

RULS-AD-1983-180

11/7/83

Ordinance to Amend + Supplement Ordinance
Entitled "The Land Dev. Ordinance of
the ~~the~~ Tp. of Bedminster"

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AN ORDINANCE TO AMEND AND SUPPLEMENT
AN ORDINANCE ENTITLED "THE LAND
DEVELOPMENT ORDINANCE OF THE TOWNSHIP
OF BEDMINSTER".

BE IT ORDAINED by the Township Committee of the
Township of Bedminster in the County of Somerset, as
follows:

A. An ordinance entitled "The Land Development
Ordinance of the Township of Bedminster" adopted October 6,
1980, as heretofore amended and supplemented, be and the
same is hereby further amended and supplemented in accordance
with the following additions, changes, and deletions:

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1. Add an additional "Purpose" to Section 13-103 to read:

To promote the conservation of energy through the use of planning practices designed to reduce energy consumption and to provide for maximum utilization of renewable energy sources.

2. Change the definition of "Construction Official" in Section 13-201 to read:

Construction Official: An individual designated by the Bedminster Township Committee and duly licensed by the New Jersey State Department of Community Affairs to serve as the construction official.

3. Change the definition of "Critical Area" in Section 13-201 to read:

Critical Area: For purposes of this chapter, critical area is any land having a topographical slope in excess of 15 percent grade or any land which lies within a flood plain in accordance with the regulations contained in Section 13-407 of this chapter.

4. Change the first two lines of the "Principal Uses" portion of the "Farm" definition in Section 13-201 to read:

Farm:

Principal Uses: A lot with at least five acres devoted to the growing and harvesting of crops and/or the raising...

5. Change the last two words of the "Floodway" definition in Section 13-201 to read "two-tenths (0.2) of a foot" instead of "one foot".

6. Change the definition of "Junk Yard" in Section 13-201 to read:

Junk Yard: Any space, whether inside or outside a building, used for the storage, keeping or abandonment of junk, including unlicensed automobiles, scrap metals, or other scrap materials, or for the dismantling, demolition, salvage, resale or abandonment of automobiles or other vehicles or machinery or parts thereof.

7. Delete the word "first" in the second line of the "Yard, Front" definition in Section 13-201.

8. Change Section 13-303, "Zoning Map" to read:

13-303. Zoning Map.

The boundaries of these zoning districts and the areas designated for the optional development alternatives are established on the map entitled "Zoning Map of the Township of Bedminster", dated April 1982, which accompanies and is hereby made part of this chapter. Additionally, the maps entitled "Critical Areas:Flood Plains" and "Critical Areas:Steep Slopes", each dated November 1983, are hereby made part of this chapter and shall be deemed conclusive for the purpose of administering the land use control measures of this chapter; provided, however, that the Planning Board or Zoning Board of Adjustment, as the case may be, may consider other sources of information presented by an applicant to more definitively define the location and extent of the critical areas on any lot or tract at the time of subdivision and/or site plan review.

9. Delete Section 13-303.1 in its entirety.
10. Change the word "per every five permanent seats" in Section 13-402.5 b. and Section 13-403.5 b. to read: "per every three permanent seats".
11. Add a footnote reference "(2)" next to the "Rear Yard" row heading in Section 13-404.4 with the footnote to read:

(2) shall also be minimum setback from all tract property lines.

12. Delete the paragraph stipulating the setback distances for accessory buildings in Section 13-404.4 and replace the "Accessory Building Minimum" portion of the section to read:

<u>Accessory Building Minimum</u>	<u>Detached</u>	<u>Semi- Detached</u>	<u>Two- Family</u>	<u>Multi- Family</u>
Distance to side line	10'	10'	10'	30'
Distance to rear line	10'	10'	10'	30'
Distance to other bldg.	10'	10'	10'	30'

13. Change Section 13-406.5 d. to read:

d. The minimum setback dimensions shall include a planted buffer of fifty feet (50') in width along any common property line with a residential district. (See Subsection 13-804 2t.).

14. Add an additional sentence to Section 13-406.7 b. to read:

"...Moreover, if located outside the building, the container shall be situated on the same horizontal plane as the driveway providing access to the container."

