

~~ALZOOOZTIF~~ Old Bridge

2/23 1985

- Transmittal Cover Sheet to Old Bridge Planning Board
Attch: Planned Development Approval

pgs. 23

no p.i.

ML 000153E

~~ALZOOOZTIF~~



Hintz / Nelessen Associates P.C.

Planning — Urban Design — Environmental Analysis — Landscape Architecture
12 North Main Street, Pennington, New Jersey 08534
609 737-1930 201 873-3084

TRANSMITTAL

DATE	2-23-85	JOB NO.
ATTENTION		
RE: Old Bridge Planned Development Approval Process - REVISED.		

TO Old Bridge Planning Board
Messrs. Convery, Norman, Bignell,
Hutt, Hall, Schwartz, Sullivan, Brown.
Carla Lerman, Barbara Williams.

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Copy of letter Prints Plans Samples
 Specifications Change order _____

COPIES	DATE	NO.	DESCRIPTION
1			Process narrative - (Flowchart to follow).

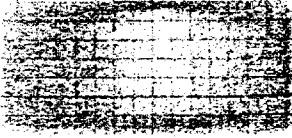
THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

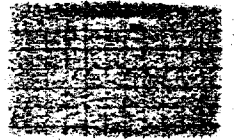
REMARKS _____

COPY TO _____

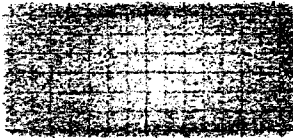
SIGNED: Chantz



Planned Development Approval



OLD BRIDGE TOWNSHIP



1.0 - 1.2 Concept Review of Planned Development

This is an optional step in the process, provided by N.J. Statute (Municipal Land Use Law).

C. 40:55D-10.1 Informal Review

At the request of the developer, the planning board shall grant an informal review of a concept plan for a development for which the developer intends to prepare and submit an application for development. The developer shall not be required to submit any fees for such an informal review. The developer shall not be bound by any concept plan for which review is requested, and the planning board shall not be bound by any such review.

Any developer may choose to submit under this provision with little information about the application. Neither applicant nor board are bound by the submittal.

2.0 Preliminary Planned Development Approval

This is the section that follows C.40:55D-39 b., c. and d. (Attached).

2.0.1 The following is the schedule/checklist for such approval:

A. Application made to Planning Board.	0 Days
B. Planning Board provides developer with written determination as to whether application is complete.	14 Days
C. Developer furnishes Planning Board with any required additional material.	28 Days
D. Interested agencies file their reports with the Planning Board. All documentation is made available to the public.	49 Days
E. Planning Board holds public hearing.	63-77 Days
F. Planning Board acts on Preliminary Planned Approval.	95 Days

Total Time	95 Days

Preliminary Planned Development Approval shall confer upon the applicant the rights set forth in N.J.S.A. 40:55D-49 (MLUL) for a 20-year period from the date of preliminary approval.

2.1.2 The submittal would include the following: map of property of lands owned or optioned, by tax map designations.

2.2.1 Land Use Plan

This would be a map showing the land areas devoted to several broad categories, including open space, residential and non-residential.

- Residential - A location by range of net densities and acreage involved would be shown.
- Open Space - This would designate parcels by location and approximate acreage. This will include a mapping/description of the location of major recreation nodes, by acreage and types of facilities to be included (no design or layout).
- Non-Residential - These areas would illustrate the acreage, type of use (retail, commercial, office, manufacturing or warehouse) and intensity (number of square feet).
- Community Facilities - This is a map of the generalized locations of any lands reserved for school, fire, rescue and other community facilities (churches, community buildings, etc.). It shall be the township's obligation to obtain commitments from the appropriate public and quasi-public agencies as to the need for any facilities. The developer shall specify the terms and conditions of release, subject to Planning Board approval.
- Plans would be at a scale not smaller than 1" = 600'.

2.2.2 Infrastructure

- Roads. All of the larger roadways internal to the site, including major arterials (four lanes or more), minor arterials (2-4 lanes) and collectors (2-lane roads). Not included at this time are minor streets, interior loop streets, sub-collectors, cul-de-sacs, etc.

