the water course. All endwalls of pipe culverts shall have a dished splash pad and cutoff wall as shown in the Township Standard Details.

(b) Flared-End Pipe Sections:

For pipes of thirty-six (36) inches diameter and less used as culverts the developer may elect to use a flared-end pipe section instead of an endwall. The flared-end pipe shall meet all of the location criteria described in Section 20-7.7154(a), and shall be completely protected with riprap as described in Section 20-7.7154(a) and Section 20-7.7154(e).

(c) Scour Protection:

- (1) The contractor shall provide scour protection for the waterway at all endwalls and other discharge points in the form of riprap or gabions or other approved means. The total length of the splash pad and scour protection blanket shall be a minimum of eight (8) times the diameter of the culvert pipe. The scour protection shall also be placed on the banks of the waterway commencing at the top of the wingwall and gradually sloping down to meet the end of the protection blanket.
- (2) A cutoff wall shall be constructed at the terminus of the protection blanket. The wall shall be constructed of the material used in the protection blanket or other approved materials and shall extend a minimum of three (3) feet below the invert of the waterway for the full width of the waterway.

(3) The Township Engineer may require additional length and depths of scour protection based on his examination of the project site conditions and a review of available soils reports and testings.

(d) Gabions:

Gabions shall be defined as open mesh wire baskets constructed and designed to contain stones for the purposes of erosion control, slope stabilization, waterfront structures, channel lining, and other such structures as may be approved by the Township Engineer.

(e) Riprap:

Riprap shall be defined as the use of hard, durable stone and rock as a means of preventing erosion and scour due to runoff and for the stabilization of slopes. Riprap shall be placed on a prepared filter bed of sand and gravel or on a polypropylene filter cloth.

20-7.716 Dedication of Easements:

20-7.7161 Drainage Easement (Natural Water Courses):

The Approving Board shall require a storm water and drainage easement along all natural water courses located in or adjacent to subdivision plat or site plan. The land which is the subject of the easement shall be a strip along both sides of the water course to a width of fifty (50) feet in each direction from the top of banks of the water course, or not less than any encroachment line established by a competent governmental authority, whichever is greater. The Matchaponix and South River systems shall require an minimum easement of three hundred (300) feet. The easement shall be in a form approved by the Approving Board attorney and shall include provisions assuring the preservation of the channel of the water course, prohibition of alteration of the contour, topography or composition of the land within the easement; prohibition within the boundaries of the easement of any and all construction, and a grant to the Township of a right of entry to install and maintaining a storm or sanitary sewer system or other public utility. In certain cases the Township Engineer may require additional easement areas.

20-7.7162 Conservation Easements:

Easements shall be required along all drainage and storm water rights-of-way in a subdivision, site plan or planned development to prevent the siltation and erosion of streams, stream banks, other water courses and adjacent lands. Conservation easements shall also be required to protect steep slopes, botanical, historical, geological, and paleontological areas and other unique environmental areas. In such cases the Township Planner and Township Engineer shall determine the required shape and size of the easement. A conservation easement shall include a strip at least twenty-five (25) feet in width running adjacent to each side of the required drainage or storm water rights-of-way or adjacent to each side of the stream if no drainage right-of-way is dedicated. The conservation easement shall contain provisions to restrict removal of trees and ground cover and to prohibit filling or grading of the land or the disposal of refuse or waste material of any type within the limits of the easement.

The easement shall be indicated on the plat and shall be marked on the land by iron pipes wherever the lines of the easement change direction or intersect lot lines.

20-7.72 Water Facilities

20-7.721 General Requirements:

- 20-7.7211 Necessary action shall be taken by the applicant to extend or create a water-supply district for the purpose of providing a water-supply system capable of providing domestic water use and fire protection.
- 20-7.7212 Where a public water main is accessible the subdivider shall install adequate water facilities (including fire hydrants) subject to the specifications of the State or local authorities. All water mains shall be at least six (6) inches in diameter, see also Section 20-7.7232. All water lines are to be looped to provide for a continuous flow.
- 20-7.7213 Water main extensions shall be approved by the Municipal Utilities Authority of the Township.
- 20-7.7214 To facilitate the above, the location of all fire hydrants, all water supply improvements, and the boundary lines of proposed districts, indicating all improvements proposed to be served shall be shown on the preliminary and final plat.

20-7.722 Individual Wells and Central Water Systems:

- 20-7.7221 In low-density zoning districts, at the discretion of the Approving Board, if a public water system is not available, individual wells may be used or a central water system provided in such a manner that an adequate supply of potable water will be available to every lot in the subdivision. Water samples shall be submitted to the Health Department for its approval, and individual wells and central water systems shall be approved by the appropriate health authorities. Copies of all approvals shall be submitted to the Approving Board. The Fire Department reserves the right to utilize the individual wells and central water system for fire fighting purposes and protection of the general health and welfare of the public.
- 20-7.7222 If the Approving Board requires that a connection to a public water main be eventually provided as a condition to approval of an individual well or central water system, the applicant shall make arrangements for future water service at the time the plat received final approval. Performance or cash bonds shall be required to insure compliance.

20-7.723 Fire Hydrants:

- 20-7.7231 Fire hydrants shall be required for all development projects. Fire hydrants shall be located no more than six hundred (600) feet apart and within three hundred (300) feet of any structure and shall be approved by the Township Fire Marshall. To eliminate future street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other supply improvements shall be installed before any final paving of a street shown on the subdivision plat.
- 20-7.7232 Where more than one (1) hydrant connects to a water line, the water line shall be a minimum of eight (8) inches in diameter up to the next-to-last hydrant. The last section of water line to the last hydrant may be six (6) inches. In the event that the water line may be extended in the future then the water line shall be of eight (8) inches diameter to its terminus.

## 20-7.73 Sewerage Facilities

### 20-7.731 General Requirements:

The applicant shall install sanitary sewer facilities in a manner prescribed by the Township Sewerage Authority construction standards and specifications. All plans shall be designed in accordance with the rules, regulations, and standards of the Township Sewerage Authority Engineer, Health Department, and other appropriate agency. Plans shall be approved by the above agencies.

### 20-7.732 High-Density Residential and Non-residential Districts:

Sanitary sewerage facilities shall connect with public sanitary sewerage systems. Sewers shall be installed to serve each lot and to grades and sizes required by approving officials and agencies. No individual disposal system or treatment plants (private or group disposal systems) shall be permitted.

### 20-7.733 Low- and Medium-Density Residential Districts:

Sanitary sewerage systems shall be constructed where a public sanitary sewerage system is reasonably accessible the applicant shall connect with same and provide sewers accessible to each lot in the subdivision.

### 20-7.734 Individual Disposal System Requirements:

If public facilities are not available and individual disposal systems are proposed, minimum lot areas shall conform to the requirements of the Land Development Ordinance and percolation tests and test holes shall be made as directed by the Township Health Officer. The individual disposal system, including the size of the septic tanks and size of the tile fields or other secondary treatment device, shall also be approved by the Health Officer.

## 20-7.74 Utilities

### 20-7.741 Location:

All utility facilities, including but not limited to gas, electric power, telephone, and CATV cables, shall be located underground throughout the subdivision. Wherever existing utility facilities are located aboveground, except where existing on public roads and rights-of-way, they shall be removed and placed underground. All utility facilities existing and proposed throughout the subdivision shall be shown on the preliminary plat.

### 20-7.742 Easements:

20-7.7421 Easements centered on rear lot lines shall be provided for utilities (private and municipal), such easements shall be at least twenty (20) feet wide. Proper coordination shall be established between the subdivider and the applicable utility authorities for the establishment of utility easements established in adjoining properties.

20-7.7422 Where topographical or other conditions are such as to make impractical the inclusion of utilities within the rear lot lines, perpetual unobstructed easements at least twenty (20) feet in width shall be provided along side lot lines with satisfactory access to the road or rear lot lines. Easements shall be indicated on the plat.

20-7.7423 The Township Sewerage and Water Authorities, Township Engineer, and the Approving Board reserve the right to reasonably increase the size of the easement because of existing or proposed conditions or because of the nature of the utility.

## 20-7.8 SIGNS

### 20-7.81 Scope and Applicability

Notwithstanding any other provision or ordinance, in all zoning districts signs may be erected, altered, maintained, used and removed only when in compliance with the provisions of this section.

### 20-7.82 Governing Authority

The approval provisions of this section shall be administered by the Construction Official and the Approving Board, as hereinafter provided for.

### 20-7.83 Definitions

- (a) Animated Display Sign: shall mean a display sign with action or motion, chasing, scintillating, flashing or color changing, requiring electrical energy, electronic or manufactured sources of supply, but not including wind actuated elements such as flags, or banners. Effects such as time or temperature, revolving, changeable copy or public information displays are not included.
- (b) Add-On-Signs: shall mean those signs such as credit card insignias, arrows, etc., which are attached to existing mounting structures and/or signs.
- (c) Canopy Sign: shall mean a sign mounted on and supported by a canopy and may be found either above the canopy or hanging beneath the canopy but in all cases mounted perpendicular to the building.

- (d) **Display Surface:** is the total area made available, by sign structure or otherwise, upon, against or through which the message of the sign is exhibited.
- (e) **Electrical Sign:** shall mean any sign which has characters, letters, figures, designs, facts, backgrounds or outlines illuminated by incandescent or fluorescent lamps or luminous tubes as part of the sign proper, these light sources being either external or internal.
- (f) **External Illumination:** shall mean a sign illuminated by flood or spot lights affixed to the exterior of the sign, its supporting structure or the ground.
- (g) **Facia Sign:** shall mean any sign which is in any manner affixed to any exterior wall of a building and which projects not more than eight (8) inches from the building facade and does not extend above the parapet, eaves or building facade.
- (h) **Freestanding Sign:** shall mean a sign, which is supported by one or more columns, poles, uprights or braces in or upon the ground, which are not a part of the building and which usually require a building permit.
- (i) **Mobile Signs:** are all signs other than temporary signs not permanently attached to real estate or buildings and which are incapable of self-propulsion. This includes signs upon motorless vehicles such as wagons, trailers and flatbeds and also includes signs on vehicles with motors if the motors become inoperable and unable to propel the vehicle.
- (j) **Official Sign:** shall mean any sign, symbol or device erected and maintained by the Federal, State or County or Local Governmental Agency for the purpose of informing or guiding the public; or for the protection of health, safety, convenience and general welfare.
- (k) **Outdoor Advertising Sign:** shall mean a painted bulletin or standard poster panel installed primarily for the purpose of advertising a product, event, service, person or other subject and usually off the premises of that which it advertises.
- (l) **Painted Wall Sign:** shall mean a sign or illumination painted on a building but which may or may not advertise a product or subject not necessarily attainable to that location.
- (m) **Projecting Wall Sign:** shall mean a sign other than a facia sign suspended from or supported by a building or structure or steel column and projecting out therefrom. Projection means distance by which a sign extends over public property or beyond the property line.
- (n) **Roof Mount Sign:** shall mean any sign erected, constructed or maintained wholly upon or over the roof of any building with the principal support on the roof structure.
- (o) **Structural Trim:** shall mean the molding, battens, cappings, nailing strips, latticing, platforms and letters, figures, characters or representations in cut out or irregular form which are attached to the sign structure.

- (p) Temporary Signs: any sign which is used for a short period of time and is not securely affixed to a structure nor imbedded in concrete. Such a sign is capable of being transported and may include such items as flags, pennants, banners, streamers, paper, cardboard or cloth signs.
- (q) White or Unused Space: refers to any space other than that which is occupied by typography or a company symbol on a sign including the space between words and between lines of words stocked one over the other right on out to the edge of the sign on all sides.

20-7.84 Exempt Signs in All Districts

The following signs are authorized in any zoning district without a permit as long as they conform to the standards contained herein:

- 20-7.841 Sales and rental signs subject to the special regulations contained in Section 20-7.8122.
- 20-7.842 A sign indicating the name and/or address of the occupant provided that the sign shall be no larger than two (2) square feet in area and shall not exceed three (3) feet in height. A permitted home occupation or professional office may be included with the name of the occupant. Only one sign per principal dwelling unit is permitted and it may not be illuminated.
- 20-7.843 Window stickers denoting organizational affiliations, credit card availability, burglar system, pet restrictions, hours of operation, etc.
- 20-7.844 Signs indicating the private nature of a road, driveway or premises may be erected and maintained provided that the area of such sign shall not exceed seventy-two (72) square inches and shall not exceed three (3) feet in height.
- 20-7.845 Signs prohibiting or otherwise controlling fishing, hunting, etc., upon particular premises may be erected and maintained provided that the area of any such sign shall not exceed two (2) square feet.
- 20-7.846 Special signs serving the public convenience such as "Notary Public", "Public Rest Rooms", "Public Telephone" or words of similar import. The area of each sign shall not exceed seventy-two (72) square inches.
- 20-7.847 Non-illuminated traffic control directional signs identifying parking areas, loading zones, entrances, exits and similar locations. The signs shall not exceed two (2) square feet in area, and three (3) feet in height.
- 20-7.848 Temporary signs for advertising public functions or fund raising events for charitable or religious organizations for a period of thirty (30) days prior to and during the event but shall be removed within five (5) days after the event. The sign shall be non-illuminated not larger than twelve (12) square feet in area, not exceeding six (6) feet in height and may be erected flat against the building or freestanding.

20-7.849 Temporary non-illuminated political signs shall be removed ten (10) days after an election provided that:

- (a) They shall not be erected within the public right-of way or on a utility or directional sign pole.
- (b) Such signs shall contain the name and address of the sponsor individual or organization.
- (c) The Construction Official shall remove the sign after the ten (10) day period and impose a penalty of one (\$1.00) dollar per sign against the sponsor individual or organization.
- (d) Historical tablets, cornerstones, memorial plaques and emblems which do not exceed six (6) square feet in area and which are installed by government agencies, civil or religious organizations.

20-7.8410 Temporary signs which are in the nature of traditional holiday or seasonal greetings or decorating not advertising a specific product service or establishment and not exceeding forty-five (45) days duration.

20-7.8411 Flags or emblems of religious, educational, civic or governmental organization.

20-7.8412 Signs posted by governmental agencies or pursuant to governmental statute, order or regulation.

20-7.8413 Signs which are an integral part of vending machines, including gasoline pumps, and milk machines, provided they do not exceed two (2) square feet in area.

20-7.8414 Temporary window posters when posted inside commercial establishments provided they do not occupy more than twenty (20) percent of the total area of said window.

20-7.8415 Temporary promotional or special sales signs when erected in conjunction with a commercial establishment provided they do not exceed sixteen (16) square feet and they are restricted to four (4) non-successive seven (7) day periods within a calendar year.

20-7.85 Permitted Signs

In all Zoning Districts:

In all zoning districts the following signs are authorized but require a permit to be issued by the Construction Official upon application thereto:

20-7.851 Signs Advertising produce or nursery products of roadside stands in accordance with the provisions of Section 20-7.8124.



20-7.852 Temporary construction signs located on the lot shall be removed within seven (7) days after the completion of the construction work. The total area of all such signs on a lot shall not exceed twenty-four (24) square feet and six (6) feet in height, and shall not be illuminated except for construction safety lights placed in hazardous areas.

20-7.853 Two (2) free-standing signs or bulletin boards externally illuminated, identifying churches, private clubs, lodges, hospitals, schools, libraries, museums, parks and playgrounds and public utility installations on each public street to which the use abuts. Such signs shall not exceed twenty (20) square feet in area and six (6) feet in height.

20-7.854 One (1) free-standing sign indirectly illuminated or not, on each public street to which the use adjoins, advertising a permitted golf course and not exceeding twenty-four (24) square feet in area and six (6) feet in height.

20-7.86 Permitted Signs in Residential and Apartment Zoning Districts

The following signs are authorized in conjunction with permitted and non-conforming residential and apartment uses in any of the following residential zoning districts; (R-7, R-15, R-20, TH, PD, WS, A-F, A-R), and should be designed as close as possible to meet the design criteria for signage.

20-7.861 All signs authorized in Sections 20-7.84, 20-7.85 and 20-7.8123 subject to the requirements specified therein.

20-7.87 Permitted signs in Office Zoning Districts

The following signs are authorized in conjunction with permitted and non-conforming office uses in the following office zoning district, and should be designed as close as possible to meet design criteria for signage: O-G.

20-7.871 All signs authorized in Section 20-7.86 subject to the requirements specified therein.

20-7.872 One (1) fascia sign internally illuminated or not placed or inscribed upon the front wall of a building containing only the name of the building and/or the type of use therein and the street address and no other advertising material. Such sign shall not exceed an area equal to five (5%) percent of the facade of the building or seventy-five (75) square feet, whichever is lesser.

20-7.873 One (1) free-standing sign, externally illuminated, which may state the name of the building or the primary use therein, the street address and the name of each of the occupants therein and their primary business and no other advertising material. Such sign shall not exceed the height of the principal building in the complex or eighteen (18) feet, whichever is lesser and forty (40) square feet in area. Such sign may incorporate a time and temperature display.

However, if the building is located on a corner lot, a second free-standing sign, indirectly illuminated, may be erected provided that the area of the second sign does not exceed one-half ( $\frac{1}{2}$ ) of the area and one-half ( $\frac{1}{2}$ ) of the height of the primary sign erected on the major street.

20-7.874 At each entrance to the building, one (1), non-illuminated directory sign attached to the building and listing the occupants therein. Such sign shall not exceed eight (8) square feet in area.

20-7.88 Permitted signs in Commercial Zoning Districts

The following signs are authorized in conjunction with permitted and non-conforming commercial uses in any of the following zoning districts: C-M, C-N, C-C, and C-R. Such signs should be designed as close as possible to meet design criteria for signage.

20-7.881 All signs permitted in Sections 20-7.86 and 20-7.87 subject to the requirements specified therein.

20-7.882 One (1) fascia sign, internally illuminated or not, placed or inscribed upon the front wall of a building or on each storefront in the case of a shopping center, containing only the name of the store and/or the type of use therein and no other advertising material. Such sign shall not exceed an area equal to ten (10%) percent of the facade of the storefront or seventy-five (75) square feet whichever is lesser. All such signs must be of the same area and dimension for similar stores but the content or color may vary.

20-7.883 Three or more stores: one (1) free-standing sign, internally illuminated or not, which may state the name of the shopping center or commercial activity, the street address, occupants and no other advertising material. Such sign shall not exceed a total area of ten (10) square feet for each store in the complex or seventy-five (75) square feet, whichever is lesser. However, if the building or complex is located on a corner lot, a second free-standing sign, illuminated or not, may be erected provided that the area of the second sign does not exceed one-half ( $\frac{1}{2}$ ) of the area and one-half ( $\frac{1}{2}$ ) of the height of the primary sign erected on the major street. Such sign may incorporate a time and temperature display.

20-7.884 Two stores or less: one free-standing sign, internally illuminated or not, which may state the name of the shopping center and/or commercial activity, the street address, the name and primary business of each of the occupants and no other advertising material. Such sign shall not exceed forty (40) square feet, and not to exceed the height of the principal building in the complex or eighteen (18) feet whichever is lesser. However, if the building or complex is located on a corner lot, a second free-standing sign, illuminated or not, may be erected provided that the area of the second sign does not exceed one-half ( $\frac{1}{2}$ ) of the area and one-half ( $\frac{1}{2}$ ) of the height of the primary sign erected on the major street. Such sign may incorporate a time and temperature display.