15. Change the last sentence of Section 13-406.8 a. to read:

"...If attached, the sign shall be attached flat against the building and shall not be higher than the roof line; if free-standing, the sign shall not exceed 15 feet in height and shall be flush with the street right-of-way and perpendicular to said right-of-way.

16. Change the reference to "ACE Manual #37" in Section 13-502 b. to read:

"American Society of Civil Engineers Manual #37"

17. Change Section 13-504 b. in its entirety to read:

- b. All parking areas and walkways thereto and appurtenant passageways and driveways serving commercial, public, office, multiple family or other uses having common off-street parking and/or loading areas shall be adequately illuminated for security and safety purposes. The lighting plan in and around the parking areas shall provide for nonglare lights focused downward. The light intensity provided at ground level shall be indicated in foot candles on the submitted site plans and shall average at least five-tenths (0.5) foot candles at intersections and three-tenths (0.3) foot candles elsewhere in the area to be illuminated. Lighting shall be provided by fixtures with a mounting height not more than 16 feet or the height of the building, whichever is less, measured from the ground level to the centerline of the light source, spaced a distance not to exceed five times the mounting height.

18. Delete Section 13-505 e. in its entirety.

19. Change Section 13-508.3 a. (introductory paragraph) to read:

- a. All parking and loading areas and access drives shall be paved as provided below except that the Board, at the request of the applicant and in consideration of the specific parking needs of the applicant and a desire to preserve the natural environment when possible, may permit the elimination of the pavement requirement and/or a reduction in the area devoted to parking provided:

20. Add a new Section 13-508.3 d. to read:

- d. All parking and loading areas and access drives serving non-residential and multiple-family developments shall be curbed throughout. Curbing within other developments shall be installed at all intersections, where storm water velocities exceed the erosion velocities specified in the "New Jersey Soil Erosion Sedimentation" standards, and/or bordering streets or other areas where on-street parking is permitted and/or likely to occur.

21. Add new Section 13-508.6 c. to read:

- c. Parking spaces shall not be less than ten feet (10') wide by eighteen feet (18') in length (see definition of "parking space" in Section 13-201 of this Ordinance).

22. Change Section 13-509.1 to read:

13-509.1 Electrical and/or Electronic Devices.

All electric or electronic devices shall be subject to the provisions of Public Law 90-602, 90th Congress, HR 10790, dated October 18, 1968, entitled "An Act for the Protection of Public Health and Safety from the Dangers of Electronic Product Radiation."

Radiation products, as defined in HEW Publication No. (FDA) 75-8003, are prohibited. All forms of electromagnetic radiation lying between 100KHz and 10GHz shall be restricted to the technical limits established in the Federal Communication Commission's Rules and Regulations. Additionally, electric or electronic equipment shall be shielded so there is no interference with any radio or television reception at the lot line (or beyond the operator's dwelling unit in the case of multi-family dwellings) as the result of the operation of such equipment.

23. Change Section 13-512.1 k. to read:

k. Window signs: Interior window signs shall not be considered in computing the allowable signs provided, however, that such interior signs shall be non-lighted and shall not exceed 20 percent of the total window area.

24. Change the "Local without parking" "ROW Width" in Section 13-513.1 e. to "50'" instead of "40'".

25. Change the word "eight" in the last line of Section 13-513.2 b. to read "six".

26. Change Section 13-513.3 b. to read:

b. Where required, sidewalks shall be at least four feet wide and four inches thick on a gravel bed at least four inches thick and located as approved by the Board. Sidewalk aprons and sidewalks at aprons shall be concrete at least six inches (6") thick or another paving surface as approved by the reviewing authority.

27. Change Section 13-605 in its entirety to read:

13.605 **CRITICAL AREAS**

13-605.1 Basis for Establishing Critical Areas.

The mapping of the critical areas within Bedminster Township is indicated on the maps entitled "Critical Areas:Flood Plains" and "Critical Areas:Steep Slopes", each dated November 1983, which are part of this chapter. As noted on the maps, the basis for the delineation of flood plain areas were the Flood Insurance Rate Maps and Flood Boundary-Floodway Maps prepared by the Federal Emergency Management Agency and dated September 30, 1982 and the basis for the delineation of steep slope areas were the U. S. Geological Survey Maps; Raritan, Gladstone and Bernardsville Quadrangles, 1970 revision with slope overlay of same. The mapped information shall be deemed conclusive for the purpose of administering the land use control measures of this chapter; however, the Planning Board or Zoning Board of Adjustment, as the case may be, may consider other sources of information presented by an applicant to more definitely define the location and extent of the critical areas on any lot or tract at the time of subdivision and/or site plan review.