Included would be a report by a traffic engineer for the applicant providing an internal traffic analysis, demonstrating the adequacy of the proposed internal circulation system.

- Public Transportation. A statement about the proposed system or, if none, any possible provision for one, including reference to discussions, if any, with the Middlesex County Transportation Coordinating Committee, N.J. Transit, N.J. Department of Transportation and private carriers, and how the system will be brought into the development and generally service it. Maps would show the location and routing of any generalized collection system for public transportation.
- Sewer. A report describing the proposed method for handling sewerage disposal, including plant capacity, with a map showing the generalized location of any major trunk lines or main sewerage collection system. No engineering calculations would be submitted, nor would any engineering drawings or detail sheets of the system. In lieu of the report, applicant may submit evidence of an agreement with the Old Bridge Township Sewerage Authority.
- Water. A general description of the proposed source(s) and a map showing the location and routing of major trunk lines. No engineering drawings, specifications or plans of the distribution system would be required at this time.
- Storm Drainage. A map showing the drainage subbasins and a general description by a professional engineer of the

proposed method for handling storm-water runoff would be submitted indicating that the project can be developed such that post-development runoff will not exceed pre-development runoff (based on the runoff produced by a storm of the 100-year frequency and computed by the rational method); and a commitment by the developer that the proposed development shall meet this criteria.

2.2.3 Environmental Suitability

This is not a submission requirement by the developer, but indicates a step that must be undertaken by the township, and enables the developer to skip a sometimes lengthy and expensive step in the process. If the township does not identify through report and mapping any environmental areas of concern, with proper justification, in time for the developer to make use of those maps and reports in his application, the step is waived, except in the absence of such a report, the applicant would submit a report by a soils engineer indicating that the lands designated on the land use plan are adequate to provide support for foundations for the type of development proposed. (The township will not delay processing the application if their own environmental studies are not undertaken).

The suitability analysis prepared by the township would include the following and would result in a final map for each of the planned development areas, site-specific at a scale sufficient to clearly document any environmental concerns, for use by the applicant and the township:

- Floodplain/Stream Encroachment
 - Soils
 - Topography
 - Slope
 - Visual/Views
 - Vegetation
 - Wildlife
 - Geology
 - Historical/Archeological
 - Energy Conservation
 - Water Quality
 - Air Quality
 - Noise

2.2.4 Socioeconomic

This is a description of the proposed method for implementing the "Mt. Laurel II" obligations by the developer with an outline of the low/moderate income housing plan.

2.2.5 Phasing

This is non-binding on the applicant, subject to change by the applicant, but would indicate the proposed phasing of the project based on his knowledge of current conditions, such as marketing, infrastructure, etc. The planning board can use it as a tool to plan capital improvements.

2.7 Preliminary Planned Development Approval

This concludes this stage of the submission with granting of approval, approval with conditions or denial. Development would be vested for 20 years.

3.0 Preliminary Approval Including Major Subdivision
or Major Site Plan

This is a submission dealing with subparts of the proposed planned development selected at the developer's option. The following would be submitted:

Preliminary Major Subdivision

- 3.1.1 Existing contours at five(5) feet intervals where slope exceeds ten(10) percent, and a two(2)-foot intervals where slopes are less.
- 3.1.2 Land Use Plan, showing proposed lot layout, street configuration and land areas for any residential development, including acreage by parcel; non-residential development by parcel, average density and number of units showing acreage and square footage; and recreation/open space areas and community facilities by acreage and type of facilities. Plans shall be drawn at a scale of 1":200'; however, applicant may prepare plans at a more detailed scale up to 1":100.

3.1.3 Preliminary Storm Drainage Plan

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

The tentative location of storm drainage systems with the drainage areas tributary to each outlined, and the area and discharge shown calculated for a twenty-five(25)-year storm.

3.1.4 Sewer Plans

The applicant will provide evidence that the units proposed to be built within the subdivision will be served by a public sewer system. Evidence supplied by the applicant as part of a "Preliminary Planned Development Approval", Section 2.2, shall be sufficient.