- 20-7.885 One (1) canopy sign, internally illuminated or not, in the case of a shopping center, wherein walkways are roofed over with a permanently installed rigid canopy or other structural device, may be hung vertically from the underside of said canopy, for each storefront in the center. Such sign shall not be less than eight (8) feet above the area and dimensions but the content and color may vary.
- 20-7.886 One (1) sign in the valance of an awning containing only the name of the store and no other advertising material. The area of such sign shall not exceed eight (8) square feet.
- 20-7.887 One (1) free-standing non-illuminated directory sign for every ten thousand (10,000) square feet of gross floor area, which may state the name of the occupants of the building or complex and no other advertising material at the discretion of the Planning Board. Such signs shall not exceed four (4) square feet in area and six (6) feet in height.
- 20-7.888 One (1) free-standing sign, internally illuminated or not, at each driveway which provides a means of ingress to or egress from the off-street parking facilities on the premises. Such signs shall bear only the names of the shopping center and appropriate traffic instructions; shall not exceed eight (8) square feet in area and four (4) feet in height.
- 20-7.889 Free-standing signs, internally illuminated or not, within the parking areas to identify particular areas or sections of said parking lot provided that not more than one (1) such sign shall be permitted for each forty-thousand (40,000) square feet of parking area and further provided that such signs shall not exceed in area of three (3) square feet on any one side nor exceed a height of twenty (20) feet. In addition, free-standing signs may be erected at each end of a parking aisle for identification purposes provided that such signs shall not exceed one (1) square foot in area nor exceed a height of four (4) feet.

20-7.89 Permitted Signs in Industrial Zoning Districts.

The following signs are authorized in conjunction with permitted or non-conforming industrial uses in the following zoning district: M-5 and subject to being designed as close as possible to meet the design criteria for signage.

- 20-7.891 All signs permitted in Section 20-7.86 subject to the requirements specified therein.
- 20-7.892 One (1) fascia sign, externally illuminated or not, placed or inscribed upon the front wall of the building containing only the name of the company or division and the type of product manufactured or produced and no other advertising material. Such sign shall not exceed an area equal to ten (10%) percent of the facade of the building or fifty (50) square feet, whichever is lesser.

20-7.893 As an alternative to the fascia sign permitted in paragraph (2), one (1) free-standing sign, externally illuminated or not, which may state the name of the company or division and the type of product manufactured or produced, the street address and no other advertising material. Such sign shall not exceed an area of twenty-four (24) square feet and the height shall not exceed one-half ( $\frac{1}{2}$ ) of the building height measured at its highest point on the street of the property.

20-7.810 Permitted Signs in Special Development, Planned Development and Town Centre Zoning Districts.

The following signs are authorized in conjunction with permitted and non-conforming uses in any of the following zoning districts: S-D, PD and TCD and should be designed as close as possible to meet the design criteria for signage.

20-7.8101 All signs permitted in Sections 20-7.85, 20-7.86, 20-7.87, 20-7.88 and 20-7.89 subject to the requirements specified therein.

20-7.811 General Regulations and Restrictions:

20-7.8111 Prohibited Signs and Advertising Devices:

The following signs are specifically prohibited in all Zoning Districts of the Township of Old Bridge:

- (a) Animated display signs except where specifically permitted herein.
- (b) Flashing, blinking, twinkling or chasing, moving or apparent motion and projected signs of any type.
- (c) Add-on signs of any type.
- (d) Neon tubing signs.
- (e) Signs using red, yellow, green lights placed within one hundred (100) feet of any traffic signal or where sight distance is a problem.
- (f) Projecting wall signs of any type unless classified herein as an exempt sign.
- (g) Roof mount signs.
- (h) Signs using words such as "stop", "look", "danger", etc. which are placed in such a manner or position as to constitute a traffic hazard or otherwise interfere with the free flow of traffic.
- (i) Painted wall signs.
- (j) Outdoor advertising signs.
- (k) Mobile signs, including vehicular roof mounted signs.
- (l) Signs with any lighting or control mechanism which may cause radio or television interference.

- (m) Any sign so erected, constructed or maintained as to obstruct or be attached to any fire escape, window, door, or opening used as means of egress and ingress, or for fire fighting purposes, or placed so as to interfere with any opening required for legal ventilation.
- (n) Any sign which is such form, character, or shape as to confuse or dangerously distract the attention of the operator of a motor vehicle or pedestrian.
- (o) Banners, spinners, flags, pennants or any moving object used for advertising purposes whether containing a message or not. This provision does not include flags or pennants attached directly to permanent poles.
- (p) Any advertisement which uses a series of two or more signs or units, placed in a line parallel to the highway, or in similar fashion, or carrying a single advertising message, part of which is contained on each sign.
- (q) Signs which in any way simulate official, functional, directional or warning signs, erected or maintained by the State of New Jersey, County or Municipality thereof, or by any railroad, or public utility or similar agency concerned with the protection of the public health or safety.
- (r) Signs bearing texts of a laudatory nature or including services or product names normally furnished by any such establishment or proprietor, it being the purpose of this Section to limit the use of all signs to identification or directional purposes only. Identification signs allow the principal name of the establishment or proprietor and a brief description of the principal goods or services offered.
- (s) Any sign which, applying contemporary community standards has a dominant theme or purpose which appeals to prurient interest.
- (t) No sign shall be erected, containing information on it which states or implies that a property may be used for any purpose not permitted under the provisions of the Township Zoning Ordinance in the zoning district in which the property to which the sign relates is located.
- (u) Any sign or banner spanning a public street except those advertising or drawing attention to a recognized charitable or fund raising campaign or an official township function.

20-7.8112 Prohibited Location of Signs:

- (a) Signs, other than municipal, county or state traffic or direction signs, shall not be erected within the right-of-way of any street, nor shall any sign be located as to constitute a traffic hazard.

- (b) Signs shall not be painted on or affixed to water towers, storage tanks, smokestacks, rooftops, trees, fences, utility poles, rocks, curbs, walks, lamps, hydrants, benches or bridges, except as otherwise permitted in this ordinance.

20-7.8113 Discontinuance of Use:

Signs advertising a use no longer in existence or a product no longer available shall be removed within sixty (60) days.

20-7.8114 Design Criteria:

Topography (Manufactured or Hand-Lettered):

- (a) A sans serif (modern) face is preferred in a medium weight: an excellent example is Helvetica Medium or Futura Medium. The message should contain upper and lower case characters.
- (b) Alternative type selections are acceptable if they comply with an existing logotype or corporate symbol.

20-7.8115 Color:

- (a) Type: A dark color, such as brown, green, blue, black, etc. is preferred. However, the color should be consistent with the tone and nature of the building materials of the nearest structure.
- (b) Background: White is preferred or any light tone which can also reflect the surface of the building materials of the nearest structure.
- (c) Alternate colors are acceptable if they comply with an existing logotype or corporate symbol.

20-7.8116 Layout and Arrangement of Special Elements:

All space other than typography or corporate logotype or identification marks, will be considered white space and should be designed to allow optimum readability of the message. Space between lines of copy are also considered to be important and will be considered in the same way.

20-7.8117 Computation of Sign Area:

The size of any sign for the purpose of determining its compliance with the provisions of this section shall be computed by multiplying its greatest height by its greatest length, exclusive of supporting structures, unless such supporting structure is illuminated or is in the form of a symbol or contains advertising copy. But for the purpose of making such determination, the applicant may block off portions of the sign into not more than three (3) rectangles in order to exclude large areas of open space caused by peculiar design or shape of the sign.

Multiple-side signs carrying the same message on all sides shall be considered to be of a size equivalent to the size of one face. When there is a different message on any side, then each side will be considered as an individual sign.

Where a sign consists of individual letters or numbers, the area of the sign shall be considered as the total area of the smallest rectangle which can effectively enclose all of the letters or numbers.

20-7.8118 Material Specifications:

This section provides minimum standards of quality and performance for the basic materials used in the construction of signs.

*Revised*  
(a) Design and construction, only materials as permitted under Article 14, Building Officials Conference of America, 1970 Edition governing structural requirements shall be used in the manufacture and erection of on-premise electrical signs shall be in accordance with the requirements set forth by the B.O.C.A., Article 14.

(b) Aluminum:

*Const. Code*  
(1) Structural - structural requirements and allowable stresses shall conform to the requirements of B.O.C.A.

(2) Finishes - anodized finishes shall conform to the "Aluminum Association Standards for Anodically Coated Aluminum Applications".

(c) Plastic:

(1) Approved plastic materials - approved plastic materials shall be those meeting the requirements of the B.O.C.A., Article 14.  
*Construction Code*

(2) Design and Construction:

a. Plastic materials - the mechanical and thermal properties of plastics vary between manufacturers as well as types of plastics. This fact must be considered when designing sign faces. Manufacturer's recommendations will be utilized when available and applicable.

b. Wind load requirements - the sign face shall be designed to withstand the wind pressure specified in the building code adopted by the locality where the sign is to be erected.

c. Flat sign face - flat sign faces shall be designed to limit deflection of the face from damaging internal lighting components or disengagement under positive wind loads, and from disengagement or suckout under negative wind loads without creating stress build-up in the face which will cause fracture or crazing of the plastic. The design must also insure against buckling, and sagging of the face under the weight of the face and the design temperatures and otherwise provide for a visually acceptable appearance of the sign face.

- d. Forming sign faces - formed faces shall be designed in accordance with the same criteria specified for flat sign faces. In addition, the plastic manufacturer's recommendations for minimum inside edge and corner radii must be followed.
- e. Design and construction - the general design and construction of fabricated plastic faces should be in accordance with the plastic manufacturers recommendation.
- f. Qualification - if, in the opinion of the building inspector, the sign design does not meet the above standards, a certified record of a physical test of the sign face under design conditions will be submitted by the sign manufacturer to the official for approval.
- g. Structural steel - structural steel used in the construction of on-premise electrical signs must meet the requirements of B.O.C.A. Article 14. Exposed steel shall conform to AISC Specifications for Architecturally Exposed Steel.
- h. Miscellaneous - all exposed metal, unless galvanized or non-corroding, shall be painted in accordance with the requirements of the paint specification (metal decoration).

*The Construction Code*

20-7.8119 Installation Specifications:

- (a) Wind loads - Signs and sign structures shall be designed and constructed to resist wind forces as specified in B.O.C.A. Article 14.
- (b) Seismic loads - signs and sign structures shall be designed and constructed to resist seismic forces as specified in B.O.C.A. Article 14.
- (c) Combined loads - wind and seismic loads need not be combined in the design of signs or sign structures; only that loading producing the larger stresses need be used. Vertical design loads, except roof live loads, shall be assumed to be acting simultaneously with the wind or seismic loads.
- (d) Allowable stresses - the design of wood, concrete, steel or aluminum members shall conform to the requirements of B.O.C.A. Article 7. Loads, both vertical and horizontal, exerted on the soil shall not produce stresses exceeding those specified in B.O.C.A. Article 7. The working stresses of wire rope and its fastenings shall not exceed twenty-five (25%) percent of the ultimate strength of the rope or fasteners. Working stresses for wind or seismic loads combined with dead loads may be increased as specified in B.O.C.A. Article 7.
- (e) General - signs and sign structures shall be designed and constructed to resist wind and seismic forces as specified in this section. All bracing systems shall be designed and constructed to transfer lateral forces to the foundations. For signs on buildings, the dead and lateral loads shall be transmitted through the structural frame of the building to the ground in such a manner as not to overstress any of the elements thereof.

*Change to the Construction Code*



The overturning moment produced from lateral forces shall in no case exceed two-thirds (2/3) of the dead-load resisting moment. Uplift due to overturning shall be adequately resisted by proper anchorage to the ground or to the structural frame of the building. The weight of earth super-imposed over footings may be used in determining the dead-load resisting moment. Such earth shall be carefully placed and thoroughly compacted.

- (f) Anchorage - members supporting unbraced signs shall be so proportioned that the bearing loads imposed on the soil in either direction, horizontal or vertical, shall not exceed the safe values. Braced ground signs shall be anchored to resist the specified wind or seismic load acting in any direction. Anchors and supports shall be designed for safe bearing loads on the soil and for an effective resistance to pullout amounting to a force twenty-five (25%) percent greater than the required resistance to overturning.

Anchors and supports shall penetrate to a depth below ground greater than that of the frost line.

Portable ground signs supported by frames or posts rigidly attached to the base will be adequate to resist the wind pressure specified in this Section. Signs attached to masonry, concrete, or steel shall be safely and securely fastened thereto by means of metal anchors, bolts or approved expansion screws of sufficient size and anchorage to support safely the loads applied. No wooden blocks or plugs or anchors with wood used in connection with screws or nails shall be considered proper anchorage except in the case of signs attached to wood framing. No anchor or support of any sign shall be connected to, or supported by an unbraced parapet wall unless such wall is designed for seismic zones in the Uniform Building Code.

- (g) Supports - the supports for all signs and sign structures shall be placed in or upon private property and shall be securely built, constructed, and erected in conformance with the requirements of this code. All signs shall be of such a design that all framework for the lateral support of the sign shall be contained within the sign's body or within the structures of building to which it is attached in such a manner as not to be visible to any person. Exposed guy wires, chains or other connections should not be made as a permanent support of the sign. Where necessary, the projecting cantilever system shall be used to support signs and the "A" frame system should not be used. No sign nor any guy, stay or attachment thereto shall be erected, placed or maintained by any person on rocks, fences or trees, nor in such a manner as to interfere with any electric light, power, telephone or telegraph wires, or the supports thereof.

- (h) Electrical - all wiring shall be contained in rigid conduit or enclosed in poles or raceways. In no case should the wiring be exposed to the view of the public. All electrical components, connections, and installations shall conform to the following specifications: (National Electrical Code Underwriter's Laboratories.)

- (i) Clearance from high voltage power lines - shall be located not less than six (6) feet horizontally or twelve (12) feet vertically from overhead electrical conductors which are energized in excess of seven hundred and fifty (750) volts. The terms "overhead conductors" as used in this Section, means any electrical conductor, either bare or insulated, installed above the ground except such conductors as are enclosed in iron pipe or other material covering of equal strength.
- (j) Clearance from fire escapes, exits or standpipes - no sign or sign structure shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit or standpipe.
- (k) Obstruction of openings - no sign shall obstruct any openings to such an extent that light or ventilation is reduced to a point below that which meets accepted safety standards.

Signs erected within five (5) feet of an exterior wall in which there are openings within the area of the sign shall be constructed of noncombustible material or approved plastics.

#### 20-7.81110 Maintenance Specifications:

All signs and displays shall be maintained in good order and repair. In the event that the Building Inspector determines that any sign now or hereafter erected is in a state of disrepair, has become dilapidated or constitutes a safety hazard, the sign owner and property owner shall be given written notice to correct the conditions within twenty (20) days from the date of the mailing of the notice. Failure to correct the condition or file an appeal within the time provided shall constitute a violation of this Section.

The area surrounding ground signs shall be kept neat, clean and landscaped. The owner of the property upon which the sign is located shall be responsible for maintaining the condition of the area. A suggested maintenance schedule for illuminated signs would be as follows:

- (a) Clean signs yearly. The first cleaning should take place in the year following the year of installation.
- (b) Inspect the signs yearly. The inspection should be performed during an annual cleaning.
- (c) Repaint or touch up as required all parts which are constructed of materials customarily field painted yearly. The painting should be performed during the annual cleaning.
- (d) Replace all fluorescent lamps during the third cleaning of the sign.

- (e) Perform maintenance on illuminated signs which should include labor materials and equipment for the replacement or repair of all defective fluorescent lamps, ballasts, sockets and faulty sign interior wiring. Such maintenance (other than scheduled items, i.e., cleaning, inspection, etc.) should be performed within seventy-two (72) hours after a locally assigned maintenance company is notified of the required correction.

20-7.81111 Construction of Signs Flat Against Buildings:

Any sign attached flat against the surface of a building shall be constructed of durable material and attached securely to the building with non-rusting metal hardware. When a sign is to be installed on a masonry building, holes shall be drilled in the masonry and proper non-rusting hardware of the expansion type shall be used. The use of wood or fiber plugs is prohibited.

20-7.81112 Lot Line Setbacks:

All free-standing signs shall be placed at least ten (10) feet from the street right-of-way or twenty (20) feet from the pavement, whichever is greater unless special circumstances are: Alignment of highway, terrain, existing trees or other natural features, or structures located on other parcels of real property. Before a permit for a sign is granted, its location in relation to blocking visual access to existing signs is also considered.

20-7.81113 Height Limitations:

All height limitations shall be measured from ground level to the highest part of the sign or its supporting structure, whichever is higher, but in no event shall any part of the sign exceed eighteen (18) feet in height above the ground level.

20-7.812 Special Regulations

The following types of signs should be designed as close as possible to meet the design criteria for signage.

20-7.8121 Gas Stations:

- (a) One free-standing sign internally illuminated or not; to exceed eighteen (18) feet in height and forty (40) square feet in area on any one side. Rotating units are permitted.
- (b) Two add-on signs pertaining to the products or services offered by the gasoline service station may be displayed on the free-standing sign. Each sign shall not exceed four (4) square feet.
- (c) One free-standing "A" frame or add-on sign indicating prices: not illuminated and not to exceed six (6) feet in height or three (3) feet in width.

- (d) The use of all flags, windmills, banners and any flashing or animated signs shall be prohibited. However, the use of pennants may be utilized for the purpose of the advertising the opening of a new station, but shall be restricted to a thirty (30) day period.
- (e) All signs or parts thereof, the structures supporting same or parts thereof, shall be within the owner's property line and at no time project into or over the public right-of-way.

20-7.8122 Sales and Rental Signs (Ref. 20-7.841):

*Exception: See Sect.*

Signs advertising the sale or rental of the premises upon which they are located are permitted in all zoning districts in accordance with the following schedule:

- (a) The sign may be double faced and the maximum size shall be in accordance with the following schedule.
  - (1) Single-family homes, regardless of the zoning district. Four (4) square feet and only one (1) sign per lot and shall not exceed three (3) feet in height.

*Chg. hgt. to 6'*

- (2) Commercial and Industrial Uses and Offices, regardless of the zoning district;

*32 sq ft of  
10 ft high  
60 sq ft  
12 ft.*

Lot area smaller than one (1) acre - eight (8) square feet and only one (1) sign per lot and shall not exceed five (5) feet in height. Lot area larger than one (1) acre, twenty (20) square feet and only one (1) sign per lot and shall not exceed eight (8) feet in height.

- (3) Vacant land regardless of the zoning districts:

<u>Lot Size</u>	<u>Height</u>	<u>Medium Size of Each Sign Face</u>
Less than 1 acre	5	8
1 - 5 acres	8	20
5 - 25 acres	10	40
25 - 100 acres	12	60
over 100 acres	15	80

*Chg. hgt. to 10' and area to 32*

- (b) Whenever the property is bordered by more than one (1) public street, an additional free-standing sign shall be permitted on each major street.
- (c) (b) Such signs shall not be illuminated and shall be situated within the property lines of premises to which it relates.
- (d) (c) All sales and rental signs shall be of a free-standing design and may not be erected upon or attached to any building.
- (e) (d) Such signs shall be removed immediately upon the signing of the lease in the event that the property involved is of a lease or rental nature and the closing date in the event that the property involved is of a sales nature. No certificate of occupancy, as required under Section 20-2.6 of the Old Bridge Land Development Ordinance shall be issued until said sales or rental signs are removed.

20-7.8123 Single Family and Multi-Family Developments:

ht limit  
length limit  
if limit

- (a) At the main entrance to the development, one (1) free-standing sign, illuminated or not, which may state the name of the development, the street address, the presence or lack of units for sale, rental or lease and no other advertising material. Such sign shall not exceed twenty (20) feet in area and six (6) feet in height.
- (b) At each entrance, other than the main entrance one (1) free-standing sign, illuminated or not, which may state the name of the development, the street address, the presence or lack of units for sale, lease or rental and no other advertising material. Such sign shall not exceed twelve (12) square feet in area or four (4) feet in height.
- (c) At the sales or rental office of the development, one (1) free-standing sign, illuminated or not, advertising the office. Such sign shall not exceed four (4) square feet in area and four (4) feet in height.
- (d) At four off-premises key intersections, one (1) free-standing temporary non-illuminated sign directing the public to the development. Each sign shall not exceed four (4) square feet in area and six (6) feet in height. The sign permit shall be issued for a period of six (6) months and shall be renewable for additional periods of six months during the period of construction.
- (e) Non-illuminated directional signs identifying points of ingress and egress, parking areas and similar locations in such numbers as approved by the approving board. Such signs shall not exceed four (4) square feet in area and three (3) feet in height.