Addition

13-605.2 Regulations for Flood Plain Areas.

a. Purpose

The purpose of these regulations is to encourage only that development of flood prone areas within Bedminster Township which 1) is appropriate in light of the probability of flood damage and the need to reduce flood losses, 2) represents an acceptable social and economic use of the land in relation to the hazards involved, 3) does not increase the danger to human, plant or animal life, 4) provides that no decreases in the amount of available storage for flood waters within the flood plain results from any development; and conversely, to discourage all other development. This zone is created in recognition of the increased threat, severity, and frequency of floods expected to result from continued development. It is intended to retain areas adjacent to streams and rivers free from structures and other obstructions to the water flow during the periodic rises in the water level.

This district is intended to protect flood plains so that flood water may have a natural course to follow; that the water course is not constricted or altered in a manner that will increase water velocities or create a dam; that the water level may rise without danger to persons, animals or property; that the water level may rise and cover larger land surfaces for the purposes of greater water percolation and recharging of the underground water supply; and that a park-like network is developed throughout the Township along these water courses.

b. Definitions

1. Appeal: A request for the review of the Township Engineer's interpretation of any provision of this Section or a request for a variance from the Planning Board.
2. Channel: The bed and banks of the water courses located within the boundaries of the Township of Bedminster which convey the normal flow of said water courses most of the time.
3. Design Flood: The relative size or magnitude of a flood, expressed as a design discharge in cubic feet per second; which is developed from hydrologic criteria, represents a major flood of reasonable expectancy, reflects both flood experience and flood potential, and is the basis of the delineation of the floodway and the flood hazard area and of the water surface elevations thereof.
4. Design Flood Profile: The elevations of the water surface of the floodway design flood and the flood hazard area design flood.

5. Development: Any man-made change to improved or unimproved real estate including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the flood hazard area.
6. Flood Elevation Determination: A determination of the water surface elevations of the design flood, i.e., the flood level that has a one percent (1%) or greater chance of occurrence in any given year.
7. Flood Fringe Area: The portion of the flood hazard area outside of the floodway.
8. Flood Hazard Area: Land in the flood plain subject to a one percent (1%) or greater chance of flood in any given year.
9. Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry areas from:
 - (a) Inland or tidal waters; and
 - (b) The unusual and rapid accumulation of run-off of surface water from any source.
10. Flood Plain: The relatively flat area adjoining a water channel which has been or may be covered by flood water of the channel.
11. Flood Plain Management Regulations: State or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.
12. Floodway: The river or other watercourse and the adjacent land area that must be reserved in order to discharge the design flood without cumulatively increasing the water surface elevation more than two-tenths (0.2) foot.
13. Habitable Floor: For flood plain management purposes, any floor, including the basement, useable for living purposes, which includes working, sleeing, eating, cooking or recreation, or a combination thereof. A floor used only for storage purposes is not a "habitable floor".
14. New Construction: Structures for which the start of construction commenced on or after the effective date of this Ordinance.

15. New Jersey Floodway Design Flood: The discharge from a flood having a one percent (1%) chance of being equaled or exceeded in any given year.
16. New Jersey Flood Hazard Design Area: The discharge resulting from a flood having a one percent (1%) chance of being equaled or exceeded in any given year plus twenty-five percent (25%).
17. Structure: For flood plain management purposes, a walled or roofed building, including a gas or liquid storage tank, that is principally above ground. For insurance purposes, "structure" means a walled and roofed building, other than a gas or liquid storage tank, that is principally above ground and affixed to a permanent site. For the latter purpose, the term includes a building while in the course of construction, alteration or repair but does not include building materials or supplies intended for use in such construction, alteration or repair, unless such material or supplies are within an enclosed building on the premises.
18. Substantial Improvement: Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either:
 - (a) Before the improvement or repair is started; or,
 - (b) If the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, floor or other structural part of the floor commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:
 - (1) Any project for improvement of a structure to comply with existing State or local health, sanitary or safety code specifications which is solely necessary to assure safe living conditions; or,
 - (2) Any alteration of a structure listed on the National Historic Register of Historic Places or the State Inventory of Historic Places.
19. Variance: A grant of relief by the Planning Board from the requirements of this Section permitting construction in a manner otherwise prohibited by this Section because the literal enforcement would result in unnecessary hardship.