- 3.1.5 Water Plans.
- 3.1.6 All streets within two hundred (200) feet of the subdivisions, buildings, water courses, railroads and bridges, culverts, drain pipes and any natural features such as wooded areas and rock formations.
- 3.1.7 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 plan. (Approval of the Health Officer will be required).
- 3.1.8 Approximate gradients and approximate road alignments with rights of way with proposed typical cross-sections.
- 3.1.9 General location of bikeways and trails, if any.
- 3.1.10 General location of existing wooded areas and the general size and type of the predominant trees (upland deciduous, lowland deciduous, coniferous, etc.).
- 3.1.11 A typical location and layout of street-tree planting.
- 3.1.12 At the developer's option, plans for preliminary major subdivision and preliminary site plan may be filed and processed at the same time, pursuant to the appropriate standards for each approval.
- 3.1.13 Proposed Schedule for Processing of Application for Preliminary Subdivision Approval:

A. Application made to Planning Board.	0 Days
B. Planning Board provides developer with written determination as to whether application is complete.	14 Days
C. Developer furnishes Planning Board with any required additional material.	28 Days
D. Interested agencies file their reports with the Planning Board. All documentation is made available to the public.	49 Days
E. Planning Board holds public hearing.	63-77 Days
F. Planning Board acts on Preliminary Approval, Phase 1 (GDP).	95 Days

	95 Days

Preliminary Major Site Plan

- 3.2.1 Existing contours at five(5) feet intervals where slope exceeds ten(10) percent, and a two(2)-foot intervals where slopes are less.
- 3.2.2 Land Use Plan, showing proposed lot layout, street configuration and land areas for any residential development, including acreage by parcel; non-residential development by parcel, average density and number of units showing acreage and square footage; and recreation/open space areas and community facilities by acreage and type of facilities. Plans shall be drawn at a scale of 1":200'; however, applicant may prepare plans at a more detailed scale up to 1":100.
- 3.2.3 Preliminary Storm Drainage Plan

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

The tentative location of storm drainage systems with the drainage areas tributary to each outlined, and the area and discharge shown calculated for a twenty-five(25)-year storm.

The applicant will provide evidence that the development proposed to be built within the site plan will be served by a public sewer system. Evidence supplied by the applicant as part of a "Preliminary Planned Development Approval", Section 2.2, shall be sufficient.

3.2.5 Water Plans

3.2.6 All streets within two hundred (200) feet of the site plan, buildings, water courses, railroads and bridges, culverts, drain pipes and any natural features such as wooded areas and rock formations.

3.2.7 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 plan. (Approval of the Health Officer will be required.)

3.2.8 Approximate gradients and approximate road alignments with rights of way with proposed typical cross-sections.

3.2.9 General location of bikeways and trails, if any.

3.2.10 General location of existing wooded areas and the general size and type of the predominant trees (upland deciduous, lowland deciduous, coniferous, etc.).

3.2.11 A typical location and layout of street-tree planting.

3.2.12 The proposed contours suitably designated differently from the existing contours.

- 3.2.13 At the developer's option, plans for preliminary major subdivision and preliminary site plan may be filed and processed at the same time, pursuant to the appropriate standards for each approval.
- 3.2.14 Drawings should be such that they can be contained on a sheet 30"x42". Proposed subdivisions lay-out shall be no smaller than a scale of one (1) inch equals one hundred (100) 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.
- 3.2.15 Lighting details indicating types of standards, locations, radius of light and intensity in footcandles, both existing and proposed.
- 3.2.16 Methods of refuse disposal and storage, and the location of such facilities.
- 3.2.17 Plans of recreation areas and clubhouses.

4.0 Final Approval

Final Major Subdivision

- 4.1.1 Drawings should be such that they can be contained on a sheet 30"x42". Proposed subdivisions lay-out shall be no smaller than a scale of one (1) inch equals one hundred (100) 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.
- 4.1.2 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.
- 4.1.3 The location of existing and approximate water courses, culverts, bridges, drain pipes, lakes and ponds, detention or retention ponds [if applicable].
- 4.1.4 Location, type and size of curbs and sidewalks.
- 4.1.5 Lighting details indicating types of standards, locations, radius of light and intensity in footcandles, both existing and proposed.
- 4.1.6 The proposed system to be used in preventing erosion and silting of both the property being developed as well as downstream facilities.*

*Streamlining issue for whole committee.