20-7.8124 Roadside Produce and Nursery Product Stands (Ref. 20-7.851):

- (a) One (1) non-illuminated free-standing sign which may state the name of the business and the type of products sold therein and no other advertising material. Such sign shall not exceed the height of the building or six (6) feet, whichever is greater.
- (b) One (1) non-illuminated facade sign placed or inscribed upon the front wall of the building containing only the name of the business and the types of products sold therein and no other advertising material. Such sign shall not exceed an area equal to five (5%) percent of the facade of the building or seventy-five (75) square feet, whichever is lesser.
- (c) Three (3) non-illuminated free-standing or facade signs which may specify the particular types of products sold therein. Such signs shall not exceed two (2) square feet in area, and, if free-standing not to exceed four (4) feet in height.

20-7.813 Non-Conforming Signs

20-7.8131 Continuance:

Non-conforming signs may be refurbished, rebuilt, structurally altered, enlarged or reduced, extended, decreased or increased in size, moved or relocated by approval of the Approving Board if it determines that any of the preceding activities would tend to improve the appearance and character of the sign itself, or the building and lot upon which the sign is located. Such sign should conform as close as possible to meet the design criteria for signage.

Non-conforming signs of two (2) square feet in area, or smaller, whether illuminated or not, shall be removed from the premises within ninety (90) days from the mailing to the owner by the Building Inspector of a written notice to correct.

20-7.8132 Destruction:

In the event that any non-conforming sign shall be destroyed by reason of windstorm, fire, explosion or other disaster to an extent of more than eighty (80%) percent as determined by the Construction Official, then such destruction shall be presumed to be complete destruction and the sign may not be rebuilt, restored, or repaired except in conformity with the provisions of this ordinance.

20-7.814 Administration

20-7.8141 Permits:

It shall be unlawful for any person, firm or corporation to erect, alter, relocate, or maintain within the Township of Old Bridge any sign as set forth and defined in this section except those hereinafter exempted without first making application for and obtaining annually a permit from which shall be in addition to any other licenses or permits which may be required by other ordinances. Signs requiring a building permit under this Section shall not be issued a sign permit until the requirements for a building permit have been met. Applications for permits shall be made on forms provided by the Building Inspector and shall include the following.

- (a) Name, address and telephone number of the applicant.
- (b) Name of person, firm, corporation or association erecting the sign if new construction.
- (c) Name of owner or property on which sign is located and written consent of owner if other than applicant.
- (d) The dimensions of the sign and where applicable, the dimensions of the wall surface of the building to which it is to be attached.
- (e) Message, color, type style, lighting, structural, anchorage and material specifications.
- (f) The dimensions of the sign's supporting members.
- (g) The maximum and minimum height of the sign.

- (h) The proposed location of the sign in relation to the face of the building, in front of which or above which it is to be erected.
- (i) The proposed location of the sign in relation to the boundaries of the lot upon which it is to be situated.
- (j) Where the sign is to be attached to an existing building, a current photograph of the face of the building to which the sign is to be attached.
- (k) Other such information as the Construction Official shall require to show full compliance with this and all other ordinances of the Township.

20-7.8142 Procedure for Issuance of Permits:

It shall be the duty of the Construction Official upon the filing of any application for a permit to erect a sign to examine such plans, specifications and other data submitted to him with the application, and if necessary, the building or premises upon which it is proposed to erect the sign or other advertising structure.

(a) Signs Permitted in All Zoning Districts:

Applications for signs permitted herein under the provisions of Section 20-7.85 shall be filed in duplicate copies with the Construction Official. If it shall appear that the proposed sign is in compliance with all the requirements of this Ordinance and other laws and ordinances of the Township of Old Bridge, the Construction Official shall then, within ten (10) days, issue a permit for the erection of the proposed sign. If the sign authorized under such permit has not been completed within six (6) months from the date of issuance of such permit, the permit shall become null and void, but may be renewed within ten (10) days from the expiration thereof for good cause upon payment of an additional fee of two (\$2.00) dollars.

(b) Signs Permitted in All Other Zoning Districts and Signs Subject to Special Regulations:

Applications for signs permitted herein under the provisions of Section 20-7.85, 20-7.86, 20-7.87, 20-7.88, 20-7.89 and 20-7.810 shall be filed in quintuplicate <sup>copies</sup> (5). Such application shall require the approval of the Approving Board and shall be submitted to said Board and the Construction Official.

No sign permit or building permit shall be issued by the Construction Official except in conformity with the approved sign plans. The said plans shall be approved by the Approving Board on the basis of an affirmative majority vote of the entire Board membership.

From the date of filing a sign application with the Construction Official, the Approving Board shall have thirty (30) days within which to take action and make a report thereon to the Construction Official. The Construction Official shall immediately issue or deny the Sign Permit whichever the case may be.

If the sign authorized under such permit has not been completed within six (6) months from the date of issuance of such permit, the permit shall become null and void, but may be renewed within ten (10) days from the expiration date thereof for good cause upon payment of two (\$2.00) dollars.

As soon as the sign has been erected, the applicant shall notify the Construction Official so that he may make a final inspection.

(c) Metal Identification Plates:

Upon the issuance of a sign permit, the Township shall issue metal identification plates containing the sign permit number which shall be attached to the sign. On free-standing signs the plate shall be attached to the supporting structure not less than four (4) or more than six (6) feet above ground level. On all other signs the plates shall be attached to the front of the sign in the lower righthand corner. Failure to attach, removal, transferring, covering, painting over or mutilation of the plate shall constitute a violation of this Section.

(d) Changes in Sign Face:

After a sign permit has been obtained, the copy, wording, pictures or color may be changed without the necessity of obtaining a new permit or paying any additional fees so long as the new copy, wording or pictures comply with the provisions of this Section and are in accordance with design criteria set forth in this Ordinance but no change shall be made in the size or shape of a sign nor shall any structural alterations be made without first obtaining a new sign permit.

20-7.8143 Fees and Expirations:

(a) Fees:

The fee for permits issued hereunder for new signs shall be ten (\$10.00) dollars per sign. The annual renewal fee shall be ten dollars (\$10.00) per sign.

(b) Expirations: All permits issued hereunder shall expire in the following year on the last of the month preceding date of its issuance but shall be renewed upon due application and the payment of the renewal fee unless the provisions hereof or other applicable Township ordinances have been or are being violated. Permits may be revoked by the Construction Official, on hearing after due notice, for failure to comply continuously with the provisions hereof and all other applicable Township ordinances and regulations.



20-7.8144 Conditions and Standards:

The standards set forth herein shall be construed as a maximum parameters; the Approving Board may, depending upon the particular circumstances, prescribe a lesser degree of permissiveness including the size, height, number and type of illumination of signs. In considering and approving signs, the Approving Board shall take into consideration the design concept including the whole sign structure in terms of form and composition color, materials, surface, decoration shape, text, letter styles and illuminations; construction; and integration of the sign or signs with the buildings and immediate surroundings.

The Approving Board may attach such conditions and safeguards as a precondition to approval of said sign as in its opinion will further the general purpose and intent of this Section and be in harmony therewith.

The net result of this Section shall be toward the development of a visible Township esthetic standard of design criteria regarding all signage, thereby effecting the highest level of tastefulness which can be achieved for all applications.

20-7.8145 Revocation of Permit and Removal of Certain Signs:

- (a) No sign, whether new or existing, shall hereafter be erected or altered, except in conformity with the provisions of this Ordinance. However, notwithstanding any provisions contained herein, the sign must be kept clean, neatly painted, and free from all hazards, such as but not limited to, faulty wiring, loose fastenings, and must be maintained at all times in such safe conditions so as not to be detrimental to the public health or safety. In the event of a violation of any of the foregoing provisions, the Construction Official shall give written notice, specifying the names owners of the land upon which the sign is located, sent to the address as stated in the application for the sign permit, to conform or for permit, to conform or remove such sign. The sign shall thereupon be conformed by the owner of the sign and the owner of the land within thirty (30) days from the date of receipt of said notice. In the event such sign shall not be so conformed within thirty (30) days, the Construction Official shall thereupon revoke the permit, and such sign shall be removed by the named owner of the sign and/or the named owner of the land.
- (b) If the Construction Official shall find that any sign regulated by this Ordinance unsafe or insecure, or is a menace to the public, he shall give written notice to the named owner of the land upon which the sign is erected, who shall remove or repair the said sign within thirty (30) days from the date of said notice. If the said sign is not removed or repaired, the Construction Official shall revoke the permit issued for such sign, and shall assess all costs and expenses incurred in said removal or repair against the land or building on which the sign was located.

The Construction Official may cause any sign which is a source of immediate peril to persons or property to be removed summarily and without notice.

## 20-7.9 LIGHTING

### 20-7.91 General Requirements

All major subdivisions, site development plans and planned developments shall submit lighting plans in accordance with the standards set forth herein.

#### 20-7.911 Required Documentation:

- (a) All lighting plans shall indicate the location of all proposed lighting.
- (b) The plan should note the maximum light intensity expressed in foot candles from each light and the circumference of the minimum required intensity from each light.
- (c) Drawings depicting the standards upon which the lights will be attached as well as the fixtures themselves.

### 20-7.92 Design Standards

- 20-7.921 Lighting should be located along streets, in parking areas, at intersections and where various types of circulation systems merge, intersect, or split. Pathways, sidewalks and trails should be lit using low or mushroom-type standards. Stairways and sloping or rising paths require illumination, as do building entrances and exits. Lighting should also be provided where buildings are set back or offset.
- 20-7.922 All direct glare is prohibited. The maximum amount of light that would be permitted is that produced by lights on standards not to exceed the maximum height allowed in the zone and shielded to restrict the maximum apex angle of the cone of illumination to one hundred and fifty (150) degrees.
- 20-7.923 Standards upon which lights are placed should be spaced at a distance approximately equal to four times the height. The maximum height should be in scale with the surroundings and should not exceed the maximum building height permitted in the zone or twenty-five (25) feet, whichever is less.
- 20-7.924 Spotlights, if used, should not be located on buildings and faced outward. These create dark shadows adjacent to the building and affect security. The glare blinds persons looking at the building and the light is thrown directly on adjacent properties. Put spotlights on standards pointing toward the structures, being careful not to blind residents.
- 20-7.925 The standards and style of light should be consistent with the type and style of the architecture of the buildings. The poles should be between twelve (12) and fifteen (15) feet high and arranged to give a fairly uniform lighting pattern of at least 0.5 footcandles throughout the lot. At driveway intersections, the lights should produce at least three (3) footcandles for safety reasons.

- 20-7.926 The fixtures themselves should be capable of being shielded on any side, and the light cone should not exceed one hundred and thirty-five (135) degrees.
- 20-7.927 Intersecting, converging and diverging roadway areas at grade require higher illumination than that recommended. The illumination in these areas should be at least equal to the sum of the illumination values provided on the roadways which form the intersection.
- 20-7.928 The lowest footcandle value at any point on the pavement should not be less than one-third the average value. The only exception to the requirement applies to residential roadways, where the lowest footcandle value at any point may be as low as one-sixth the average value.

20-7.93 Specific Lighting Requirements

The maximum intensity of illumination permitted on roadways and walkways is as follows:

AVERAGE MAINTAINED HORIZONTAL ILLUMINATION

AREA CLASSIFICATION

Roadway and Walkway Classification	<u>Commercial</u>		<u>Intermediate</u>		<u>Residential</u>	
	Foot-Lux		Foot-Lux		Foot-Lux	
	candle		candle		candle	
<u>Vehicular Roadways</u>						
Freeway*	0.6	6	0.6	6	0.6	6
Major and Expressway*	2.0	22	1.4	15	1.0	11
Collector	1.2	13	0.9	10	0.6	6
Local	0.9	10	0.6	6	0.4	4
Alleys	0.6	6	0.4	4	0.2	2
<u>Pedestrian Walkways</u>						
Sidewalks	0.9	10	0.6	6	0.2	2
Pedestrian Ways	2.0	22	1.0	11	0.5	5

\*Both mainline and ramps

For other critical areas, the minimum footcandles are as follows:

- At intersections 2.0 footcandles
- Parking areas 1.0 footcandles
- Maximum at property lines 1.0 footcandles
- residential areas .6 footcandles (avg.)
- .1 footcandles (min.)
- Plant entrances 2.0 footcandles

20-7.10 OPEN SPACE ORGANIZATION

If an applicant is required to provide for an Open Space Organization as a condition of development approval the following shall apply:

20-7.101 Deed Restriction

The applicant shall deliver to the Approving Board for its approval appropriate documents establishing deed restrictions prohibiting in perpetuity any land designated for common open space from being used for any other purpose.

20-7.102 Organization for Common Ownership Required

The applicant shall establish a legally constituted organization for the ownership and maintenance of, (a) all common open space, and (b) any streets not accepted for dedication. This organization shall not be dissolved nor shall it dispose of any common open space, by sale or otherwise, except to another organization conceived and established to own and maintain the common open space and non-dedicated streets.

20-7.103 Rules for Organization

Any organization established in accordance with this section shall:

- 20-7.1031 Be established before a certificate of occupancy has been issued for any dwelling unit in the development.
- 20-7.1032 Make membership mandatory for each owner of a dwelling unit and any succeeding owner.
- 20-7.1033 Guarantee access to all the open space to all persons legally residing in the development and limit that access to the legal residents and their guests only.
- 20-7.1034 Be responsible for liability insurance, taxes and maintenance of the common open space.
- 20-7.1035 Require owners of dwelling units to pay their pro rata share of costs and provide that an assessment levied by the organization shall have the same force and effect as a debt, or ground rent or lien against the real property.
- 20-7.1036 Be able to adjust the assessment to meet changing needs.

20-7.104 Maintenance Plan Required

The applicant shall furnish to the satisfaction of the Approving Board a feasible plan for the maintenance of all common open space and undedicated streets in the development.

20-7.1041 Notice of Hearing on Failure to Maintain:

In the event that the organization established to own and maintain common open space and undedicated streets; or any successor organization shall at any time after establishment of the development fail to maintain the common open space and undedicated streets in reasonable order and condition in accordance with the plan, the Township Council may serve written notice upon the organization or upon the residents and owners of the development, setting forth the manner in which the organization has failed to maintain the common open space in reasonable condition, and the notice shall include a demand that the deficiencies of maintenance be cured within thirty-five (35) days thereof, and shall state the date and place of a hearing thereon which shall be held fifteen (15) days of the notice. At that hearing, the Township Council may modify the terms of the original notice as to the deficiencies and may give an extension of time not to exceed sixty-five (65) days within which they shall be cured.

20-7.1042 Municipal Entry and Maintenance:

If the deficiencies set forth in the original notice or in the modifications thereof shall not be cured within 35 days or any extension thereof, the Township in order to preserve the taxable values of the properties within the development and to prevent the common open space from becoming a public nuisance, may enter upon the common open space and maintain it for a period of one (1) year.

Entry and maintenance shall not vest in the public any rights to use the common open space except when it is voluntarily dedicated to the public by residents and owners. Before the expiration of the year, the Township Council shall, upon its initiative or upon the request of the organization, or the residents and owners of the development order a public hearing within fifteen (15) days notice by the Approving Board. At that hearing, the organization or the residents and owners of the development shall show cause why maintenance by the Township shall not, at the election of the township, continue for the succeeding year. If the Approving Board shall determine that the organization is not ready and able to maintain the common open space in a reasonable condition, the Township may in its discretion, continue to maintain the common open space during the next succeeding year and, subject to a similar hearing and determination, in each year thereafter. The decision of the Approving Board in any such case shall constitute a final administrative decision subject to judicial review.

20-7.1043 Tax Lien for Maintenance Cost:

The cost of maintenance by the Township shall be assessed ratably against the properties within the development that have a right of enjoyment of the common open space, and shall become a tax lien on those properties. The Township, at the time of entering upon the common open space for the purpose of maintenance, shall file a notice of the tax lien in the office of the Middlesex County Clerk upon the properties affected by the tax lien within the development.

20-7.11 ARCHITECTURAL REVIEW

20-7.111 The architectural advisory committee may recommend to the Approving Board disapproval of any application for a site plan referred to it, provided that such recommendations shall be by the unanimous vote of the members of the committee present at any meeting where the vote is taken, and provided that the committee finds that the building for which the permit was applied would be, if erected, detrimental to the desirability, property values or development of the surrounding area by reason of:

20-7.1111 Excessive similarity to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application, facing upon the same street and within two hundred and fifty (250) feet of the proposed site, in respect to one or more of the following features of exterior design and appearance:

(a) Apparently identical facade.

- (b) Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the facade facing the street, including reverse arrangement, or
- (c) Other significant identical features such as but not limited to, material, roof line and height or other design elements, but provided that, a finding of excessive similarity shall state not only that such similarity exists but further that it is of such a nature as to be expected to provoke beyond reasonable doubt one or more effects harmful to the purpose of this ordinance.

20-7.1112 Excessive similarities or unappropriateness in relation to any other structure existing or for which a permit has been issued, or for any other structure included in the same permit application which structure so described will face upon the same street and within two hundred and fifty (250) feet of the proposed site in respect to one or more of the following features:

- (a) Cubical Contents.
- (b) Gross Floor area.
- (c) Height of building or height of roof.
- (d) Other significant design features such as but not limited to, quality of architectural design provided that a finding of excessive dissimilarity or inappropriateness exists but further that it is of such a nature as to be expected to provoke one or more of the effects which would be harmful to the purpose of this ordinance and that the finding is not based on personal preference as to taste or choice of architectural style.

20-7.112 In the case of site plan disapproval by the Approving Board based on a report of the architectural advisory committee, the Approving Board shall state its reasons therefor in writing and it may make recommendations to the applicant with respect to appropriateness of design, arrangement, materials and the like, of the structure involved.

20-7.12 HISTORIC STRUCTURES

No building or structure built before 1900 shall hereafter be reconstructed, altered, restored or demolished until an application for a building permit shall have been approved as to exterior or architectural features which are subject to view from a public street, way or place. Evidence of such required approval shall be a certificate of approval issued by the Approving Board. All applications shall be referred to the Architectural Advisory Committee as set forth in Section 20-13.1.

20-7.121 Standards

The following standards and regulations shall apply to such historic structures and shall be in addition to the use district or districts which may also be designated by the zoning map and schedule of limitations for such areas. In reviewing the plan, the Approving Board shall give consideration to:

- (a) The historic or architectural value and significance of the structure and its relationship to the historic value of the surrounding area.

- (b) The general compatibility of exterior design, arrangement and materials proposed to be used.
- (c) Any other factor, including aesthetic, which it deems pertinent.
- (d) The description of the details of design for the period of architecture involved in the particular structure and surrounding neighborhood.
- (e) The Approving Board shall pass only on exterior features of the structure and not consider interior arrangements, nor shall it disapprove applications except in regard to consideration as set forth in the within paragraphs.
- (f) It is the intent of this section that the Approving Board shall be strict in its judgement of plans for alterations, repairs or demolition of existing structures deemed valuable according to studies, approved by the Township Approving Board, by qualified persons using as the criteria of evaluation those developed by the National Trust for Historic Preservation.
- (g) It is the intent of this section that the Approving Board shall encourage the alterations or repair to structures built before 1900 to be made in the spirit of their architectural style, and that any additions will be made in such a manner as not to detract from the building's original appearance.
- (h) It is intended that demolition of structures built before 1900 should be discouraged as their loss will be a common loss to the Township and the neighborhood.

Moving of such a structure should be encouraged as an alternative to demolition, if there is no other way to save the structure.