c. Site Plan Review

All proposals for any development within a flood plain area shall require site plan approval by the Planning Board in accordance with Section 13-800 of this Ordinance; provided, however, that when a plan does not include the construction of permanent buildings or structures but, instead, includes such work as grading, landscaping, work associated with agricultural uses and similar uses, and where, in the opinion of the Township Engineer, the proposed work is of such a minor nature that Planning Board review is not required, a site plan approval by the Planning Board may be waived. In any case, all other requirements of this Section shall apply.

Fees shall be paid as provided for site plans in Section 13-901 of this Ordinance and public notice of public hearings shall be given as stipulated for site plans in Section 13-706.4 of this Ordinance. In addition to the applicable information required for preliminary site plan approval stipulated in Section 13-804 of this Ordinance, the following additional information shall be provided:

1. Proposed finished grade elevations at the corners of any structure or structures.
2. The extent of proposed or previous filling, cutting or regrading of the land, if any.
3. The location, type and size of all existing and proposed erosion and siltation control measures, such as slope protection, soil stabilization, sedimentation basins, sediment trap headwalls and aprons.
4. Proof of stream encroachment lines (floodway) obtained from the Department of Environmental Protection. Should this information not be available through the Department of Environmental Protection, it is required that the applicant submit a floodway delineation for the reach of the stream involved with all required engineering data to the Township Engineer for review and approval.
5. The applicant should be prepared to present evidence that the proposal:
 - (a) Has an inherent low flood damage potential.
 - (b) Either acting alone or in combination with the existing or future uses will not obstruct flood flows or increase flood heights and/or velocities or reduce ground absorption or storage volume of storm water.

- (c) Does not affect adversely the water carrying or storage capacity of the channel, floodway or flood fringe areas.
 - (d) Does not increase local run-off and erosion and provides proper drainage of the area to an existing adequate water course or drainage system.
 - (e) Does not unduly stress or degrade the natural environment of the flood plain or degrade the quality of surface water or the quality or quantity of ground waters.
 - (f) Does not require channel modification or relocation.
 - (g) Is set forth in this Ordinance as a permitted use.
 - (h) Is not a prohibited use in that portion of the flood plain where proposed to be located.
6. Where required by the Planning Board, the applicant shall furnish information relating to subsurface conditions based on percolation tests and soil borings or probes. Test borings or probes shall be performed by a licensed professional engineer and shall be in accordance with acceptable engineering standards and practices. Written notification of intention to conduct such tests shall be forwarded to and received by the Township Engineer at least two (2) working days prior to testing. A detailed report of the test shall be submitted to the Planning Board and the Township Engineer for review.

d. Uses In Floodways And Flood Fringe Areas

1. Prohibited Uses

No person shall hereafter engage in, cause or permit other persons to engage in prohibited uses within a delineated flood plain. The following uses shall be prohibited:

- (a) Placing, depositing or dumping any vehicles, solid waste, garbage, refuse, trash, rubbish or debris.
- (b) Dumping or discharging untreated domestic sewerage or industrial waste, either solid or liquid.
- (c) Storage or disposal of pesticides.
- (d) Storage or processing of materials that are in time of flooding buoyant, flammable or explosive.
- (e) The storage or processing of hazardous materials that could be injurious in time of flooding to human, animal or plant life.

2. Permitted Uses in Floodways

Within any floodway area, no encroachments, including fill, new construction, substantial improvements, or other development shall be permitted unless a technical evaluation demonstrates that encroachment shall not result in any increase in flood lands during the occurrence of a flood having a one percent (1%) chance of being equalled or exceeded in any given year.