- 4.1.7 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.
- 4.1.8 Proposed Homeowners Association documents [if applicable].
- 4.1.9 Details of proposed utility structures and appurtenances as may be required (manholes, trenches, encasements, connections, special structures, etc.).
- 4.1.10 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.
- 4.1.11 Complete drainage calculations of all pipes, swales, ditches, channels, streams, detention/retention facilities, including off-site facilities as may be required by this project.
- 4.1.12 The natural flow of surface drainage (indicated with arrows) and the final disposal of surface waters.
- 4.1.13 The location of existing and proposed water courses, culverts, bridges, drain pipes, lakes and ponds, detention/retention facilities and all off-site drainage systems affected by the project.
- 4.1.14 The slopes of the banks of all water courses (if defined) and boundaries of the related floodplain both pre-development and

post-development, as per Department of Environmental Protection, Division of Water Resources.

- 4.1.15 Location, size, length, easements and slope of all storm drain pipes, ditches and channels.
- 4.1.16 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 the project).
- 4.1.17 Profiles of all storm sewers (including roadways and easement areas).
- 4.1.18 Tentative approval of the plans for drainage or water-course diversion or stream encroachment or certification that none is required by the New Jersey Department of Environmental Protection. Copy to be attached to the plan.
- 4.1.19 Paving widths and locations, pavement sections and final road profiles including grades in percent, proposed elevations every fifty (50) feet, all vertical-curve data, and all utilities accompanied by the plan view on the same sheet.
- 4.1.20 Sidewalk widths and locations and sections.
- 4.1.21 The maximum anticipated extent of the areas of cuts and fills where grade changes are proposed, including those for streets.

- 4.1.22 Location of existing vegetation and wooded areas to be preserved and the general size and type of the predominant trees.
- 4.1.23 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, and is to be approved by the Freehold Soil Conservation District.)
- 4.1.24 Lighting details indicating type of standards and location.
- 4.1.25 Location, dimension and details of signs both existing and proposed.
- 4.1.26 A proposed deed covering easements and fee-simple interests in the lands to be conveyed for review by the township attorney (if applicable).
- 4.1.27 All tract data required in the Preliminary Plan, but dimensioned exactly with reference to monuments, bearings, distances in feet and hundredths, radii, points of curvature and tangency of propertylines, lot widths and depths and square footage of all lots.
- 4.1.28 The location of all proposed setback lines on each lot.

- 4.1.29 Location of all existing and proposed monuments.
- 4.1.30 The right-of-way of each street and existing public easements and Municipal boundaries within two hundred (200) feet of the subdivision.
- 4.1.31 All proposed public easements or rights-of-way and the purposes thereof and proposed streets within the proposed subdivision. The proposed streets shall show the right-of-way width and name.
- 4.1.32 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), and a copy of the proposed instrument of transfer.
- 4.1.33 All existing structures and indication of those which are to be demolished or removed and the front, rear and side yard dimensions of those to remain.
- 4.1.34 Plans of all proposed improvements and utility layouts (sanitary sewers, water, gas, electrical, etc.) showing feasible connections to any existing or proposed utility system.
- 4.1.35 Profiles of all sanitary sewers (including roadways and easement areas).
- 4.1.36 Certified letter or copy of Resolution from the Old Bridge Township Sewerage Authority attesting to the Tentative Approval of the project's sewer system.

4.1.37 Certified letter or copy of Resolution from the Old Bridge
Municipal Utilities Authority attesting to the Tentative
Approval of the project's water system.