- (i) Demolition or removal may be forbidden or postponed for a period of six (6) months, after public hearing granted to applicant if desired, and the Planning Board shall then consult civic groups and public agencies to ascertain how the Township may preserve the building or the premises. The Approving Board is empowered to work out with the owner feasible plans for preservation of structures where moving or demolition thereof would be a great loss to the public and the township.
- (j) The Approving Board, in passing on the appropriateness of exterior architectural features, in any case shall keep in mind the purposes set forth in this section and shall consider among other things, the general design, arrangement, and material of the building or structure in question and relationship of such factors to similar features of historic structures in the immediate surroundings, and the position of such structures in relationship to the street or public way.
- (k) The Approving Board shall not consider features not subject to public view.
- (l) When it is necessary to move a historic building to another site within the Township to preserve it, upon approval of the relocation plans by the Approving Board, the building may be relocated provided it fulfills the area regulations of the zone as to lot size, setback and yard area.
- (m) Upon approval of the plans, the Approving Board shall cause a certificate of approval dated and signed by the chairman to be issued to the applicant or affixed to the plans.
- (n) In case of disapproval, the Approving Board shall state its reasons therefore in writing and it may make recommendations to the applicant with respect to appropriateness of design, arrangement, material and the like, of the structure involved.
- (o) Nothing in this section shall prohibit repairing or rebuilding any structure so as to maintain or return the structure to its original condition prior to deterioration or destruction provided the structure was built before 1900.

SECTION 20-8 APPLICATION APPROVAL PROCEDURES

20-8.1 MINOR SUBDIVISION APPROVAL

20-8.11 The Approving Board may waive public notice and hearing for a plat if a subdivision committee of the Board appointed by the Chairman finds that the subdivision of land contains not more than three (3) lots fronting on an existing minor street, does not involve any land or a portion thereof which has been subdivided within 12 months prior to the subdivision application, nor involving any new street, road, extension of municipal facilities, planned development, and not adversely affecting the development of the remainder of the parcel or adjoining property and is not in conflict with any provision of the Master Plan or this chapter.

20-8.12 Minor subdivision approval shall be granted or denied within 45 days of the date of submission of a complete application to the Administrative Officer, or within such further time as may be consented to by the developer. The Planning Board Subdivision Committee shall condition any approval that it grants pursuant to this Section up on the timely receipt of a favorable report on the application by the Middlesex County Planning Board or approval by the Middlesex County Planning Board, by its failure to report thereon within 30 days or an additional 30 day extension with the consent of all parties.

20-8.13 If approved as a minor subdivision by majority action of the subdivision committee, a notation to that effect shall be made on the plat which shall also be signed by the Chairman and Secretary of the Planning Board.

An applicant shall file a minor subdivision plat which conforms with the Map Filing Act clearly describing the approved minor subdivision with the County Clerk, the Municipal Engineer and the Municipal Tax Assessor.

20-8.2 MAJOR SUBDIVISION, PRELIMINARY APPROVAL

20-8.21 Any owner of land within the Township shall, prior to subdividing or re-subdividing land, as defined in this chapter, submit to the Administrative Officer at least 30 days prior to a regular meeting of the Approving Board, a translucent tracing cloth or mylar master copy of a plat prepared in accordance with requirements of Section 20-9, together with a minimum of 15 copies of the plat and four (4) complete application forms. The plat should indicate whether it is submitted for a major or minor subdivision approval and it must be certified by a duly licensed Professional Engineer as to accuracy. If the application is found to be incomplete, the developer shall be notified by the Administrative Officer thereof within 45 days of submission of such application or it shall be deemed to be properly submitted.



20-8.22 If the Approving Board requires a substantial amendment in the layout of improvements proposed by the developer that have been the subject of a hearing, an amended application shall be submitted and proceeded upon, as in the case of the original application. The Approving Board, shall, if the proposed subdivision complies with the standards and provisions of this chapter, grant preliminary approval to the subdivision.

20-8.23 Upon the submission to the Administrative officer of a complete application for a subdivision of ten (10) or fewer lots, the Approving Board shall grant or deny preliminary approval within forty-five (45) days of the date of such submission or within such further time as may be consented to by the developer. Upon the submission of a complete application for a subdivision of more than ten (10) lots, the Approving Board shall grant or deny preliminary approval within ninety-five (95) days of the date of such submission or within such further time as may be consented to by the developer.

20-8.24 Two (2) preliminary plats shall be filed by the developer with the County Planning Board. If the Middlesex County Planning Board fails to act on the subdivision application within a thirty (30) day period, the application shall be deemed to have been approved by the County Planning Board. However, by mutual agreement between the County Planning Board and the Approving Board, with the approval of the developer, the thirty (30) day period may be extended for an additional thirty (30) day period. Should the Middlesex County Planning Board fail to receive an approved extension of time, the secretary of the County Planning Board shall, upon written request of the developer, attest on the final plat to the failure of the County Planning Board to report within the required time period. Such attestation shall be sufficient authorization for further township action on the application and acceptance for filing by the County Recording Officer.

20-8.3 MAJOR SUBDIVISION, FINAL APPROVAL

20-8.31 Three (3) mylar copies and one (1) linen plus fifteen (15) prints of the final plat, together with four (4) complete application forms, shall be submitted to the Administrative Officer. The Approving Board shall grant final approval if the detailed drawings, specifications and estimates of the application for final approval conform to the standards established by this chapter for final approval, the conditions for preliminary approval and the standards prescribed by the Map Filing Law.

20-8.32 Final approval shall be granted or denied within forty-five (45) days after submission of a complete application to the Administrative Officer, or within such further time as may be consented to by the applicant. Whenever review or approval of the application by the County Planning Board is required, the 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 thereon with the required time period.

After its approval, an applicant shall file the final subdivision plat which conforms with the Map Filing Act clearly describing the approved subdivision with the County Clerk, the Municipal Engineer and the Municipal Tax Assessor. It shall be filed by the subdivider with the Middlesex County Clerk within ninety (90) days of such approval; otherwise such approval shall expire, unless the Planning Board or Board of Adjustment extends the time for filing for an additional period, not to exceed ninety (90) days, and the Final Plat is so filed within such period of time.

*See Amendment* 20-8.33 Applicant shall submit a certified copy of a Resolution granting tentative approval by the Old Bridge Municipal Utilities Authority for water services and the Old Bridge Sewerage Authority for sewerage services, and/or the Old Bridge Board of Health for on site sewerage disposal with the application for final approval of a Major Subdivision.

20-8.4 SITE DEVELOPMENT PLAN, PRELIMINARY APPROVAL

20-8.41 Site Development plan approval for all new buildings and extension of buildings, other than one-family dwellings, in all districts shall be required by the Approving Board prior to the issuance of a Building Permit.

20-8.411 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.

20-8.412 Useage 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 parking required or traffic in general.

20-8.413 Building Alterations:

Site development plan approval may be required at the discretion of the Construction Official for building alterations that significantly affect exterior appearance or required parking.

20-8.414 Waiver of Requirements:

The Approving Board may waive site development approval requirements if the construction or alteration or change of occupancy or use does not affect existing circulation, drainage, relationship of buildings to each other, landscaping, buffering, lighting and other considerations of development site plan review.

20-8.42 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 required fee. If an application for development is found to be incomplete, the applicant shall be notified thereof within forty-five (45) days of submission of such application or it shall be deemed to be properly submitted.

20-8.43 If the Approving Board requires any substantial amendment in the layout of improvements proposed by the applicant that have been subject of a hearing, an amended application for development shall be submitted and proceeded upon, as in the case of the original application for development. The Approving Board shall, if the proposed development complies with this chapter, grant preliminary site plan approval.

20-8.44 Upon submission to the Administrative Officer of a complete application for site plan for ten (10) acres of land or less, the Approving Board shall grant or deny preliminary approval within forty-five (45) days of the date of such submission or within such further time as may be consented to by the developer. Upon the submission of a complete application for a site plan of more than ten (10) acres, the Approving Board shall grant or deny preliminary approval within ninety-five (95) days of the date of submission or within such further time as may be consented to by the developer.

20-8.5 SITE DEVELOPMENT PLAN - FINAL APPROVAL

20-8.51 The Approving Board shall grant final approval if the detailed drawings, specifications and estimates of the application for final approval conform to the standards established by this chapter for approval and the conditions of preliminary approval.

20-8.52 Final Approval shall be granted or denied within 45 days after submission of a complete application to the Administrative Officer, or within such further time as may be consented to by the applicant.

20-8.6 CONDITIONAL USE APPROVAL

The Approving Board shall grant or deny an application for conditional use pursuant to Section 20-4.6 within 95 days of submission of a complete application to the Administrative Officer, or within such further time as may be consented to by the applicant.

20-8.7 VARIANCE APPROVAL

The Approving Board shall grant or deny an application for a Variance within 120 days of submission of a complete application to the Administrative Officer, or within such further time as may be consented to by the applicant.

20-8.8 PLANNED DEVELOPMENTS

20-8.81 PLANNED DEVELOPMENT PRE-APPLICATION MEETING

Any applicant wishing to seek approval of a Planned Development may request a Pre-Application meeting with the Approving Board as the first step in the PD approval process. The purpose of this procedure is to expedite processing of the applications for preliminary and final approval by insuring that the applicant fully comprehends the requirements of this Section, that he will be in compliance with it, and that he and the Approving Board are in substantial agreement as to the overall concept of the proposed PD.

20-8.82 PLANNED DEVELOPMENT, PRELIMINARY APPROVAL

20-8.821 An applicant who wished to elect the alternative of Planned Development, shall submit to the Administrative Officer at least 30 days prior to a regular meeting of the Approving Board, fifteen (15) copies of the plans and four (4) complete applications, prepared in accordance with Section 20-9.62. It must be certified by a duly licensed Professional Engineer as to accuracy. If the application is found to be incomplete, the developer shall be notified by the Administrative Officer thereof within 45 days of submission of such application or it shall be deemed to be properly submitted.

20-8.822 Two (2) preliminary plans shall be filed by the developer with the County Planning Board. If the Middlesex County Planning Board fails to act on the subdivision application within a thirty (30) day period, the application shall be deemed to have been approved by the County Planning Board. However, by mutual agreement between the County Planning Board and the Approving Board, with the approval of the developer, the thirty (30) day period may be extended for an additional thirty (30) day period. Should the Middlesex County Planning Board fail to receive

an approved extension of time, the Secretary of the County Planning Board shall, upon written request of the developer, attest to the final plat to the failure of the County Planning Board to report within the required time period. Such attestation shall be sufficient authorization for further township action on the application and acceptance for filing by the County Recording Officer.

20-8.823

The Approving Board shall, within 95 days or within such further time as may be consented to by the developer, by written resolution either grant preliminary approval of the plan as submitted, or with conditions, or deny tentative approval.

20-8.824

If the Approving Board requires a substantial amendment in the layout of improvements proposed by the developer that have been the subject of a hearing, an amended application shall be submitted and proceeded upon, as in the case of the original application.

20-8.825

Required Statutory Determination

In accordance with N.J.S. 40:55D-45, prior to preliminary approval of any plan for a Planned Development, the Approving Board shall determine:

20-8.8251

That departures by the proposed development from a one acre minimum lot size residential development conform to the standards for density bonuses, pursuant to Section 20-11.24.

20-8.8252

That the proposals for maintenance and conservation of the common open space are reliable, and the amount, location and purpose of the common open space are adequate.

20-8.8253

That provision through the physical design of the proposed development for public services, control over vehicular and pedestrian traffic, and the amenities of light and air, recreation and visual enjoyment are adequate.

20-8.8254

That the proposed planned development will not have an unreasonably adverse impact upon the area in which it is proposed to be established.

20-8.8255

In the case of a Class III, IV, or V planned development which contemplates construction over a period of years, that the terms and conditions intended to protect the interests of the public and of the residents, occupants and owners of the proposed planned development in the total completion of the development are adequate.

20-8.826

Public Open Space

As part of its written resolution, the Approving Board shall indicate the lands, if any, that it accepts for dedication as public open space.

20-8.83

PLANNED DEVELOPMENT - FINAL APPROVAL

20-8.831

Three mylars, one linen and fifteen (15) copies of the final plans together with four (4) copies of the application for approval, shall be submitted to the Administrative Officer. The Approving Board shall grant final approval if the detailed drawings, specifications and estimates of the application for final approval conform to the standards established by this chapter for final approval, the conditions to preliminary approval and the standards prescribed by the Map Filing Law.

Applicant shall submit a certified copy of a Resolution granting tentative approval by the Old Bridge Municipal Utilities Authority for sewerage services, and/or the Old Bridge Board of Health for on-site sewerage disposal with the application for final approval of a Planned Development

- 20-8.832 Final approval shall be granted or denied within 45 days after submission of a complete application to the Administrative Officer, or within such further time as may be consented to by the applicant. Whenever review or approval of the application by the County Planning Board is required, the 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 thereon with the required time period.
- 20-8.833 After its approval, an applicant shall file the final subdivision plat which conforms with the Map Filing Act clearly describing the approved subdivision with the County Clerk, the Municipal Engineer and the Municipal Tax Assessor. It shall be filed by the subdivider with the Middlesex County Clerk within 90 days of such approval; otherwise such approval shall expire, unless the Approving Board extends the time for filing for an additional period, not to exceed 90 days, and the Final Plat is so filed within such period of time.
- 20-8.834 Public Hearing  
A public hearing on an application for final approval of a plan, or part thereof, shall not be required, provided the plan, or part thereof, submitted for final approval is in substantial compliance with the plan given tentative approval. Substantial compliance means that proposed modifications of the tentatively approved plan do not:
- 20-8.8341 Vary the proposed gross residential density or intensity of use by more than 5% nor;
- 20-8.8342 Involve a reduction of the area set aside for common open space nor the substantial relocation of that area; nor
- 20-8.8343 Increase by more than 10% the floor area proposed for non-residential use; nor
- 20-8.8344 Increase by more than 5% the total ground areas covered by buildings nor involve a substantial change in the height of the buildings.
- 20-8.8345 A public hearing shall not be held to consider modifications in the location and design of streets or facilities for water and for disposal of storm water and sanitary sewage.
- 20-8.835 Minor Differences Between Tentative & Final Plans:  
The burden shall be upon the applicant to show the Approving Board good cause for any variation between the plan as tentatively approved and the plan as submitted for final approval. In the event a public hearing is not required for final approval, and the application for final approval has been filed, together with all drawings, specifications and other documents in support thereof, and as required by the resolution of tentative approval, the Approving Board shall, within 45 days of the filing, grant the plan final approval.

20-8.836 Major Differences Between Tentative and Final Plans

In the event the plan as submitted for final approval is not in substantial compliance with the plan as given tentative approval, the Approving Board shall, within 45 days of the date of the application for final approval is filed, shall notify the applicant in writing, setting forth the particular ways in which the plan is not in substantial compliance. The applicant may:

20-8.8361 Treat this notification as denial of final approval;

20-8.8362 Refile his plan in a form which is in substantial compliance with the plan as tentatively approved;

20-8.8363 File a written request with the Approving Board that it hold a public hearing on his application for final approval.

If the applicant shall elect either alternative, 20-8.862 or 20-8.863, he may refile his plan or file a request for a public hearing, as the case may be, on or before the last day of the time within which he was authorized by the resolution granting tentative approval to file for final approval, or 30 days from the last date he receives notice of the refusal, whichever date shall occur last.

Any such public hearing shall be held within 30 days after request for the hearing is made by the applicant, and public notice thereof shall be given. Within 45 days or such further time as may be consented to by the developer after the conclusion of the hearing, the Approving Board shall by resolution either grant final approval or deny final approval to the plan.

20-8.837 Abandonment

20-8.8371 Abandonment of Plan

In the event that a plan, or a section thereof, is given final approval and thereafter the applicant shall abandon that plan or the section thereof that has been finally approved, and shall so notify the Approving Board, in writing, or in the event the applicant shall fail to commence the planned development within 24 months after final approval has been granted, then and in that event, the final approval shall terminate and be deemed null and void unless the 24 month time period is extended by the Approving Board upon written application of the applicant.

20-8.8372 Abandonment at Late Date

If at any time following the commencement of a planned development, the applicant has done no work, or filed no application for the next scheduled stage, for a period exceeding 24 months, the Approving Board may schedule a meeting with the applicant, and at any time after the date of that meeting, may terminate the final approval.

20-8.838 Later Stage Approvals

The applicant may submit a request to proceed with a later stage once construction has commenced on all work in the preceding stage. However, final approval to proceed with that later stage may not be granted by the Approving Board until certificates of occupancy have been issued for all buildings in the preceding stage and until all work in that preceding stage has received written Certification of Adequate Completion from the Approving Board.

20-8.8381 Application Contents:

An application to proceed with a later stage shall contain:

20-8.8382 Requests, if any, for changes in the approved final maps and reports, together with an explanation of why the changes are proposed;

20-8.8383 Final working drawings and broken down cost estimates for all buildings and other structures which are proposed for construction in the stage being applied for;

20-8.8384 Final working drawings and detailed cost estimates for all the items which are proposed for construction or development in the stage being applied for.

20-8.8385 Approval Procedure:

At any time after its issuance of written Certification of Adequate Completion for the preceding stage, the Approving Board may grant approval to proceed for the applied for following stage.

The Approving Board's resolution shall establish the performance guarantee required for the stage being approved in accordance with the costs of the items proposed under Section 20-9.8813 requirements of Section 20.11.

20-8.9 Effect of Preliminary and Final Approval

20-8.91 Effect of Preliminary Approval:

Preliminary approval of a major subdivision, or of a site plan, or of a planned development, shall, except as provided in sub-section of this section, confer upon the applicant the following rights for a three year period from the date of the preliminary approval:

20-8.911 That the general terms and conditions on which preliminary approval was granted shall not be changed, including but not limited to use requirements; layout and design standards for streets, curbs and sidewalks; lot size; yard dimensions and off tract improvements; and, in the case of a site plan, any requirements peculiar to site plan approval, except that nothing herein shall be construed to prevent the municipality from modifying by ordinance such general terms and conditions of preliminary approval as relate to public health and safety.

20-8.912 That the applicant may submit for final approval on or before the expiration date of preliminary approval the whole or a section or sections of the preliminary subdivision plat, site plan, or planned development, as the case may be.

- 20-8.913 That the applicant may apply for and the planning board may grant extensions of such preliminary approval for additional periods of at least 1 year but not to exceed a total extension of two (2) years, provided that if the design standards have been revised herein, such revised standards may govern.
- 20-8.914 In the case of a subdivision of or site plan, or planned development, for an area of 50 acres or more, the planning board may grant the rights referred to herein for such period of time, longer than three years, as shall be determined by the planning board to be reasonable taking into consideration (1) the number of dwelling units and nonresidential floor area permissible under preliminary approval, (2) economic conditions, and (3) the comprehensiveness of the development. The applicant may apply for thereafter and the planning board may thereafter grant an extension of preliminary approval for such additional period of time as shall be determined by the planning board to be reasonable taking into consideration (1) the number of dwelling units and nonresidential floor area permissible under preliminary approval, and (2) the potential number of dwelling units and nonresidential floor area of the section or sections awaiting final approval, (3) economic conditions and (4) the comprehensiveness of the development; provided that if the design standards have been revised, such revised standards may govern.
- 20-8.92 Effect of Final Approval:
- 20-8.921 The zoning requirements applicable to the preliminary approval first granted and all other rights conferred upon the developer, whether conditionally or otherwise, shall not be changed for a period of 2 years after the date of final approval; provided that in the case of major subdivisions, the rights conferred by this section shall expire if the plat has not been duly recorded within the time periods provided herein. If the developer has followed the standards prescribed for final approval, and in the case of a subdivision, has duly recorded the plat as required, the planning board may extend such period of protection for extensions of one (1) year but not to exceed three (3) extensions. Notwithstanding any other provisions of this act, the granting of final approval terminates the time period of preliminary approval for the section granted final approval.
- 20-8.922 In the case of a subdivision or site plan for a planned development of 50 acres or more or conventional subdivision or site plan for 150 acres or more, the planning board may grant the rights referred to herein for such period of time, longer than two (2) years, as shall be determined by the planning board to be reasonable taking into consideration (1) the number of dwelling units and nonresidential floor area permissible under final approval, (2) economic conditions and (3) the comprehensiveness of the development. The developer may apply for thereafter, and the planning board may thereafter grant, an extension of final approval for such additional period of time as shall be determined by the planning board to be reasonable taking into consideration (1) the number of dwelling units and nonresidential floor area permissible under final approval (2) the number of dwelling units and nonresidential floor area remaining to be developed, (3) economic conditions and (4) the comprehensiveness of the development.