Channel improvements or changes may be permitted only in connection with stream improvements and stabilization, which improvements or changes have the approval of the State Department of Environmental Protection, the Somerset County Planning Board and the Bedminster Township Planning Board. The accepted practices of soil husbandry and farming as well as recreational uses in the nature of parks, wildlife preserves, play yards, picnic areas, golf courses and boat landings shall be permitted. Any proposed use involving the removal of trees shall be undertaken in accordance with the approval of the Bedminster Township Planning Board. Material, equipment or vehicles related to and used in conjunction with a permitted use shall not be parked or stored in the floodway area.

3. Permitted Uses In The Flood Fringe Areas

Within any flood fringe area, the accepted practices of soil husbandry and farming as well as restricted uses in the nature of parks, wildlife preserves and undeveloped common open space shall be permitted provided site plan approval is acquired from the Township. Additionally, detached dwellings may be constructed on lands within the flood fringe area provided that the lowest habitable floor is at a minimum of one (1) foot above the flood hazard design elevation and provided further that:

- (a) Each lot be a minimum of five (5) acres in area outside or beyond the floodway;
- (b) Each lot have direct access to a public street;
- (c) The floor area ratio not exceed one and one-half percent (1½%); and
- (4) The lot coverage not exceed two and one-half percent (2½%).

e. Conditions Of Approval

The Planning Board may impose such conditions on permitted uses as it deems appropriate in order to promote the public safety, health and welfare to protect public and private property, wildlife and fisheries and to preserve and enhance the natural environment of the flood plain. No Certificate of Occupancy shall be issued unless all conditions of approval have been complied with. In all flood hazard areas, the following conditions are specified in any case:

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
2. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.
3. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
4. All new and replacement sanitary sewerage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharges from the system into the flood waters.
5. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
6. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.
7. All subdivision proposals shall be consistent with the need to minimize flood damage.
8. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
9. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.
10. Appropriate and adequate controls on operations, sureties, deed restrictions and maintenance bonds shall be provided.
11. The construction of storm water detention and/or retention facilities, channel modifications, dikes, levees and other protective measures shall be required.
12. The installation of an adequate flood warning system shall be required.
13. The postponement of development until such a time as protective measures are installed or implemented shall be required.
14. New construction or substantial improvement of any residential structure shall have the lowest habitable floor, including a cellar or basement, elevated to one (1) foot above the design flood elevation.

15. New construction or substantial improvement of any commercial, industrial or other non-residential structure shall either have the lowest floor, including a cellar or basement, elevated to one (1) foot above the design flood elevation or, together with the attendant utility and sanitary facilities, be floodproofed so that below the design flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A licensed professional engineer or architect shall certify that the standards of this Section are satisfied. Such certification shall be provided to the Planning Board. Any or all of the following floodproofing measures may be required:
- (a) Installation of watertight doors, bulkheads and shutters, or similar devices.
 - (b) Reinforced walls to resist water pressure.
 - (c) Use of paints, membranes or mortars to reduce seepage of water through walls.
 - (d) Addition of weights to structures to resist flotation.
 - (e) Installation of pumps to lower water levels of structures.
 - (f) Pumping facilities or comparable measures for the subsurface drainage systems of the building to relieve external foundation wall and basement flood pressures. Over the sidewalk, under the sidewalk and/or through the curb, gravity or sump pump drains are not permitted. All such drains shall outlet into an existing adequate water course or drainage system.
 - (g) Construction that resists rupture or collapse caused by water pressure or floating debris.
 - (h) Installation of valves or controls on sanitary and storm drains which will permit the drains to be closed to prevent backup of sewerage or storm waters into the structure; gravity drainage of basements may be eliminated by mechanical devices.
 - (i) Location of all electrical equipment, circuits and installed electrical appliances in a manner which will assure they are not subject to inundation and flooding.
16. Fill shall be no lower than one (1) foot above the flood hazard design elevation and shall extend at such height for a distance of at least fifteen (15) feet beyond the limits of any structure erected thereon.