Final Major Site Plan

- 4.2.1 Drawings should be such that they can be contained on a sheet 30"x42". Proposed site plan lay-out shall be no smaller than a scale of one (1) inch equals one hundred (100) feet using a land survey as a base, and showing the location of existing and proposed setback lines.
- 4.2.2 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.
- 4.2.3 The location of existing and approximate proposed water courses, culverts, bridges, drain pipes, lakes and ponds, detention or retention ponds [if applicable].
- 4.2.4 Location, type and size of curbs and sidewalks.
- 4.2.5 Landscape Architectural Plans, showing location, size at time of planting, types by botanical and common names, prepared by a certified landscape architect. Such plans shall also show the location, description and general landscaping treatment of common open space areas, street trees and foundation planting plans (if applicable).
- 4.2.6 Tot lots, mailboxes and any other street furniture as required, if applicable.
- 4.2.7 The proposed system to be used in preventing erosion and silting of both the property being developed as well as downstream facilities.*

*Streamlining issue for whole committee.

- 4.2.8 Proposed Homeowners Association documents [if applicable].
- 4.2.9 Details of proposed utility structures and appurtenances as may be required (manholes, trenches, encasements, connections, special structures, etc.).
- 4.2.10 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.
- 4.2.11 Complete drainage calculations of all pipes, swales, ditches, channels, streams, detention/retention facilities, including off-site facilities as may be required by this project.
- 4.2.12 The natural flow of surface drainage (indicated with arrows) and the final disposal of surface waters.
- 4.2.13 The location of existing and proposed water courses, culverts, bridges, drain pipes, lakes and ponds, detention/retention facilities and all off-site drainage systems affected by the project.
- 4.2.14 The slopes of the banks of all water courses (if defined) and boundaries of the related floodplain both pre-development and post-development, as per Department of Environmental Protection, Division of Water Resources.

- 4.2.15 Location, size, length, easements and slope of all storm drain pipes, ditches and channels.
- 4.2.16 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 the project).
- 4.2.17 Profiles of all storm sewers (including roadways and easement areas).
- 4.2.18 Tentative approval of the plans for drainage or water-course diversion or stream encroachment or certification that none is required by the New Jersey Department of Environmental Protection. Copy to be attached to the plan.
- 4.2.19 Paving widths and locations, pavement sections and final road profiles including grades in percent, proposed elevations every fifty (50) feet, all vertical-curve data, and all utilities accompanied by the plan view on the same sheet.
- 4.2.20 Sidewalk widths and locations and sections.
- 4.2.21 The maximum anticipated extent of the areas of cuts and fills where grade changes are proposed, including those for streets.
- 4.2.22 Location of parking, loading, and unloading areas indicated with dimensions, traffic patterns, access aisles, curb radii, acceleration/deceleration lanes, etc.

- 4.2.23 Location of existing vegetation and wooded areas to be preserved and the general size and type of the predominant trees.
- 4.2.24 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, and is to be approved by the Freehold Soil Conservation District.)
- 4.2.25 Location and type of all recreational facilities, such as swimming pools, tennis courts, clubhouses, etc., to be constructed (if applicable).
- 4.2.26 Details of mailboxes, refuse disposal facilities and other street furniture (if applicable).
- 4.2.27 Lighting details indicating type of standards and location.
- 4.2.28 Location, dimension and details of signs both existing and proposed.
- 4.2.29 A proposed deed covering easements and fee-simple interests in the lands to be conveyed for review by the township attorney (if applicable).
- 4.2.30 The location of all proposed setback lines on each lot. 20.

- 1.2.31 The proposed final first floor elevations of dwellings and outside grades at their corner.

- 4.2.32 All existing structures and indication of those which are to be demolished or removed and the front, rear and side yard dimensions of those to remain.

- 4.2.33 Architectural sketches of building elevations and floor plans, including outside decks and patios (if multi-family).

- 4.2.34 Plans of all proposed improvements and utility layouts (sanitary sewers, water, gas, electrical, etc.) showing feasible connections to any existing or proposed utility system.

- 4.2.35 Profiles of all sanitary sewers (including roadways and easement areas).

- 4.2.36 Certified letter or copy of Resolution from the Old Bridge Township Sewerage Authority attesting to the Tentative Approval of the project's sewer system.

- 4.2.37 Certified letter or copy of Resolution from the Old Bridge Municipal Utilities Authority attesting to the Tentative Approval of the project's water system.

/pat
2/22/85
prsflcht.des