SECTION 20-9 SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED

20-9.1 ENVIRONMENTAL IMPACT REPORTS

20-9.11 SCOPE:

An environmental impact assessment shall accompany all applications for preliminary approval of subdivisions and site development plans and shall provide the information needed to evaluate the effects of the proposed development upon the environment and shall include data, be distributed, reviewed and passed upon by the Approving Board as follows:

20-9.12 DISSEMINATION AND REVIEW OF REPORT

Upon completion of all reviews, the Approving Board shall determine that the potential impacts are not significant enough to warrant further study and shall either approve or disapprove the Environmental Impact Assessment (EIA) as part of its function with respect to subdivision or site development plan review.

In reaching a decision the Approving Board shall take into consideration the effect of applicant's proposed subdivision or site development plan upon all aspects of the environment as outlined above as well as the sufficiency of applicant's proposals for dealing with any immediate or projected adverse environmental effects.

If it is found that the proposed project will have a significant impact on the environment, the preparation of a more elaborate Environmental Impact Statement (EIS) may be required.

20-9.13

WAIVER

Notwithstanding the foregoing, the Approving Board may at the request of an applicant, waive the requirement for an environmental Impact Report if sufficient evidence is submitted to support a conclusion that the proposed development will have a slight or negligible environmental impact. Portions of such requirements may likewise be waived upon a finding that the complete report need not be prepared in order to evaluate adequately the environmental impact of a particular project.

20-9.14

PUBLIC PROJECTS

An Environmental Impact Report as required herein shall also be submitted for all public or quasi-public projects unless such are exempt by supervening the county, state or federal law.

20-9.15

PROJECT DESCRIPTION

A description of the proposed project including information and technical data adequate to permit a careful assessment of environmental impact including:

- (a) reason for the project;
- (b) the recommended or favored alternative mapped and/or described;
- (c) parks, recreational sites, wildlife, refuges and historic sites mapped and described;
- (d) existing land use, zoning and master plan delineation of project area mapped and described;
- (e) ambient environmental assets mapped and described;
- (f) a listing of all licenses, permits or other approvals as required by law and the status of each.

20-9.16

INVESTIGATION & IDENTIFICATION OF ENVIRONMENTAL IMPACTS

The probable impact of the proposed project on the environment including impact on ecological systems such as wildlife, fish and marine life, involving any probable adverse environmental effects which cannot be avoided with respect to:

- (a) water quality;
- (b) air quality;
- (c) noise;
- (d) undesirable land use patterns;
- (e) damage or destruction of significant plant or wildlife systems;

- (f) aesthetic values;
- (g) destruction of natural resources;
- (h) cost-revenue analysis;
- (i) destruction of man-made resources;
- (j) disruption of desirable community and regional growth.

20-9.17 MITIGATING MEASURES

A thorough discussion of the steps to be taken, before, during and after construction of a project, to minimize the adverse environmental affects as described in Section 20-9.46 including the effect on the rules, regulations and standards promulgated under State and/or Federal environmental statutes.

20-9.18 PROJECT ALTERNATIVES

Alternatives to the proposed project including:

- (a) that of no project;
- (b) description of alternative alignments with an objective evaluation of the alternatives that might avoid some or all of the adverse environmental effects with the rationale for acceptability or non-acceptability of each alternative;
- (c) an analysis of the costs and social impact of the alternatives including construction problems and traffic service.

20-9.19 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

A quantifiable identification of any irreversible and irretrievable commitments of resources which would be involved in the implementation of the project.

20-9.110 RELATIONSHIP BETWEEN SHORT-TERM AND LONG-TERM USES OF THE ENVIRONMENT.

The relationship between local short-term uses of the site and the maintenance and enhancement of long-term productivity assessing the project for cumulative long-term effects from the perspective that each generation is a trustee of the environment for future generations.

20-9.2 SUBDIVISION

The information required herein is intended to allow the Approving Board to make an informed decision as to whether the requirements necessary for subdivision approval are met.

20-9.21

MINOR SUBDIVISION PLAT

The purpose of the Minor Subdivision Plat is to offer the subdivider the opportunity of presenting his proposal to the Approving Board for approval without the more stringent requirements of the Preliminary Plat.

20-9.211

General Legend

A legend with at least the following information shown:

- (a) Names of all adjacent landowners within 200 feet of any property line.
- (b) Zone the subdivision is located in with requirements of said zone compared to the proposed standards, as well as the abutting zones to the subdivision.
- (c) Names and addresses of owner and subdivider, so designated. Name and address of corporate head (if applicable).
- (d) North point, written and graphic scales.
- (e) Number of existing lots and number of proposed lots to be created. Acreage of all existing and proposed lots to the nearest tenth of an acre.
- (f) Contour interval and symbol.
- (g) Symbols for all existing and proposed items (fire hydrants, monuments, utilities, plantings, signs, walkways, elevations, etc.)

20-9.212

Title Block

A title block conforming to N.J.S.A. 45:8-36, with at least the following information shown:

- (a) Title of map.
- (b) Name of subdivision, if any.
- (c) Name, address, phone number, and signature of Professional Engineer, Landscape and/or Professional Planner preparing the plat with appropriate seals.
- (d) Written scale.
- (e) Date of original and all revisions. (Plus box for additional revisions).
- (f) Tax Map Sheet, block, and lot number of the tract to be subdivided as shown on the latest tax map.
- (g) Location, elevation and description of bench mark used (U.S.C. and G. only).

20-9.213

Surrounding Area

A key map at a scale of one inch equals 800 feet showing the relation of the portion to be subdivided to the entire tract to its neighborhood for at least 1,000 feet beyond its boundaries.

20-9.214

Site Characteristics

- (a) Proposed subdivision lay-out at a scale no smaller than one (1) inch equals fifty (50) feet using a land survey as a base.
- (b) Contours at 20 feet intervals secured from a photographic enlargement of the standard U.S.G.S. quadrant maps or similar sources.
- (c) All proposed lot lines, bearings, points of curvature, tangency, dimensions in feet and hundredths, and the areas of all lots in square feet.
- (d) The location of existing and proposed setback lines, streets within 200 feet of the subdivision, building, water courses, railroads and bridges, culverts, drain pipes and any natural features such as wooded areas and rock formations.
- (e) Offsets of existing and proposed structures and accessory buildings from property lines.
- (f) The natural flow of surface drainage (indicated with arrows and the final disposal of surface waters).
- (g) The proposed contours suitably designated differently from the existing contours with proposed first floor elevations of the dwellings and proposed ground elevations at all building corners. Spot elevations shall also be given at all lot corners.
- (h) If any on-site sewerage disposal system and/or private well is proposed, whether they should be temporary or permanent, percolation tests shall be required and results of same noted on the plat. (Approval of the Health Officer will be required).
- (i) Location of existing generally wooded areas and exact location of existing trees with a caliper of (12) inches or more.

20-9.215

Certifications and Endorsements

The following is a list of certifications required to be placed on the final plats of minor subdivisions which are not being recorded in the office of the County Clerk.

- (a) Statement for signature of owner consenting to the filing of the plat in the office of the Township Clerk.
- (b) Statement for signature of the Township Clerk, certifying receipt of a bond guaranteeing the setting of monuments.
- (c) Statement for signature of the Minor Subdivision Committee indicating approval of the plat.

20-9.22

PRELIMINARY PLAT - MAJOR SUBDIVISIONS

The purpose of the Preliminary Subdivision Plat is to determine the feasibility of proceeding with the subdivision in light of Township standards. The subdivision plat may be prepared by a Professional Engineer, Land Surveyor, Architect, Landscape Architect or Professional Planner. The following data must be presented in tentative form for discussion purposes.

20-9.221

General Legend

A legend with at least the following information shown:

- (a) Names of all adjacent landowners within 200 feet of any property line.
- (b) Zone the subdivision is located in, with the requirements of said zone compared to the proposed standards, as well as the abutting zones to the subdivision.
- (c) Names and addresses of owner and subdivider so designated. Name and address of corporate head (if applicable).
- (d) North point, written and graphic scales.
- (e) Number of existing lots and number of proposed lots to be created.
- (f) Contour interval and symbol.
- (g) Symbols for all existing and proposed items (fire hydrants, monuments, utilities, plantings, signs, walkways, elevations, etc.).

20-9.222

Title Block

A title block conforming to N.J.S.A. 45:8-36, with at least the following information shown:

- (a) Title of map.
- (b) Name of subdivision, if any.
- (c) Name, address, phone number, and signature of Professional Engineer, Landscape and/or Professional Planner preparing the plat with appropriate seals.
- (d) Written scale.
- (e) Date of original and all revisions. (Plus box for additional revisions).
- (f) Tax map sheet, block and lot number of the tract to be subdivided as shown on the latest tax map.
- (g) Location, elevation and description of bench mark used (U.S.C. and G. only).

In general, the title block is to be on the right hand side of the map, preferably in the lower, right hand corner. All of the above items shall be contained in the title block or adjacent to it.

20-9.223 Surrounding Area

A key map at a scale of one inch equals 800 feet showing the relation of the portion to be subdivided to the entire tract to its neighborhood for at least 1,000 feet beyond its boundaries.

20-9.224 Site Characteristics

- (a) Acreage of tract to be subdivided to the nearest tenth of an acre.
- (b) Contours of 5 feet whole intervals where slope exceeds 10 percent and at 2 foot intervals where slopes are less.
- (c) Upland drainage areas outlined on a U.S.G.S map or a blowup of same, with the area in acres and the discharge in cubic feet per second that might be expected for a twenty five year storm when they are entirely developed and sewerred; and the capacity of existing downstream.

20-9.225 Plan Details:

(a) Lots and Buildings:

- 1. Drawings should be such that they can be contained on a sheet 24" x 36". Proposed subdivision layout shall be no smaller than a scale of one inch equals 50 feet using a land survey as a base, and showing all proposed lot lines, dimensions in feet and tenths, and the areas of all lots in square feet; the location of existing and proposed setback lines.
- 2. All streets within 200 feet of the subdivision, buildings, water courses, railroads and bridges, culverts, drain pipes and any natural features such as wooded areas and rock formations.
- 3. The proposed contours suitably designated differently from the existing contours with proposed first floor elevations of the dwellings.
- 4. Match lines and a key map for projects which cannot be shown in entirety on one sheet. The key map shall have outlined or shaded on it the area and number covered by each individual map.

(b) Utilities:

- 1. Plans of proposed utility layouts (sewers, water, gas and electricity) showing feasible connections to existing or any proposed utility system.
- 2. If any on-site sewerage disposal system and/or private well is proposed, whether they should be temporary or permanent, percolation tests shall be required and results of same noted on the plat. (Approval of the Health Officer will be required.)

(c) Storm Drainage: (Must comply with Section 20-7.7)

1. The natural flow of surface drainage (indicated with arrows and the final disposal of surface waters).
2. The location of existing and proposed water courses, culverts, bridges, drain pipes, lakes and ponds, detention or retention ponds.
3. The tentative location of storm drain inlets with the drainage areas tributary to each outlined and the area and discharge shown calculated for a twenty-five year storm; with inlets numbered and invert and grade elevations shown. (Tributary areas may be "marked out" on a print).

(d) Vehicular & Pedestrian Facilities:

1. The low and high points of all roads as well as changes in grade shown in plan with percent of grade.
2. Location, type and size of curbs, sidewalks and bikeways.

(e) Landscaping (Must comply with Sections 20-7.4 and 20-7.5 and 20-7.6)

1. Location of existing generally wooded areas and exact location of existing trees with a caliper of (12) inches or more.
2. Location, description, and general landscaping treatment of common open space areas. (if applicable).
3. The proposed system to be used in preventing erosion and silting of both the property being developed as well as downstream facilities.

(f) Encumbrances:

1. A true 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.

20-9.23

FINAL PLAT, MAJOR SUBDIVISION

The Final Plat shall be designed to provide for the legal conveyance of the lots and all other lands shown thereon, and to provide information to the Township and to any subsequent owner as to the physical dimensions, contours, and shape of the land and the type and location of the improvements to be built or installed thereon.



20-9.231 Final Proposed Plat for Filing

20-9.2311 General Notes:

- (a) The final plat shall be drawn in ink on cloth, mylar or equivalent material acceptable to the Township Engineer, and shall in all respects comply with the provisions of the Map Filing Law, N.J.S. 46:23-0.0 et. seq., so as to be complete and suitable for filing in the Middlesex County Clerk's Office.

It is recommended that a print be submitted before the mylars or cloth so that any errors can be corrected.

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

20-9.2312 Map Details:

- (a) All tract data required in the preliminary plat, but 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.
- (b) The location of all proposed setback lines on each lot.
- (c) Location of all existing and proposed monuments.
- (d) The right of way of each street, and existing public easements and municipal boundaries within 200 feet of the subdivision.
- (e) All proposed public easements or right of way and the purposes thereof and proposed streets within the proposed subdivision. The proposed streets shall show the right of way width and names.
- (f) All parcels proposed for either general or limited public use, such as parks, playgrounds and building sites with a statement of the purpose of each. (if applicable).

20-9.2313 Certifications and Endorsements

- (a) Statement for signature of engineer of owner certifying compliance with Map Filing Act.
- (b) Statement for signature of owner consenting to the filing of the plat in the office of the Clerk of Middlesex County.
- (c) Statement for signature of Chairman and Secretary of the Planning Board indicating approval of the Plat.
- (d) Statement for signature of Township Engineer certifying compliance with the Map Filing Act and the Municipal Ordinances and Requirements applicable thereto.

- (e) Statement for signature of Township Clerk certifying receipt of a bond guaranteeing the setting of monuments.
- (f) Statement for signature of Township Clerk certifying compliance with Map Filing Act; and consenting to filing of the plat in the office of the Clerk of Middlesex County.

20-9.2314 Proof of Payment of Taxes

An official Tax Search signed by the Township Tax Collector indicating that all taxes have been paid to date.

20-9.2315 Tax Map Reference

A separate mylar of the Final Plat at the determined scale of the official Township Tax Map shall also accompany the drawings for filing. The scale of said mylar shall be no larger than 1" = 50ft. and no smaller than 1" = 400 ft. and shall be so determined by the Township Department of Engineering.

20-9.232 Construction Drawing

20-9.2321 General Notes:

A construction drawing shall be prepared showing all of the proposed improvements, details and subdivision of the land.

At least the following shall be included:

- (a) All data (monuments, lot lines, right of ways, easements, setbacks, special parcels, lot numbers) required on the Final Plat for filing as previously cited.

Certification statements and bearings are not required on the Construction Map. Distances to the tenths instead of hundredths are acceptable.

- (b) All data required on the Preliminary Plat as previously cited and as approved by the Planning Board.
- (c) The proposed final first floor elevations of dwellings and outside grades at their corner.
- (d) The proposed curb elevations at all lot corners.
- (e) All existing structures, an indication of those which are to be demolished or removed and the front, rear, and side yard dimensions of those to remain.

20-9.2322 Utilities

- (a) Plans of all proposed improvements and utility layouts (sanitary sewers, water, gas, electrical, etc) showing feasible connections to any existing or proposed utility system.

- (b) Profiles of all sanitary sewers (including roadways and easement areas.
- (c) Certified letter or copy of resolution from the Old Bridge Township Sewerage Authority attesting to the tentative approval of the project's sewer system.
- (d) Certified letter or copy of resolution from the Old Bridge Municipal Utilities Authority attesting to the tentative approval of the project's water system.
- (e) Details of proposed utility structures and appurtenances, as may be required, (manholes, trenches, encasements, connections, special structures, etc.)

If private utilities are proposed, they shall comply fully with all local, county and state regulations. Where applicable, any plans shall be accompanied by certified copies of approvals from the authorities and other appropriate health agencies.

20-9.2323 Streets

- (a) Paving widths and locations, pavement section and profiles.
- (b) Sidewalk widths and locations and sections.
- (c) Location of all street trees, street lights and street signs.
- (d) The maximum anticipated extent of the areas of cuts and fills where grade changes are proposed, including those for streets.
- (e) Details, as may be required, (Plantings, pole imbedment, curbs, sidewalks, signs, special structures, etc.)

20-9.2324 Storm Drainage

(All requirements of 20-7.7 must be complied with).

- (a) The natural flow of surface drainage (indicated with arrow) and the final disposal of surface waters.
- (b) The location of existing and proposed water-course, culverts, bridges, drain pipes, lakes and ponds, detention/retention facilities and all offsite drainage systems affected by the project.
- (c) The slopes of the banks of all water courses (if defined) and boundaries of the related flood plains (if defined).
- (d) Location, size, length, easements, and slope of all storm drain pipes, ditches and channels.
- (e) Details, as may be required, (inlets, riprap, manholes, head/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 this project).

- (f) Profiles of all storm sewers (including roadways and easement areas).
- (g) Certification of tentative approval of the plans for drainage or water course diversion or stream encroachment or that none is required by the New Jersey Department of Environmental Protection. Copy to be attached to the plan.

20-9.2325 Miscellaneous Details

(All requirements of 20-7.4, 20-7.5 and 20-7.6 must be complied with).

- (a) Boundaries, nature and extent of wooded areas to be preserved within the proposed subdivision and within the proposed subdivision and within 200 feet thereof.
- (b) Location and type of equipment and landscape treatment of common open space areas.
- (c) The soil erosion and sedimentation control plan. (This plan shall be on a separate drawing.) A schedule of the sequence of work shall be included.  
(Note:) This plan is required for a Land Disturbance Permit, which is required before any disturbance, (clearing, grading, etc.) can take place.

20-9.2326 Encumbrances/Conveyances

(Copies of the documents to be submitted with the plans, if applicable).

- (a) A true 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.
- (b) An original instrument covering easements and fee simple interests inlands to be conveyed to the Township. (if applicable).
- (c) Final copy of Homeowners Association documents (if applicable).

20-9.3 Site Development Plans

The information required for site plan approval is intended to allow the Approving Board to make an informed decision as to whether the requirements necessary for site plan approval have been met.

20-9.31 Preliminary Site Development Plan

The site plan and any engineering documents to be submitted shall be required in tentative form for discussion purposes for preliminary approval. The site development plan may be prepared by a Professional Engineer, Land Surveyor, Architect, Landscape Architect or Professional Planner.

20-9.311 In general, it shall comprise a development plan for the entire project, show the use or uses, dimensions and location of proposed structures and areas for vehicular pedestrian circulation, parking, landscaping, and other areas, and architectural sketches and drawings illustrating the design and character of the proposed uses and relationship of such uses within the following framework of maps and drawings:

- (a) A series of analytical maps portraying the existing site including all environmental characteristics such as slope, vegetation, physiography, soil conditions and other pertinent site influence.
- (b) A map or series of maps, graphically portraying the proposed development including land use, topography, circulation, landscaping, etc.
- (c) A map graphically portraying the relationship of the site to the surrounding areas for a distance of at least 1,000 feet, and showing the location of major environmental features, community facilities, land use, water and sewer utility locations, circulation, etc.

20-9.312 General Legend

A legend with at least the following information shown:

- (a) Names of all adjacent landowners within 200 feet of any property line.
- (b) Zone the proposed development is located in with the requirements of said zone compared to the proposed standards, as well as the abutting zones to the proposed development.
- (c) Names and addresses of owner and developer, so designated. Name and address of corporate head (if applicable).
- (d) North point, written and graphic scales.
- (e) Contour interval and symbol.
- (f) Symbols for all existing and proposed items (fire hydrants, monuments, utilities, etc.).