17. Structures on fill shall be so built that the basement, or in the event there is no basement, that the lowest habitable floor is at a minimum of one (1) foot above the flood hazard design elevation; this should be accomplished without transporting off-site fill to the site.

f. Variances From Conditions

Variances from the conditions of this Section may be issued by the Bedminster Township Planning Board in conformance with the following provisions:

1. For the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places.
2. If an increase in flood levels within any designated floodway or flood fringe area would not occur during the design flood.
3. Upon a determination that the variance is the minimum necessary to afford relief considering the flood hazards.
4. Upon a determination that failure to grant the variance would result in exceptional hardship to the applicant and a determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.

g. Flood Insurance

Flood insurance in accordance with the Federal Insurance Agency shall be required for all developments in the flood plain.

h. Warning and Disclaimer

The degree of flood protection required herein is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Ordinance does not imply that land outside flood hazard areas will be free from flooding or flood damage. This Ordinance shall not create liability on the part of the Township of Bedminster or by any other officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made thereunder.

28. Change Section 13-701 h. to read:

- h. The Zoning Board of Adjustment may also employ or contract for and fix the compensation of such experts and other staff and services as it may deem necessary. The Board, however, shall not authorize expenditures which exceed, exclusive of gifts, grants, or application fees, the amount appropriated by the governing body for its use.

29. Change Section 13-704 j. to read:

- j. The Planning Board may also employ or contract for and fix the compensation of such experts and other staff and services as it may deem necessary. The Board, however, shall not authorize expenditures which exceed, exclusive of gifts, grants, or application fees the amount appropriated by the governing body for its use.

30. Change the introductory line of Sections 13-803.2 d. and 13-804.2 e. to read "Approval signature lines:" instead of "Approval signatures:".

31. Change Section 13-803.3 g.2. to read:

- 2. Township Engineer (in the case of subdivisions only, a map of the plat at a tax map scale of 1" = 100' or 1" = 400', as directed by the Township Engineer).

32. Change the second paragraph of Section 13-804.2 to read:

Each submission shall be at a scale of one inch equals 50 feet for a tract up to 40 acres in size; one inch equals 100 feet for a tract between 40 and 150 acres and one inch equals 200 feet for a tract 150 acres or more. Each submission shall be on one of four of the following standard sheet sizes (8½" x 13"; 15" x 21"; 24" x 36"; 30" x 42"), folded in such a manner which reveals the title block. If one sheet is not sufficient to contain the entire territory, the map may be divided into sections to be shown on separate sheets of equal sizes, with reference on each sheet to the adjoining sheets.

33. Change Section 13-804.2 b.4. to read:

- 4. Written and graphic scale; and

34. Change Section 13-804.2 h. to read:

- h. Existing tax sheet number(s) and existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Township tax map, and proposed block and lot numbers as provided by the Township Tax Assessor upon written request.

35. Change Section 13-804.2 w.2. and add new Sections 13-804.2 w.3. and 13-804.2 w.4. to read:

2. The location and extent of any proposed ground water recharge basins, retention basins or other water or soil conservation devices, with cross sections every fifty feet (50') at right angles to the long access of the basin, each extending seventy-five feet (75') beyond the top of the rim of the basin on each side.
3. A map drawn to scale (minimum scale 1" = 100') showing the contributing area to each inlet or cross drain.
4. A weighted run-off coefficient for each drainage area shall be determined for use in the computations.

36. Change Section 13-804.2 z. to read:

- z. Plans, typical cross sections and construction details, horizontal and vertical alignment of the centerline of all proposed streets and of existing streets abutting the tract. The vertical alignment shall be based on U.S.G.S. vertical datum or a more specific datum supplied by the Township Engineer, including curbing, sidewalks, storm drains, drainage structures and cross sections every half and full station of all proposed streets and existing streets abutting the tract. Sight triangles, the radius of curblines and street sign locations shall be clearly indicated at the intersections.

37. Change Section 13-805.2 d.2. to read:

2. Cross sections, profiles and established grades of all streets, aisles, lanes and driveways, including centerline geometry and horizontal alignment including bearings, radii and tangents.

38. Change Section 13-805.2 e.2. to read:

2. Township engineer (one mylar, if applicable; and in the case of subdivisions only, a map of the plat at a tax map scale of 1" = 100' or 1" = 400', as directed by the Township Engineer).

39. Change Section 13-1002 1.a. to read:

- a. It shall be the duty of the construction official to keep a record of all applications and all construction permits which are either issued or denied, with notations of any conditions involved, including the actual elevation (NGVD) of the lowest floor of any structure and/or elevation to which a structure has been flood proofed in the critical areas, which data shall form a part of the Township public records. A monthly report of construction permits shall be filed with the tax assessor and township committee.

40. Change Section 13-1002.2.e. to read:

- e. No construction permit shall be issued for any structure until prior site plan, subdivision and variance approvals, as may be necessary, have been granted by the appropriate Federal, State or municipal agency or agencies in accordance with the provisions of this chapter and until all review and inspection fees and all local taxes and assessments on the property have been paid.

41. Change Section 13-1002.3.c. to read:

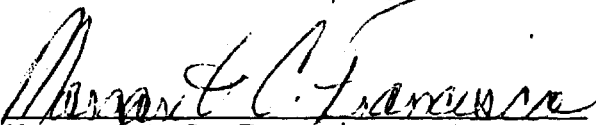
- c. A certificate of occupancy shall be granted or denied in writing within 20 days from the date that written notification and a certified location or field survey, signed and sealed by a New Jersey State Licensed Surveyor, is filed with the construction official stipulating that the erection of the structure is completed, unless additional time is agreed upon by the applicant in writing.


B. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this ordinance.

C. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

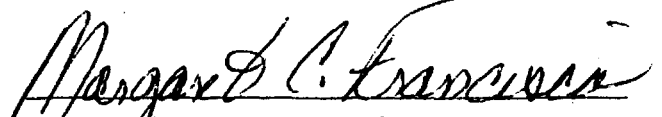
D. This ordinance shall take effect immediately upon final passage and publication and the filing of a copy thereof with the Somerset County Planning Board as required by law.

Introduced: 11/7/83
First Passage: 11/7/83
Published: 11/10/83
Referred to Planning Board: 11/7/83
Final Passage: 12/19/83


Margaret C. Francisco
Township Clerk


Paul F. Gavin, Mayor

I, MARGARET C. FRANCISCO, TOWNSHIP CLERK of the Township of Bedminster, in the County of Somerset, New Jersey do hereby certify the foregoing to be a true and correct copy of an Ordinance adopted by the Township Committee of the Township of Bedminster at a Regular Meeting of said Township Committee held on December 19, 1983.


Margaret C. Francisco
Township Clerk

#83-12

Critical Areas : Steep Slopes November 1983



SOURCE: U. S. Geological Survey Maps; Raritan, Gladstone and Bernardsville Quadrangles, 1970 Revision With Slope Overlay of Same.