20-9.313 Title Block

A title block conforming to N.J.S.A. 45:8-36, with at least the following information shown:

- (a) Title of map.
- (b) Name of proposed project, if any.
- (c) Name, address, phone number, and signature of Professional Engineer, Landscape and/or Professional Planner preparing the plan with appropriate seals.
- (d) Written scale.
- (e) Date of original and all revisions. (Plus box for additional revisions).

- (f) Tax map sheet, block and lot number of the tract to be developed as shown on the latest tax map.
- (g) Location, elevation, and description, of bench mark used (U.S.C. and G. only).

In general, the title block is to be on the right hand side of the map, preferably in the lower right hand corner. All of the above items shall be contained in the title block or adjacent to it.

20-9.314 Surrounding Area

A key map at a scale of one inch equals 900 feet showing the relation of the portion to be developed to the entire tract to its neighborhood for at least 1,000 feet beyond its boundaries.

20-9.315 Site Characteristics:

- (a) Acreage of tract to be developed to the nearest tenth of an acre.
- (b) Contours of 5 feet whole intervals where slope exceeds 10 percent and at 2 foot intervals where slopes are less.
- (c) Upland drainage areas outlined on a U.S.G.S. map or a blowup of same, with the area in acres and the discharge in cubic feet per second that might be expected for twenty-five year storm when they are entirely developed and sewered; and the capacity of existing down-stream facilities to accept the proposed increase.

(Note:) Township Ordinances prohibit substantial increases in storm water discharge, calculations are to conform with Section 20-7.7 as amended).

20-9.316 Plan Details:

- (a) Lots and Buildings:
  1. Drawings should be such that they can be contained on a sheet 24" x 36". Proposed development layout shall be no smaller than a scale of one inch equals 50 feet using a land survey as a base, and showing all lot lines, dimensions in feet and tenths, the areas of all lots in square feet and the location of existing and proposed setback lines.
  2. All streets within 200 feet of the subdivision, buildings, water courses, railroads and bridges, culverts, drain pipes and any natural features such as wooded areas and rock formations.
  3. The proposed contours suitably designated differently from the existing contours with proposed first floor elevations of the dwellings.

4. Match lines and a key map for projects which cannot be shown in its entirety on one sheet. The key map shall have outlined or shaded on it the area and number covered by each individual map.
  5. Architectural sketches of building elevations and floor plans.
- (b) Utilities:
1. Plans of proposed utility layouts (sewers, water, gas and electricity) showing feasible connections to existing or any proposed utility systems.
  2. If any on-site sewerage disposal system and/or private well is proposed, whether they should be temporary or permanent, percolation tests shall be required and results of same noted on the plat. (Approval of the Health Officer will be required).
- (c) Storm Drainage: (Must comply with Section 20-7.7).
1. The natural flow of surface drainage (indicated with arrows and the final disposal of surface waters).
  2. The location of existing and proposed water courses, culverts, bridges, drain pipes, lakes and ponds, detention or retention ponds, and all offsite drainage systems affected by this project.
  3. The tentative location of storm drain inlets with the drainage areas tributary to each, outlined and the area and discharge shown calculated for a twenty-five year storm; with inlets numbered and invert and grade elevations shown. (Tributary areas may be "marked out" on a print).
- (d) Vehicular & Pedestrian Facilities:
1. The low and high points of all roads as well as changes in grade shown in plan with percent of grade.
  2. Location, type and size of curbs, sidewalks and bikeways.
  3. Parking, loading and unloading areas indicated with dimensions, traffic patterns, access aisles, curb radii, acceleration/deceleration lanes, etc.
- (e) Landscaping: (Must comply with Sections 20-7.5 and 20-7.6).
1. Location of existing generally wooded areas and exact location of existing trees with a caliper of (12) inches or more.
  2. Landscaping plan showing what will remain and what will be planted indicating names of plants, tree dimensions, and planting locations.
  3. Location, description and general landscaping treatment of common open space areas. (If applicable).

4. On a separate plan sheet the proposed system to be used in preventing erosion and silting of both the property being developed as well as downstream facilities and a schedule of the sequence of work. (Note:) This plan is required for a Land Disturbance Permit which is required before any disturbance, (clearing, grading, etc.) can take place.

(f.) Miscellaneous Details:

1. Complete drainage calculations of all pipes, swales, ditches, channels, streams, detention/retention facilities, including offsite facilities as may be required by this project (must conform with Section 20-7.7 as amended).
2. Location, dimensions and details of all existing and proposed signs (must conform with Section 20-7.8 as amended).
3. Lighting details indicating types of standards, locations, radius of light and intensity in foot candles, both existing and proposed (must conform with Section 20-7.9 lighting as amended).
4. Methods of refuse disposal and storage, and the location, dimensions and screening of those areas.

(g.) Encumbrances:

1. A true copy of any existing or proposed covenants or deed restrictions applying to the land being developed or certification that no covenants or restrictions exist and none will be imposed upon the land by the developer.
2. Preliminary draft of open space organization documents. (if applicable).

20-9.32 FINAL SITE DEVELOPMENT PLAN

The Final Plan shall be designed to provide for the legal conveyance of the buildings and all other lands shown thereon, and to provide information to the Township and to any subsequent owner as to the physical dimensions, contours, and shape of the land and the type and location of the improvements to be built or installed thereon.

20-9.321 Tract Details:

(Unless otherwise specified by the Township Engineer and/or the Township Planner, the following shall be shown:)

- (a) All tract data required in the preliminary plat, but 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.



- (b) The location of all proposed setback lines on each lot.
- (c) Location of all existing and proposed monuments.
- (d) The right of way of each street, and existing public easements and municipal boundaries within 200 feet of the subdivision.
- (e) All proposed public easements or right of way and the purposes thereof and proposed streets within the proposed development. The proposed streets shall show the right of way width and names.
- (f) All parcels proposed for either general or limited public use, such as parks, playgrounds and building sites with a statement of the purpose of each. (if applicable).

20-9.322 Certification and Endorsements:

- (a) Statement for signature of Chairman and Secretary of Planning Board indicating approval of plat.
- (b) Statement for signature of Township Engineer certifying compliance with the Municipal Ordinance and requirements applicable thereto.

20-9.323 Proof of Payment of Taxes:

- (a) An official Tax Search signed by the Township Tax Collector indicating that all taxes have been paid to date.

20-9.324 Construction Information Details:

Also included on the Final Site Plan Map shall be the following construction information:

- (a) Lots and Buildings:
  - (1) All data required on the Preliminary Plat as previously cited and as approved by the Planning Board.
  - (2) The proposed final first floor elevations of dwellings and outside grades at their corner.
  - (3) The proposed curb elevations at all building and lot corners.
  - (4) All existing structures, an indication of those which are to be demolished or removed and the front, rear, and side yard dimensions of those to remain.
- (b) Utilities:
  - (1) Plans of all proposed improvements and utility layouts (sanitary sewers, water, gas, electrical, etc.) showing feasible connections to any existing or proposed utility systems.

- (2) Profiles of all sanitary sewers (including roadways and easement areas).
- (3) Certified letter or copy of resolution from the Old Bridge Township Sewerage Authority attesting to the tentative approval of the projects sewer system.
- (4) Certified letter or copy of resolution from the Old Bridge Municipal Utilities Authority attesting to the tentative approval of the project's water system.
- (5) Details of proposed utility structures and appurtenances, as may be required, (manholes, trenches, encasements, connections, special structures, etc.)

If private utilities are proposed, they shall comply fully with all local, county and state regulations. Where applicable, only plans shall be accompanied by certified copies of approvals from the authorities and other appropriate health agencies.

(c) Streets and Parking Areas:

1. Paving widths and locations, pavement section and profiles.
2. Sidewalk widths and locations and sections.
3. Location of curbs, bumper blocks, etc.
4. Location of all street trees, street lights and street signs.
5. Location of bikeways and pedestrian pathways (if applicable).
6. The maximum anticipated extent of the areas of cuts and fills where grade changes are proposed, including those for streets.
7. Parking, loading and unloading areas, acceleration/deceleration lanes, with dimensions, traffic patterns, access aisles and curb radii.
8. Details, as may be required, (Plantings, pole imbedment, curbs, sidewalks, signs, special structures, etc.)

(d) Storm Drainage: (All requirements of 20-7.7 must be complied with).

1. The natural flow of surface drainage (indicated with arrow) and the final disposal of surface water.
2. The location of existing and proposed water courses, culverts, bridges, drain pipes, lakes and ponds, detention/retention facilities and all offsite drainage systems affected by this project.

3. The slopes of the banks of all water courses (if defined) and boundaries of the related flood plains (if defined).
4. Location, size, length, easements, and slope of all storm drain pipes, ditches, and channels, (including offsite systems as may be required).
5. Details, as may be required, (inlets, riprap, manholes, head/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 this project).
6. Profiles of all storm sewers (including roadways and easement areas). Easement areas to be identified on both plan and profile.
7. Certification of tentative approval of the plans for drainage or water course diversion or stream encroachment or that none is required by the New Jersey Department of Environmental Protection. Copy to be attached to the plan.

(e) Landscaping Plans and Details: (All the requirements of 20-7.4, 20-7.5 and 20-7.6 must be complied with).

1. Boundaries, nature and extent of wooded areas to be preserved within the proposed subdivision and within 200 feet thereof.
2. Location and type of equipment and landscape treatment of common open space areas (if applicable).
3. Landscaping plan showing what will remain and what will be planted and where. Plan should indicate types of plantings, (with common and scientific names) sizes, planting schedule, details of planting, etc.

(f) Miscellaneous Details: (Must comply with Sections 20-7.4, 20-7.8, 20-7.9, 20-7.11 and 20-7.12).

1. On a separate plan sheet, the proposed system to be used in preventing erosion and silting of both the property being developed as well as "downstream" facilities and a schedule of the sequence of work. (Note:) This plan is required for a Land Disturbance Permit which is required before any disturbance, (clearing, grading, etc.) can take place.
2. Location, dimension and details of signs, both existing and proposed (attached sign application). (As per Section 20-7.8).
3. Specifications (to be attached) for special structures and methods (e.g. retaining walls, etc., if applicable).

(g) Encumbrances/Conveyances: (Copies of the documents cited below to be submitted with plans, if applicable).

- (a) A true copy of any existing or proposed covenants or deed restrictions applying to the land being developed or certification that no covenants or restrictions exist and none will be imposed upon the land by the developer.



- (b) An original instrument covering easements and fee simple interests in lands to be conveyed to the Township (If Applicable).
- (c) Final copy of Homeowners Association documents. (If Applicable).

20-9.3228 As-Built Drawings:

- (a) Two (2) as-built drawings shall be prepared and certified by a Professional Engineer licensed to practice in the State of New Jersey. The developer shall submit original tracing of the as-built plan to the Township Engineer.

20-9.4 CONDITIONAL USES

The information required for the approval of the conditional use shall be supplied in the same manner and in the same detail as that required for Site Development Plan approval in accordance with Section 20-9.3.

20-9.5 VARIANCES

The information required for the approval of a conditional use shall be supplied in the same manner and in the same detail as that required for Site Development Plan approval in accordance with Section 20-9.3.

20-9.6 PLANNED DEVELOPMENTS

The information required for Planned Development approval is intended to allow the Planning Board to make an informal decision as to whether the proposed development more fully meets the purposes of Land Development Section 20-2.1 and Growth Management Section 20-2.2 than is possible under conventional land development regulations.

20-9.61 PLANNED DEVELOPMENT PRE-APPLICATION MEETING

Any applicant under this Section shall initiate the application process by submission to the Administrative Officer of 15 copies of a Planned Development Sketch Plan. Maps may be submitted in a general schematic form. Quantative data shall be accompanied by the method and degree of accuracy of calculation.

20-9.62 PLANNED DEVELOPMENT PRELIMINARY APPROVAL

An applicant seeking approval for a Planned Development shall submit such information as required by Section 20-9.1, Environmental Impact Report, and Section 20-9.22, Major Subdivision, Preliminary Approval, or Section 20-9.31, Preliminary Site Development Plan, whichever is applicable.

20-9.621 Maps and Drawings:

In general, maps and drawings shall comprise a development plan for the entire project, show the use or uses, dimensions and locations of proposed structures and areas for a vehicular and pedestrian circulation, parking, landscaping, and other areas, illustrating the design and character of the proposed uses and the relationship of such uses, within the following framework of maps and drawings.

20-9.6211 A series of analytical maps portraying the existing site including all environmental characteristics such as slope, vegetation, physiography, soil conditions and other pertinent site influences.

20-9.6212 A map or series of maps graphically portraying the proposed development including land use, circulation, landscaping, etc.

20-9.6213 A map graphically portraying the relationship of the site to the surrounding area for a distance of at least 1,000 feet, and showing the location of major environmental features, community facilities, land use, water and sewer utility locations, circulation, etc.

20-9.6214 Preliminary architectural plans for the proposed buildings or structures, indicating typical floor plans, elevations, heights and general design or architectural styling.

20-9.622 Interim Report:

In addition to the aforementioned requirements for preliminary approval of a Planned Development, a written report shall be filed with the application for preliminary plan approval and shall include the following:

20-9.6221 Compliance:

Statements supported by data and calculations showing compliance of the proposed Planned Development with the objectives and eligibility criteria set forth in Section 20-11.1 and Section 20-11.12 with particular emphasis on Density Bonuses.

20-9.6222 Staging:

Where phasing of the planned development is proposed, a schedule showing the projected time schedule for the different stages, what work is scheduled for each stage, and any explanation of how compliance under Section 20-11.4 is to be achieved.

20-9.6223 Open Space Organization:

The form and major regulations of the organization proposed to own and maintain the common open space.

20-9.6224 Existing and Proposed Deed Restrictions:

Copies of any covenants, deed restrictions, easements or exceptions applying to land in the Planned Development.

The substance of any covenants, easements or other restrictions proposed to be imposed upon the use of the land and buildings, including proposed easements or grants for public utilities and deed restrictions.

20-9.6225 Special Site Development Problems:

A statement describing any special flooding and site condition problems and setting forth any corrective action proposed.

20-9.623 Waiving Required information:

The Approving Board may waive the requirements for submitting certain information at this point if it finds that:

- (a) Providing this information would create an unnecessary hardship on the applicant.
- (b) The Approving Board is able to make a conditional or unconditional determination on the application for tentative approval with the information.
- (c) The missing information shall be provided at or before the time of filing of the application for final approval.

20-9.63 PLANNED DEVELOPMENT, FINAL APPROVAL

An applicant seeking final approval for a Planned Development shall submit such information as required by Section 20-9.23, Major Subdivision, Final Approval or Section 20-9.32, Final Site Development Plan Approval, whichever is applicable.

20-9.631 Maps and Drawings:

Specifically, the maps and drawings shall comprise a detailed development plan for the entire project, showing the use or uses, dimensions and locations of proposed structures and areas for vehicular and pedestrian circulation, parking, landscaping and other areas detailing the design and character of the proposed uses and the relationship of such uses within the following framework of maps and drawings:

20-9.6311 A map or series of maps graphically portraying the proposed development including land use, circulation, landscaping, etc.

20-9.6312 Buildings:

For the first stage, or for the entire Planned Development, if no staging is proposed, final working drawings and broken down cost estimates shall be submitted for all buildings and other structures.

For buildings and other structures at later stages, a full set of schematic drawings and specifications shall be submitted. These schematic drawings shall include a foundation plan, interior layout and materials, structural arrangement, dimensions of rooms and square footage, exterior treatment showing materials, elevations and sections including windows and doors, and cost estimates.

20-9.6313 Final Working Drawings:

For the first stage, or for the entire PUD, if no staging is proposed, final working drawings and detailed cost estimates shall be submitted for streets, sidewalks, curbs, gutters, street lighting, shade trees, traffic control devices, hydrants, safety communication devices, street signs, monuments, all grading, improvements, landscaping and other work on UOS and DOS, drainage systems, all utilities being installed by the applicant, and PUD classrooms.

20-9.632 Final Report:

In addition to the afore-mentioned requirements for final approval of a Planned Development, a written report shall be filed with the application for final plan approval and shall include the following:

20-9.6321 Compliance:

Any revisions or updating of the previously submitted data.

20-9.6322 Staging:

Any revisions or updating of the previously submitted data.

20-9.6323 Open Space Organization:

Copies in adequate legal form, of documents proposed to establish the organization which will own and maintain common open space, and a maintenance plan for the open space.

20-9.6324 Existing and Proposed Deed Restrictions:

Any change in existing deed restrictions since submission of these with the application for tentative approval.

Copies in adequate legal form of all covenants, easements or other restrictions proposed to be imposed upon the use of the land, buildings and structures, including proposed easements or grants for public utilities and deed restrictions.

20-9.6325 Special Site Development Problems:

Any revision or updating of the previously submitted data.

20-9.6326 Community Service Land:

Proposed deeds of conveyance for private community service land, including design and development standards and the maximum sales prices determined by the appraisals. Accompanying the proposed deeds shall be a written explanation of how the design and development standards insure the compatibility of the sites with the rest of the PD. Also accompanying the proposed deeds shall be an undertaking by the applicant, in appropriate legal form to employ his best efforts to locate eligible users for the private community service sites.



Section 20-10 ASSURANCE FOR COMPLETION AND MAINTENANCE  
OF IMPROVEMENTS

20-10.1 ON TRACT IMPROVEMENTS

Prior to the granting of final subdivision or site plan approval, the applicant shall furnish performance guarantees for the final construction and installation of the following ontract improvements:

20-10.11 Streets

All streets to be constructed by the developer in accordance with the requirements of the ordinance and the Township Engineer.

20-10.12 Curbs, Belgian Block, Sidewalks, Bikeways, open-space pathways

Curbs and/or Belgian Block, and sidewalks shall be installed along all on-tract roadways unless specifically waived by the Approving Board. Bikeways and open-space pathways shall be installed as required by the Township Planner and Township Engineer.

20-10.13 Street Signs and Other Signs

Street name signs shall be installed at each intersection; other traffic safety signs shall be installed as may be required by the Township Planner and Regulatory Agencies. The size, shape and construction of the signs shall be determined by the Township Engineer.

20-10.14 Landscaping

All on-tract landscaping (trees, shrubs, ground covers, and other plantings) as may be required for street trees, erosion control, screenings, buffer areas, slope protection, ditch linings, etc. shall be approved by the Township Planner in accordance with the requirements of Section 20-7.6. This work shall be part of the on-tract performance and maintenance bond, and shall include the cost of the plant, its installation, and a guarantee for replacement should the plants die within the life of the bond.

20-10-15 Street Lighting

The Developer shall install street and parking lot lighting facilities within and abutting the subdivision or on site plan as required by the Township specifications.

20-10.16 Survey Monuments

Monuments shall be installed and of the size, shape, location as required by the Map Filing Law.

20-10.17

Utilities

All utilities and their service lines shall be installed underground in accordance with all applicable standards.

20-10.18

Storm Sewers, Culverts, Channels, Detention/  
Retention Ponds and Other Storm Drainage Facilities

All storm drainage control facilities and appurtenances shall be installed in accordance with the Township specifications and with the approval of the Township Engineer.

20-10.19

Water Supply Lines and Fire Hydrants

Location, size and depth of water lines shall be as determined by the Municipal Utilities Authority and in accordance with their requirements. Fire hydrants shall be provided in accordance with the Township requirements and the recommendations of the Bureau of Fire Prevention and the Township Fire Marshall. The size of the water mains may be increased if the Fire Marshall requires such action for the welfare and safety of the general public. All performance and maintenance guarantees for the water supply system shall be furnished to the M.U.A.

20.10.20

Sanitary Sewers

Approval of sanitary sewer systems shall be made by the Township Sewerage Authority prior to the granting of approval by the Approving Board. The sewer system shall be constructed in accordance with the requirements of the Sewerage Authority and all performance and maintenance guarantees shall be furnished to the same.

If a public sewer system is not accessible, a sewage disposal system shall be installed in accordance with the requirement of the State Department of Health. If such public sewer facilities are not accessible, but will become so within a reasonable period as determined by the plans developed by the Township Sewerage Authority, sanitary sewers together with all necessary laterals extending from the main sewer to the street curb shall be installed and capped. In such event the owner shall also install on-site disposal units, subject to the requirements and approval of the Township Department of Health and the State Department of Health, in such a manner as to permit the easiest and least expensive connection to the sewer when it becomes useable. No underground sewer installation shall be covered until inspected and approved. The cost of the sewer line and future connection shall be included in the guarantees.

20-10.2

OFF-TRACT IMPROVEMENTS

Where the reasonable and necessary need for an off-tract improvement or improvements is required by the proposed development application and no other property owners receive a special benefit thereby, the Approving Board may require the applicant, as a condition of the approval, at the applicant's expense, to provide for and construct such improvements as if such were on-tract improvement as described in Section 20-10.1 and share for off-tract improvements in the manner provided hereafter.

20-10.21

Pro Rata

Where the need for any off-tract improvement is necessary by the proposed development application and where the board determines that properties outside the development will also be benefited by the improvement, the Approving Board shall forthwith forward to the governing body a list and description of all such improvements together with its request that the Township Council determine and advise the Approving Board of the procedure to be followed in the construction of the installation thereof. The Approving Board shall withhold action upon the development application until receipt of the council's determination or until the expiration of sixty (60) days after the forwarding of such list and description to the council without such determination having been made, whichever occurs first.

The council, within sixty (60) days after receipt of said list and description shall determine and advise the Approving Board whether:

20-10.22

The improvement or improvements are to be constructed or installed by the municipality:

- (a) as a general improvement, the cost of which is to be borne at general expense (except as hereinafter otherwise provided as to a contribution thereto by the applicant); or
- (b) as a local improvement, all or part of the cost of which is to be specially assessed against properties benefiting by the improvement in proportion to benefits conferred in accordance with law (except as hereinafter otherwise provided as to a contribution thereto by the applicant); or
- (c) The improvement or improvements are to be constructed or installed by the applicant under a formula for partial reimbursement as hereinafter set forth.

If the council shall determine that the improvement shall be constructed or installed as a general improvement, the board shall estimate with the aid of the Township Engineer and such other persons as have pertinent information or expertise, the amount, if any, by which the total cost thereof will exceed the total amount by which all property, including the proposed development, will be specially benefited thereby, and the applicant shall be liable to the

municipality for such excess. Further, the Township Council shall adopt an ordinance providing for the financing of the improvement in a manner consistent with the obligation of the applicant for any excess of total cost over total benefits conferred as set forth above.

If the Township Council shall determine that the improvement shall be constructed or installed as a local improvement, the Approving Board shall estimate the difference between the total cost to be incurred and the total amount by which all properties to be benefitted thereby, including the development property, will be specially benefitted by the improvement, and the applicant shall be liable to the municipality therefor, as well as for the amount of any special assessments against the development property for benefits conferred by the improvement or improvements. Further, the Township Council shall adopt an ordinance authorizing and providing for the financing of the improvement or improvements and the assessments of benefits arising therefrom in a manner consistent with the obligation of the applicant with respect thereto, and proceedings under said ordinance shall be in accordance with law, except to the extent modified by the obligation to the applicant for any excess of the total cost over total benefits conferred, as set forth above.

If the Township Council shall determine that the improvement is to be constructed or installed by the applicant under a formula for partial reimbursement, the board shall in like manner estimate the amount of such excess, and the applicant shall be liable to the municipality therefor as well as for the amount of any special assessments against the development property for benefits conferred by the improvements. However, the applicant shall be entitled to be reimbursed by the municipality for the amount of any special assessments against property other than the development property for benefits conferred by the improvement or improvements, such reimbursement to be made if, as and when the special assessments against such other property are received by the municipality. Further, the Township Council shall adopt an ordinance authorizing and providing for the assessment against all properties, including the development property, of benefits conferred by the improvement or improvements, and proceedings under said ordinance shall be in accordance with law. However, any such assessment against the development property shall be marked paid and satisfied in consideration of the construction or installation of the improvement or installation of the improvement or improvements by the applicant.

20-10.3 PERFORMANCE GUARANTEE

The applicant shall be required to provide, as a condition for final approval, a performance guarantee as follows:

- (a) If the improvement is to be constructed by the applicant under a formula for partial reimbursement or at the total expense of the developer, a performance bond with surety in an amount equal to the estimated cost of the improvement, or as to any part of said improvement that is to be acquired or installed by the township.
- (b) If the improvement is to be constructed by the municipality as a general improvement, a cash deposit equal to the amount of the excess of the estimated cost of the improvement over the estimated total amount by which all properties, including the development property, will be specially benefitted thereby; and
- (c) If the improvement is to be constructed by the municipality as a local improvement, a cash deposit equal to the amount referred to in the paragraph immediately above, plus the estimated amount by which the development property will be specially benefitted by the improvement.

20-10.31 General Requirements

In lieu of the actual installation of on-tract and off-tract improvements, the Approving Board shall require a performance guarantee and a maintenance guarantee as conditions prior to the signing and recording of final subdivision plats and site development plans in accordance with the standards of this Section.

20-10.32 Determination of Guarantees

- 20-10.321 The Approving Board shall require the furnishing of a performance guarantee in favor of Old Bridge Township in an amount not to exceed 120% of the cost of installation for improvements it may deem necessary or appropriate, including streets, grading, pavement, gutters, curbs, pathways, sidewalks, street lighting, street trees, surveyor's monuments, as shown on the final map and required by the map filing law, culverts, storm sewers, channels, ponds, sanitary sewers, or other means of sewage disposal, drainage structures, erosion control and sedimentation control devices, public improvements of open space and all other on-site improvements and landscaping as the board may deem necessary to promote a desirable visual environment and good civic design and arrangement.
- 20-10.322 The developer may elect to present his own cost estimate for the construction and installation of all on and off-tract improvements, or he may elect for the Township Engineer to prepare the estimate. In any case, the Township Engineer shall have final approval as to what constitutes a fair and reasonable cost of the improvements.
- 20-10.323 For purposes of this chapter, a performance guarantee may include any security accepted by the municipal attorney, including cash or surety bond, provided that the total performance guarantee shall include a minimum of ten percent cash. In the event of default, the ten percent cash herein mentioned, shall be first applied to the completion of the requirements and the remaining guarantee shall thereafter be resorted to, if necessary, for the completion of the requirements.

- 20-10.324 The Township Council shall, by resolution, release or declare in default each performance guarantee. Such performance guarantee shall run for a period of two years, during which time all work is to be completed by the applicant. However, on the request of the applicant and the accompanying consent of the surety, if there be one, the Township Council may, by resolution, extend the time during which the work is to be completed. The amount of the performance guarantee may be reduced by the Township Council, by resolution, when portions of the required improvements have been installed and have been inspected and approved by the Township Engineer. In the event reductions are applied for, the reduction shall first be made in surety and not in the ten percent cash fund. If any improvements have not been installed in accordance with the performance guarantee, the obligor and surety shall be liable thereon to the Township of Old Bridge, for the reasonable cost of the improvements not installed and upon receipt of the proceeds thereof, the Township shall install such improvements. The Township shall also have all other remedies as may be lawfully available.
- 20-10.33 Conditions for Building Permits and Certificates of Occupancy.
- 20-10.331 Site Development Plans - Non Residential:
- 20-10.3311 Building permits for commercial and industrial projects, which are approved as Site Development Plans, will be issued when all of the conditions set forth in the Resolution of Approval by the Approving Board have been met.
- 20-10.3312 A certificate of occupancy shall be issued only upon a determination by the Construction Official that the building meets the requirements of Section 5.23-2.7 of the Uniform Construction Code, Chapter 23, N.J. Title 5, and that the conditions of the Site Development Plan approval render site and building thereon serviceable for its intended use or activity without endangering the health, safety and welfare of the occupants and the general public. This is intended to include all installation of curbing, utilities in or under the street cartway; functioning water supply and waste water disposal facilities; necessary underground and/or surface storm facilities to insure proper drainage of the site; approved soil erosion and sediment control plan; the parking lot and driveway sub-base affording an all weather traversable surface; painting of parking stall lines, crosswalks, fire zones, etc., solid waste storage facilities and lighting facilities.
- 20-10.3313 The Township Engineer shall also determine to what extent improvements within the development but outside the limits of the particular subsection or stage, must also be completed as a prerequisite for certificates of occupancy in the initial subsection or stage, in order to provide for the health, safety and welfare of the individuals who will occupy, and/or use, the building or buildings in such subsection or stage.
- 20-10.3314 The developer shall request and the Construction Official shall receive favorable reports from all appropriate utility companies and inspection officials and the Township Engineer, certifying the conditional acceptance

for use subject to minor punch list repairs, and final acceptance by the Township Engineer where appropriate, of necessary installed improvements.

20-10.332 Site Development Plans - Residential:

The issuance of building permits for residential projects which are approved as Site Development Plans shall be governed by the requirements for Minor and Major Subdivision and Planned Developments in Section 20-10.323.

20-10.333 Minor and Major Subdivisions and Planned Developments:

20-10.3331 Building permits in a development or approved subsection or stage thereof, except for model buildings in the first subsection, will be issued only when the installation of curbs, utilities in or under the street cartway, functioning water supply and waste water disposal facilities, necessary underground and/or surface storm facilities to insure proper drainage of the lots and surrounding land, rough grading of lots according to the standard of the approved soil erosion and sediment control plan for the buffer plantings and berms, street subbase and base courses are installed to serve all lots and structures within the development or approved subsection or stage thereof.

20-10.3332 Building permits for six (6) model units or dwellings in the first section may be issued on commencement of construction of the aforementioned improvements.

20-10.3333 The Township Engineer shall also determine to what extent improvements within the development, but outside the limits of the particular subsection or stage, must also be completed as a prerequisite for building permits in the initial subsection or stage, in order to provide for the health, safety and welfare of the individuals who will purchase and occupy the dwellings in such subsection or stage.

20-10.3334 The developer shall request and the Construction Official shall receive favorable reports from all appropriate utility companies and inspection officials and the Township Engineer, certifying the conditional acceptance for use subject to minor punch list repairs, and final acceptance by the Township Engineer where appropriate, of necessary installed improvements.

20-10.34 Maintenance Guarantee

The Approving Board may require the furnishing of a maintenance guarantee in favor of Old Bridge Township, for a period not to exceed two (2) years after final acceptance of the improvement in an amount not to exceed 15% of the cost of the improvement. For purposes of this section, a maintenance guarantee includes any security other than cash, as approved by the Township Attorney, for the maintenance of any improvement required by this Section.

20-10.35 Duplication

In the event that any other municipal agency or public utility will automatically own the utilities to be installed or the improvements are covered by a performance or maintenance guarantee to another municipal agency, no performance or maintenance guarantee, as the case may be shall be required by the Approving Board for such utilities or improvements.

20-10.36 Release

Provisions for the reduction or release of performance or maintenance guarantees shall conform with N.J.S.A. 40:55D-53d, 53e, 53f, 53g and 53h.

20-10.37 Inspections

20-10.371 Initial Construction:

All the improvements required by on-tract and off-tract requirements shall be further subject to inspection and approval by the Township Engineer who shall be notified by the developer at least forty-eight (48) hours prior to the start of construction. No underground installation shall be backfilled and covered until it has been inspected and approved.

Inspection fees shall be determined in accordance with Section 20-2.76.



SECTION 20-11 PLANNED DEVELOPMENTS

20-11.1 STATEMENT OF OBJECTIVES

The intent of the Planned Development regulations is to permit greater flexibility and, consequently, more creative and imaginative design for the development of residential and non-residential areas than generally is possible under conventional zoning regulations. It is further intended to promote more appropriate patterns of commerce and industry; harmonious variety and intermixture of housing choices, a higher level of urban amenities and preservation of natural scenic qualities of open spaces.

20-11.2 ELIGIBILITY CRITERIA

20-11.21 General Location

20-11.211 Suitability of tracts for planned developments shall be determined primarily by reference to the Master Plan, particularly the proximity of the site to the Growth Centers, but due consideration shall be given to existing and prospective character of surrounding developments.

20-11.212 Planned developments shall be located in relation to sanitary sewers, water lines, storm and surface drainage systems, and other utility systems and installations in such a way that neither extension nor enlargement of such system will be required in manner, form, character, location, degree, scale, or timing resulting in higher net public cost or earlier incursion of public cost than would development in forms generally permitted under current zoning for the area.

20-11.213 Planned developments shall be so located with respect to necessary public facilities (as for example schools, parks and playgrounds) as to have access to such facilities in the same degree as would development under existing zoning, and shall be so located, designed, and scaled that access for public services is equivalent to, and net cost for such services is not greater than, access and net costs for public services for development as permitted under existing zoning.

20-11.214 The site shall be suitable for development in the manner proposed, without hazards to persons or property, on or off the tract, from probability of flooding, erosion, subsidence or slipping of the soil, or other dangers, annoyances, or inconveniences. Condition of soil, ground water level, drainage, and topography shall all be appropriate to both kind and pattern of use intended.

20-11.22 Size

The minimum size of a project area for a Planned Development shall meet the size criteria set forth herein. Gross Project Area shall include the total land area within the boundaries of a PD, exclusive of any land zoned WS. The Net Project Area shall include the total land area within the boundaries of a designated residential use area including private open space, parking and roadways, but excluding public open space and bodies of water within the boundaries.

- 20-11.221 Class I PD: Between five acres and Twenty acres in gross project area, provided that the proposed gross project area was a recorded lot and noted as such on the tax maps of the Township of Old Bridge, at the effective date of this Chapter.
- 20-11.222 Class II PD: Between twenty-one and forty-nine acres in gross project area.
- 20-11.223 Class III PD: Between fifty and two hundred ninety-nine acres in gross project area.
- 20-11.224 Class IV PD: Between three hundred and five hundred ninety-nine acres in gross project area.
- 20-11.225 Class V PD: Six hundred or more acres in the gross project area.
- 20-11.23 Land Uses Permitted:  
The following types of land uses are permitted:
- 20-11.231 Class I PD: Single -family detached residential, patio homes, townhouse and cluster homes.
- 20-11.232 Class II PD: Single - family detached residential, patio homes, townhouses and cluster homes.
- 20-11.233 Class III PD: Single-family detached residential, patio homes, townhouses and cluster homes.
- 20-11.234 Class IV PD: Single-family detached residential, patio homes, townhouses, cluster homes, garden apartments and commercial uses.
- 20-11.235 Class V PD: Single-family detached residential; patio homes, townhouses, cluster homes, garden apartments; commercial uses and industrial uses.
- 20-11.24 Gross Project Densities  
The minimum permitted project density as a matter of right in all planned developments shall be one dwelling unit per acre based on the gross project area.
- 20-11.241 Class I Bonus Densities:  
The minimum gross project density may be increased by increments of .45 units per acre by the Planning Board in accordance with the Section 20-11.25, Density Bonuses.
- 20-11.242 Class II & III Bonus Densities:  
The minimum gross project density may be increased by increments of .45 by the Planning Board in accordance with the Schedule of Density Bonuses of Section 20-11.252.
- 20-11.243 Class IV & V Bonus Densities:  
The minimum gross project density may be increased by increments of .50 by the Planning Board in accordance with the Schedule of Density Bonuses, Section 20-11.252.

20-11.25 Density Bonuses (SECT 20-11.24)

The density bonuses set forth below are only attainable if specifically requested by the applicant as part of an application for a planned development. The Planning Board shall make specific findings of fact with respect to each bonus applied for by the applicant.

20-11.251 Priority Order: (

Only planned developments which have received approval of Density Bonuses #1, #2 and #3 are eligible for Bonuses #4 and #5.

Only planned developments which have received approval of Density Bonuses #1 through #5 are eligible for #6. In no event shall the Class I planned development be eligible for density bonus #6.

20-11.252 Schedule of Density Bonuses:

	<u>Factors for Increase</u> (Each factor listed below shall be considered in light of the overall size of tract being submitted as a Planned Development.)	<u>Dwelling Units Per Acre</u>		
		<u>Class</u>	<u>Classes</u>	<u>Classes</u>
		<u>I</u>	<u>II &amp; III</u>	<u>IV &amp; V</u>

#1	<u>Siting:</u> Credit shall be given if the Planning Board finds that the planned development is suitably located in relation to sanitary sewers, water lines, storage and surface drainage systems, and other utility systems and installations so that the extension or enlargement of such systems with respect to the manner, form, character, location, degree, scale, or timing will not result in higher net public cost than would development in forms permitted as a matter of right in the zone.	.45	.45	.50
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Suitable location shall also include the relationship and access of the planned development necessary public facilities including but not limited to schools, libraries, hospitals and regional recreational areas. Credit shall be given if the site is located, designed and scaled so that access for public services is equivalent to, and net costs for public services is not greater than, access and net costs for public services for development as permitted as a matter of right in the zone.

#2	<u>Traffic Impact:</u> Credit shall be given if the Planning Board finds that the improvement of existing and/or proposed on-tract and off-tract public and/or private roads will substantially improve existing traffic conditions in the surrounding area.	.45	.45	.50
#3	<u>Design Features On-Tract:</u> Credit shall be given if the Planning Board finds that design features related to street layout including the harmonious use of materials, colors and textures; architectural styles and varied housing types are superior to standard design practice for each of these areas.	.45	.45	.50
#4.	<u>Landscaping:</u> Credit shall be given if the Planning Board finds that the proposed landscaping provides special treatment for streetscapes, plazas, private open spaces, pedestrian ways, recreational areas and parking areas. Special treatment includes the degree of attention paid to the relationship of site design and species of planting.	.45	.45	.50
#5.	<u>Distinctiveness and Excellence:</u> Credit shall be given if the Planning Board finds that the overall development plan includes unique features such as clubhouse facilities, recreational ponds and lakes, on-site commuter facilities or other similar features, which enhance the value of the planned development beyond ordinary subdivision and planned development improvements.	.45	.45	.50
#6.	<u>Public Open Space:</u> Credit shall be given if the Planning Board finds that the Township of Old Bridge is willing to accept open space for public use for recreation, education, historic or conservation purposes provided that the amount of land offered as well as its location is found by the Planning Board to be essential to the implementation of the Master Plan and the sound and orderly development of Old Bridge Township.	N/A	.45	.50

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Maximum Density Bonuses Available	2.25	2.70	3.00
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- 20-11.26      Open Space
- 20-11.261     Private Open Space Requirements:
- 20-11.2611    In order to qualify for any bonus at least twenty percent of the gross project area of any planned development, shall be designated for private open space and developed in accordance with the standards set forth in Section 20-11.34.
- 20-11.2612    Such open space shall not include yard areas of lots in private individual ownership, land area within the right-of-way of a public or private street. Public utility easements may be included provided they are used as private open space.
- 20-11.262     Open Space Transfer Credits:
- 20-11.2621    Lands adjacent and contiguous to a planned development, which is zoned WS, and under the same ownership, may be offered to the Township in fulfillment of the public open space requirement. If said lands are accepted by the Approving Board, the additional dwelling units in an amount equal to three-fourths (3/4) dwelling unit per acre of said WS zoned lands may be added to the total number of dwelling units being proposed in the planned development.
- 20-11.2622    Lands not adjacent and non-contiguous to a planned development, which are zoned WS and under the same ownership, may be offered to the Township in fulfillment of the public open space requirements. If said lands are accepted by the Approving Board, the additional dwelling units in an amount equal to one-half (1/2) dwelling unit per acre of said WS zoned lands may be added to the total number of dwelling units being proposed in the planned development.
- 20-11.27      Access
- Vehicular access into a PD shall be provided in accordance with the following schedule:
- 20-11.271     Class I PD
- At least one (1) minor arterial or two (2) collector streets.
- 20-11.272     Class II PD
- At least two (2) collector streets, or one (1) collector street and one (1) minor arterial.
- 20-11.273     Class III PD
- At least one (1) major arterial and one (1) minor arterial, or two (2) minor arterials.
- 20-11.274     Class IV PD
- At least two (2) major arterials, or one (1) major arterial and one (1) expressway.
- 20-11.275     Class V PD
- At least one (1) expressway and one (1) major arterial.