Zoning

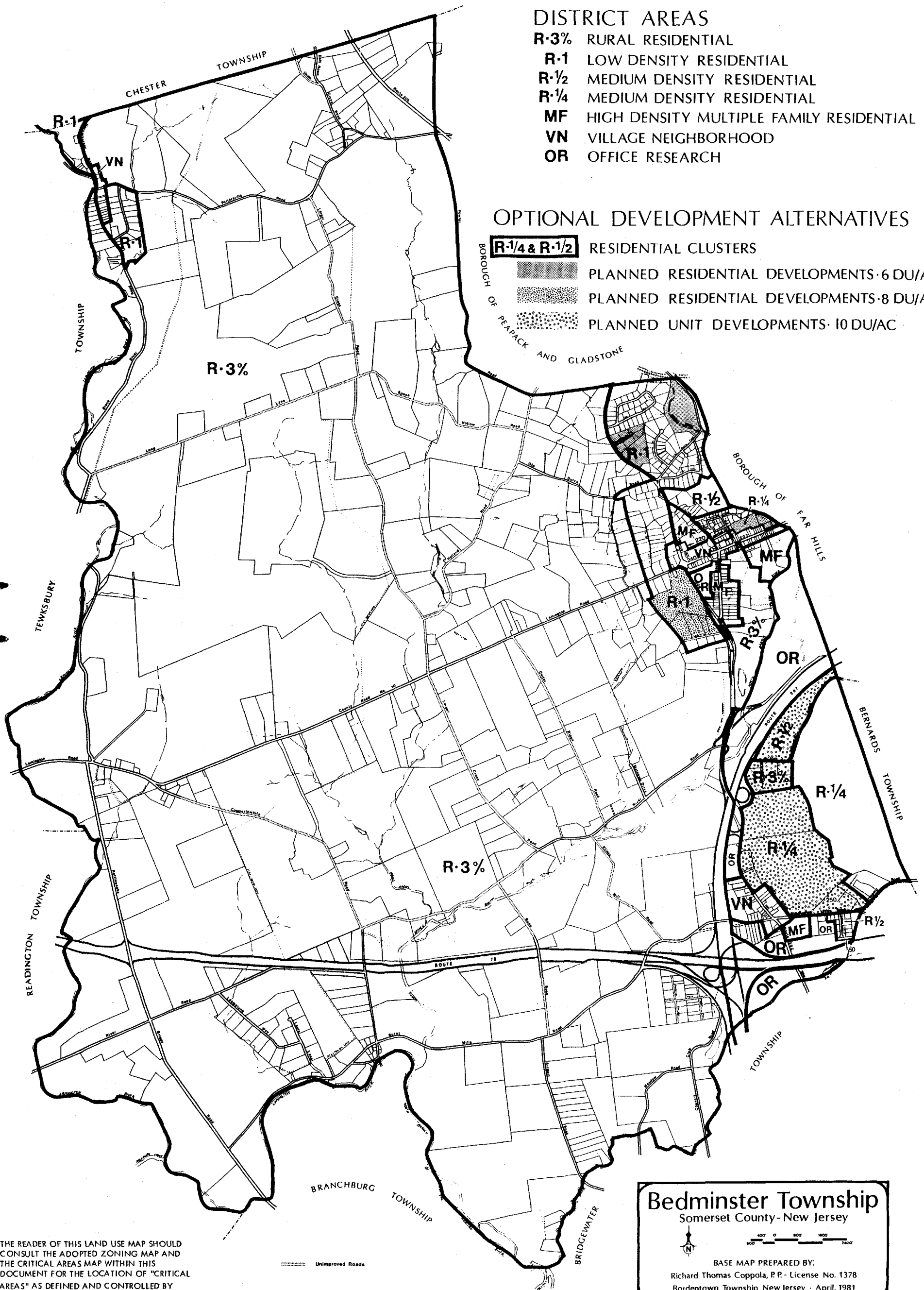
APRIL, 1982

DISTRICT AREAS

- R-3%** RURAL RESIDENTIAL
- R-1** LOW DENSITY RESIDENTIAL
- R-1/2** MEDIUM DENSITY RESIDENTIAL
- R-1/4** MEDIUM DENSITY RESIDENTIAL
- MF** HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL
- VN** VILLAGE NEIGHBORHOOD
- OR** OFFICE RESEARCH

OPTIONAL DEVELOPMENT ALTERNATIVES

- R-1/4 & R-1/2** RESIDENTIAL CLUSTERS
-  PLANNED RESIDENTIAL DEVELOPMENTS · 6 DU/AC
-  PLANNED RESIDENTIAL DEVELOPMENTS · 8 DU/AC
-  PLANNED UNIT DEVELOPMENTS · 10 DU/AC



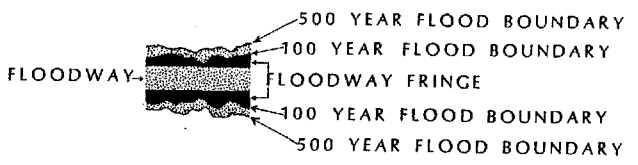
NOTE: THE READER OF THIS LAND USE MAP SHOULD CONSULT THE ADOPTED ZONING MAP AND THE CRITICAL AREAS MAP WITHIN THIS DOCUMENT FOR THE LOCATION OF "CRITICAL AREAS" AS DEFINED AND CONTROLLED BY SECTION 13-605 OF THE LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF BEDMINSTER.

Bedminster Township
Somerset County - New Jersey

BASE MAP PREPARED BY:
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Bordentown Township, New Jersey · April, 1981

Critical Areas: Flood Plains

NOVEMBER 1983



Unimproved Roads

SOURCE: FLOOD INSURANCE RATE MAPS AND FLOOD BOUNDARY-FLOODWAY MAPS
 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, SEPT. 30, 1982.

Bedminster Township
 Somerset County - New Jersey

BASE MAP PREPARED BY:
 Richard Thomas Coppola, P.P. - License No. 1378
 Bordentown Township, New Jersey April, 1981