20-11.3 GENERAL DEVELOPMENT STANDARDS

All planned developments shall conform at a minimum to the Standards of Performance and Design in Section 20-7, and Special Standards For Certain Uses in Section 20-4.4.

20-11.31 Percentage of Land Uses

20-11.311 Residential Land:

20-11.3111 Single Family and Patio Homes: In the five PD classes, the minimum percentage of all dwelling units to be built in a PD which must be detached single-family dwellings is as follows:

- (a) Class I PD: optional
- (b) Class II PD: 75%
- (c) Class III PD: 50%
- (d) Class IV PD: 35%
- (e) Class V PD: 20%

20-11.3112 Townhouses and Other Types of Attached Single-family Dwelling Units: In the five PD classes, the maximum percentage of all dwelling units to be built in a PD which may be patio homes, townhouses and other types of attached dwelling units is as follows:

- (a) Class I PD: optional
- (b) Class II PD: 25%
- (c) Class III PD: 50%
- (d) Class IV PD: 65%
- (e) Class V PD: 80%

20-11.3113 Garden Apartments: In the five PD classes, the maximum percentage of all dwelling units to be built in a PD which may be garden apartments is as follows:

- (a) Class I PD: 0.0%
- (b) Class II PD: 0.0%
- (c) Class III PD: 0.0%
- (d) Class IV PD: 5%
- (e) Class V PD: 10%

20-11.3114 Non-Residential Land:

The minimum percentage of gross project area in the planned developments which must be developed for non-residential uses shall be as follows:

- (a) Class IV: 5%
- (b) Class V: 10%

Non-residential development in any PD may include and shall be limited to the profit making non-residential uses permitted in the Schedule of Permitted Uses, Section 20-4.3.

20-11.32 Area, Height and Setback Requirements

20-11.321 Single-family dwellings on lots of 20,000 square feet or larger shall meet the yard requirements of the R-20 zone.

20-11.322 Single-family dwellings on lots of less than 20,000 square feet shall meet the following yard requirements:

- (1) Lot Size: 12,000 square foot minimum.
- (2) Frontage: minimum 80 feet, average 90 feet.
- (3) Front setback: minimum 20 feet, average 30 feet.
- (4) Sideyard setbacks: 15 feet - one yard, 30 feet - two yards.
- (5) Rear yard: 30 feet.

20-11.323 Cluster homes shall meet all the requirements of Section 20-4.42.

20-11.324 Patio homes shall meet all the requirements of Section 20-4.42.

20-11.325 Townhouse shall meet all the requirements of Section 20-4.42.

20-11.326 Garden apartments shall meet all the requirements of Section 20-4.42.

20-11.33 Net Project Densities Per Acre

The permitted net densities for any one acre for residential development in any planned development shall be as follows:

Detached single-family homes - 2.5 dwelling units per acre.

Cluster homes - 3.5 dwelling units per acre.

Patio homes - 4 dwelling units per acre.

Townhouses - 6 dwelling units per acre.

Garden apartments - 10 dwelling units per acre.

20-11.34 Open Space

Open space shall be totally integrated throughout a planned development providing direct access wherever practical from all residential units to the designated private and public open space.

20-11.341 Private Open Space:

Designated private open space shall consist of land in a natural state (undeveloped or UOS) or land developed for specific recreational purposes (developed or DOS).

All private open space shall be owned and maintained by an open space organization created in accordance with the procedures set forth in Section 20-7.10.

20-11.3411 Developed Open Space:

- (a) Developed Open Space is intended to provide outdoor livability space for the residents and for aesthetic appeal. Such space includes landscaped lawn areas, walkways, bikeways, paved terraces and sitting areas, outdoor recreational areas, such as playfields, playgrounds, tot lots, swimming pools, tennis courts and community centers.
- (b) In any planned development where open space is provided at least 7.5% of the gross project area shall consist of DOS.

20-11.3412 Undeveloped Open Space:

- (a) Undeveloped open space is intended to preserve lands in the natural state for both aesthetic appeal and conservation purposes. Such space includes wetlands, woodlands, wildlife preserves, man-made and natural bodies of water and scenic areas.
- (b) In any planned development where open space is provided at least 12.5% of the gross project area shall consist of UOS.
- (c) To qualify as UOS, the land shall have a reasonable number of mature trees and/or other features and conditions which make it desirable that the UOS remain in a natural condition. The Planning Board may require the planting of trees in UOS when the natural cover is inadequate.
- (d) There shall be no development of any kind on UOS land except the following: foot path, jogging trail, bridle path, bicycle path, nature walk, nature preserve, bird sanctuary, ecological study area, buffer, body of water, nursery for areas, shrubs, and other plants to be used in the PUD, lighting, and retaining walls and other features necessary to protect the land or people who will use the land.

20-11.342 Public Open Space:

As part of the submission for a planned development where it is appropriate, the applicant shall indicate those areas within the PD that are appropriate for Public Open Space and community service use. The Planning Board shall refer to the Master Plan and Official Map of Old Bridge Township to see if any of the land proposed for the public open space is so indicated. The Planning Board shall review these proposals, but shall not be bound by them in making its own determination as to which lands be devoted to that use.



20-11.3421 Public Community Service Uses:

- (a) A public community service use is any use, facility or program of the Township or one of its agencies, so long as it is compatible with the uses and design of the rest of the PD. Such uses include, but are not limited to the following: Libraries, municipal offices, public park or play area, fire stations, public health facilities, first aid squad stations, public schools.
- (b) Such lands shall be offered directly to the Planning Board for approval and acceptance on behalf of the Township of Old Bridge for any of the aforementioned uses.

20-11.3422 Private Community Service Uses:

- (a) A private community service use is any use, facility or program of non-profit, religious, fraternal or charitable groups, so long as it is compatible with the uses and design of the rest of the PD. Such uses include, but are not limited to the following: Houses of worship, day care facilities, non-public schools, meeting halls, clubs.
- (b) Such lands shall be offered directly to the prospective users on a compensatory or non-compensatory basis, whichever the applicant chooses. Upon the written acceptance of such lands by the private community service user, the Planning Board shall then formally approve the inclusion of such uses for credit as public open space. Such uses shall not exceed two (2%) percent of the total area of public open space.

20-11.35 Vehicular Circulation

Streets, drives, parking and service areas shall provide safe and convenient access to dwelling units and project facilities and for service and emergency vehicles, but streets shall neither be so laid out as to encourage outside traffic to traverse the PD on minor streets, nor occupy more land than is required to provide required access, nor create unnecessary fragmentation of the PD into smaller blocks. In general, block size shall be the maximum consistent with use and shape of the site and the convenience and safety of the occupants. The overall clarity of vehicular movement within the PD must be evident and all streets must be classified.

20-11.351 Vehicular Access into a PD:

Vehicular access into a planned development shall be in accordance with the eligibility criteria set forth in Section 20-11.27.

Class III PDs or larger shall have two points of access at all times, one of which may be temporary. Access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Merging and turnout lanes as well as traffic dividers shall be provided where existing or anticipated heavy flows indicate need. In no case shall streets within a planned development connect to streets outside the development in such a way to encourage use of minor streets for through traffic.

20-11.352 Vehicular Access within a PD:

Vehicular traffic to minor and smaller streets from off street parking and service areas may be directly to the street. Vehicular access to other streets from off-street parking and service areas shall be combined, located and controlled as to channel traffic from and to those areas conveniently, safely, and in a manner which minimizes marginal traffic friction and promotes free traffic flow.

20-11.353 Conformity with Official Map or Master Plan:

The proposed street system shall conform to the proposals and conditions shown on the Official Map and Master Plan of Old Bridge Township, except as they may be modified as provided by law.

20-11.36 Pedestrian and Cyclist Circulation

20-11.361 Pedestrian and Cyclist Ways within a PD:

Paved walkways shall form a logical, safe and conventional system for pedestrian access to all dwelling units, project facilities and principal off-site pedestrian destinations. Where appropriate, bikeways may be provided instead of sidewalks. Provision of bikeways along streets shall be made upon determination and requirement of the Planning Board.

Maximum walking distance in the open between dwelling unit and parking spaces, delivery areas and trash and garbage storage areas intended for use of occupants shall normally not exceed two hundred (200) feet. Walkways to be used by substantial numbers of children as play areas or routes to school or other destinations shall be so located and safe-guarded as to minimize contacts with normal automotive traffic. If substantial bicycle traffic is anticipated, bicycle paths shall be incorporated in the circulation system.

Street crossings shall be held to a minimum on the walkways, and shall be located and designed to provide safety and shall be appropriately marked and otherwise safe-guarded. Walkways may be combined with other easements and used by emergency or service vehicles, but shall not be used by other automotive traffic.

20-11.362 Pedestrian and Cyclist Access into PD:

Routes for pedestrians and cyclists entering or leaving the PD shall be arranged to provide safe and convenient access. These access points need not be adjacent to or limited to vicinity or vehicular access points. Pedestrian crossings at edges of the PD shall be safely located, marked and controlled. Where there is a substantial exposure of pedestrian or vehicular traffic within or at the edges of the PD, fences or other barriers shall be erected and maintained to prevent pedestrian crossings except at designated points. Bicycle and/or bridle paths, if provided, shall be coordinated with the pedestrian walkway system so that bicycle, equestrian, and pedestrian street crossings are combined.

20-11.37 Aesthetic Considerations

20-11.371 Design Features:

A PD shall provide for safe, efficient, convenient and harmonious groupings of structures, uses and facilities.

Natural features such as lakes, rocks, outcrops, streams, topsoil, trees, and shrubs shall be preserved and incorporated into the landscaping and site layout of the PD to the maximum extent feasible. All multi-family structures should be arranged in small identifiable groups or clusters particularly where such structures adjoin public areas or open space.

20-11.372 Preservation of Views:

Buildings shall be so located and oriented as to interfere as little as is reasonably practicable with principal views from other residential districts or from important public viewpoints.

20-11.373 Landscaping:

Landscaping shall be provided and installed by the developer in accordance with Section 20-7.6. A plan showing all plant materials existing or proposed, shall be submitted with the application for development. The developer may provide sufficient recreation facilities and equipment in accordance with National Recreation Association standards which shall be reviewed and approved by the Department of Parks and Recreation.

20-11.374 Protective Features:

Site planning in the PD shall provide protection of the development from potentially adverse surrounding influence, and protection of surrounding areas from potentially adverse influence within the development.

20-11.375 Buffers:

A strip of land fifty (50) feet wide shall be reserved for a landscaped buffer between any new development of patio homes, townhouses, cluster homes or garden apartments and any single-family detached residential dwellings existing as of the time when such new development is commenced. If deemed advisable, the Approving Board may also require said buffer to be provided between any new development of single-family detached residential dwellings and similar type dwellings existing and/or zoned for same as of the time when such new development is commenced.

20-11.4 STAGING

20-11.41 Timing of Development

20-11.411 The number of dwelling units and square footage of non-residential uses which may be constructed by the developer during any year, may be regulated by the Planning Board at a rate so as not to create excessive demands on any municipal facility or service available to serve the areas proposed for development. Such development as may be allowed pursuant herein shall be controlled by means of the issuance of building permits at a rate allowed by the Planning Board at time of preliminary approval, based upon the projected development.

20-11.412 All existing development upon completion of each approved stage shall be substantially self-functioning and self-sustaining with regard to traffic circulation, access, utility services, off-street parking and loading, open space and other PD requirements.

20-11.413 The time of development, including the type and number of residential uses, number and type of non-residential uses, public and semi-public facilities and required utilities and services shall be established by resolution of the Planning Board at the time when preliminary approval is granted.

20-11.42 Percentages of Development

20-11.422 Single-Family Residential:

The total number of single-family dwelling units for which certificates of occupancy have been issued by the completion of any stage shall be at least equal to a number which shall be determined by multiplying the minimum number of single-family units required in the entire PD by a fraction whose numerator equals the total number of dwelling units of all types approved for construction through the end of the specific stage, and whose denominator equals the total number of dwelling units of all types to be constructed in the completed PD (this fraction hereinafter referred to as the "staging fraction").

SECTION 20-12 REPEAL OF INCONSISTENT ORDINANCES

All ordinances inconsistent and in conflict with this ordinance are herewith repealed.

This ordinance shall be a substitute for and be included as Chapter 20 of the Revised General Ordinances of the Township of Old Bridge.

SECTION 20-13

EFFECTIVE DATE OF SOIL EROSION AND SEDIMENT CONTROL  
ORDINANCE.

Section 20-7.4 Soil Erosion and Sediment Control, will take effect upon municipal adoption according to law, and upon subsequent and final approval by the State Soil Conservation Committee.

This ordinance shall take effect upon publication in accordance with law.

FIRST READING: June 5, 1978

Moved by Mayor Fineberg, seconded by Councilman Stone and so ordered on the following roll call vote:

AYES: Mayor Fineberg, Councilmen Azzarello, Bush, Miller, O'Connell, Pudles, Stone.

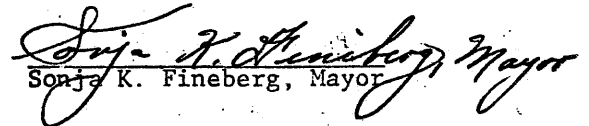
NAYS: None.

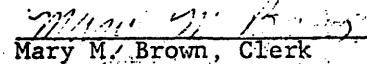
SECOND READING: June 19, 1978

Moved by Mayor Fineberg, seconded by Councilman Stone and so ordered on the following roll call vote:

AYES: Mayor Fineberg, Councilmen Azzarello, O'Connell, Pudles, Stone.

NAYS: Councilmen Bush and Miller.

  
Sonja K. Fineberg, Mayor

  
Mary M. Brown, Clerk

Effective date: July 10, 1978

OLD BRIDGE TOWNSHIP  
ORDINANCE NO. D-330

AN ORDINANCE AMENDING THE LAND DEVELOPMENT  
ORDINANCE OF THE TOWNSHIP OF OLD BRIDGE,  
SECTION 20.

WHEREAS, the Planning Board of the Township of Old Bridge has recommended various changes to the Land Development Ordinance; and

WHEREAS, said changes are in the public interest;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Old Bridge, that the said Land Development Ordinance is amended as follows:

1. Amend Section 20-8.33, Major Subdivision Final Approval by changing the word "tentative" in the second line of paragraph 20-8.33 to "final".
2. Amend Section 20-8.33, Major Subdivisions, Final Approval, by adding a new Section 20-8.34, which shall read as follows:  

If all conditions are not complied with within 180 days from the date of the meeting at which a plat was conditionally approved for final approval, the final approval shall lapse.
3. Amend Section 20-8.5, Site Development Plan Final Approval by eliminating the entire section and substituting the following:  

20-8.51 One (1) Mylar copy plus fifteen (15) copies of the final plan together with four (4) complete application forms, shall be submitted to the Administrative Officer. The Approving Board shall grant final approval if the detailed drawings, specifications and estimates of the application for final approval conform to the standards established by this chapter for final approval, the conditions for preliminary approval and the standards prescribed by the Map Filing Law.

20-8.52 Final Approval shall be granted or denied within forty-five (45) days after submission of a complete application to the Administrative Officer, or within such further time as may be consented to by the applicant. Whenever review or approval of the application by the County Planning Board is required, the 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 thereon with the required time period.

20-8.53 Applicant shall submit a certified copy of a Resolution granting final approval by the Old Bridge Municipal Utilities Authority for water services and the Old Bridge Sewerage Authority for sewerage services and/or the Old Bridge Board of Health for on site sewerage disposal with the applicant for final approval of a Major subdivision. *Site Development Plan.*

20-8.59 If all conditions are not complied with within 180 days from the date of the meeting at which a plat was conditionally approved for final approval, the final approval shall lapse.

4. Amend Section 20-8.83 Planned Development Final Approval by adding a second paragraph in Section 20-8.832 to read as follows:

If all conditions are not complied with within 180 days from the date of the meeting at which a plat was conditionally approved for final approval, the final approval shall lapse.

5. Amend Section 20-10.3312 by adding a second paragraph which reads as follows:

"All landscaping, paving of the final course on the parking lot and driveways, and any and all work remaining to be performed shall be completed by July 1 of the first growing season, immediately following the issuance of the last certificate of occupancy in a building or at the end of the two year performance guarantee period as set forth in Section 20-10.324, whichever comes first."

6. Delete Section 20-10.333 Minor and Major Subdivision and Planned Developments, in its entirety and in its place, insert the following:

20-10.333 Minor and Major Subdivisions and Planned Developments.

20-10.3331 If a developer elects not to post a performance bond at the start of construction, building permits for six (6) model units, if multi family, and one (1) single family detached dwelling and such other foundation permits deemed appropriate by the Construction Official in the first section shall be issued on commencement of construction of the improvements listed in Section 20-10.3333. No additional permits shall be issued until all of the improvements are completed according to the procedure described herein.

20-10.3332 If a developer elects to post a performance bond at the start of construction, the Construction Official shall issue all building permits for the approved section, subsection or stage. No certificates of occupancy shall be issued until all of the improvements listed in Section 20-10.3333 are completed according to the procedure described herein.

20-10.3333 The improvements to be installed in satisfaction of the condition set forth in Section 20-10.3331 or in satisfaction of the condition set forth in Section 20-10.3332, are described as follows:

Curbing, utilities in or under the street cartway; functioning water supply and waste water supply and waste water disposal facilities, necessary underground and/or surface storm facilities to insure proper drainage of the site; functional soil erosion and sediment control plan; the parking lot and roadway sub-base affording an all weather traversable surface; painting of parking stall lines, crosswalks, traffic control, warning, informational and street name signs, fire zones, etc., solid waste storage facilities, rough grading of all lots, required buffer plantings; sidewalks, all recreational facilities except as otherwise specified as to staging in the resolution of approval, and removal of all construction debris so as to permit safe and free access to and from the dwellings proposed for occupancy.

20-10.3334 Landscaping shall be completed for the immediate vicinity including all foundation and parking lot landscaping of any townhouse, patio home, cluster home or garden apartment, or other type of multi-family dwelling structure, by July 1, of the first growing season immediately following the issuance of the first Certificate of Occupancy.

General landscaping of the common open space, street lighting and the final paving course of the roadway and parking lots shall be completed by the end of the two year performance guarantee period as set forth in Section 20-10.324.

20-10.3335 The Township Engineer shall also determine to what extent improvements within the development but outside the limits of the particular subsection of stage, must also be completed as a prerequisite for certificate of occupancy in the initial subsection or stage, in order to provide for the health, safety and welfare of the individuals who will occupy and/or use the building or buildings in such subsection or stage.



20-10.3336 The developer shall request and the Construction Official shall receive favorable reports from all appropriate utility companies and inspection officials; the Township Engineer and the Township Planner certifying the conditional acceptance for use subject to minor punch list repairs, and final acceptance by the Township Engineer, where appropriate, of necessary installed improvements prior to the issuance of subsequent building permits and certificates of occupancy.

20-10.3337 Failure to comply with the provisions of the Section shall constitute a violation of this Chapter and penalties will be assessed in accordance with the provisions of Section 20-2.7.

FIRST READING: November 3, 1980

Moved by Councilwoman Fineberg, seconded by Councilman Stone and so ordered on the following roll call vote:

AYES: Councilmen Blackwell, Fineberg, Miller, O'Connell, Stone.

NAYS: None.

ABSTAIN: Mayor Azzarello.

ABSENT FROM PODIUM: Councilman Bush.

SECOND READING: November 17, 1980

Moved by Mayor Azzarello, seconded by Councilwoman Fineberg and so ordered on the following roll call vote:

AYES: Mayor Azzarello, Councilmen Blackwell, Bush, Fineberg, Miller.

NAYS: None.

ABSENT: Councilman O'Connell, Stone.

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Russell J. Azzarello, Mayor

*Mary M. Brown*  
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Mary M. Brown, Clerk

Publication date: 11/22/80  
Effective date: 12/12/80