

RULS-AD-1984-410

10/15/84

• Amendments to Bernards Twp. Master Plan

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AMENDMENTS TO THE BERNARDS TOWNSHIP
MASTER PLAN

Adopted: , 1984

RULS - AD - 1984 - 410

At a public hearing of the Bernards Township Planning Board held on , 1984, the Board voted to amend the Bernards Township Master Plan and supporting maps as follows:

1. Add the following new objective to the list of objectives under the goal of providing "a reasonable relationship between housing, employment and retail development "which appears at page 9:

"The Township's land use policies should provide a realistic opportunity for the construction of low and moderate income housing."

2. Revise Figure 5 which appears at p. 27 of the Land Use Plan Element, to designate the portion of the Hills Development Company property which is in the Raritan Basin for Planned Unit Development (1) and the portion of the Hills Development Company property which is in the western section of the Passaic Basin for Planned Unit Development (2), and add these designations to the "Legend" on Figure 5.
3. Delete the single paragraph which appears in the Land Use Plan Element at p. 28 and substitute the following:

In order to respond to the New Jersey Supreme Court decision in So. Burlington Cty N.A.A.C.P. v. Mount Laurel Tp., it is recommended that the portion of the Hills Development Company's land which is located in the Raritan Basin, and which is generally located within a Growth Area on the State Development Guide Plan and/or Tri-State Planning Commission Growth Area, be rezoned for planned unit development at a gross density of 10 dwelling units per acre conditioned upon the provision of 20% of the units in this zone as housing affordable to lower income households. We have suggested that this be described as Planned Unit Development (1).

For that portion of the Hills Development Company's land located in the western portion of the Passaic Basin, it is recommended that the area be rezoned for planned unit development at a gross density of 5 dwelling units per acre conditioned upon the provision of 20% of the units in this zone as housing affordable to lower income households. We have

suggested that this be described as Planned Unit Development (2)."

4. Delete the second full paragraph on page 34, which begins "This concept of ...", and replace it with the following:

"We believe that the use of two kinds of planned residential development systems, which we have designated Planned Unit Development (1) and Planned Unit Development (2) will permit developers to proceed with cost-effective, performance-oriented development which will permit Bernards Township to add additional housing units, including units affordable to households of low and moderate income, of sufficient scale to assist the Township to meet its fair share of regional housing need".

5. Delete the last sentence in the current third paragraph on page 34.

6. In the first full paragraph on page 36, change the "5.5" units per acre to "10" units per acre; and in the following sentence, add a provision for Planned Unit Development (2) so that the first two sentences of that paragraph now read as follows:

" In areas where infrastructure (water, sewerage, improved roads) is planned, the allowable density of residential development ranges from 2.0 to 10 units per acre. In other areas, a Planned Unit Development (2) option may be granted if the infrastructure may be provided by the Township or the developer. In areas where no infrastructure is planned, usually areas characterized by heavy vegetation, steep slopes, drainage and erosion problems, a density of 0.5 units has been established. ..."

7. Delete the paragraph which appears under the heading "Recommendations" on p. 36 in the Housing Plan Element and substitute the following:

"In response to the Mt. Laurel II decision, it is recommended that the portion of the Hills Development Company's property which is located in the Raritan Basin be rezoned for planned unit development at a gross density of 10 units per acre, that design and bulk standards be substantially relaxed in the rezoned area and that the planned unit development option be

conditioned upon the developer's provision of 20% of the units as housing which is affordable to low and moderate income households."

For that portion of the Hills Development Company's land located in the western portion of the Passaic Basin, it is recommended that the area be rezoned for planned unit development at a gross density of 6 dwelling units per acre conditioned upon the provision of 20% of the units in this zone as housing affordable to lower income households."

8. Revise the paragraph which appears under the heading "Adjoining Municipalities" on p. 121 of the Section entitled "Relationship of the Master Plan to the Planning of Other Agencies" to read as follows:

Figure 27 illustrates the current zoning in the areas of surrounding municipalities which abut Bernards Township. To the extent that such zoning reflects the municipalities' implemented planning policies, it can be used to compare Bernards Township's policies with those of the adjoining communities. As evidenced on the map, there is substantial consistency between political jurisdictions, often reflecting similar environmental concerns and development pressures. Where there are dramatic differences in permitted residential densities, such as between the "R-5" zone in Bernards Township and Passaic Township's low density "R-1" zone, it has generally been the outcome of litigation. One such discrepancy, between the Bedminster Township zoning for planned development at a gross density of 8 dwelling units per acre and the adjacent R-8 (PRD-4) zoning in Bernards Township should be corrected, not only for the sake of consistency, but also in recognition of the State Development Guide Plan Growth Area designation of the R-8 zone area.

There is some discrepancy in the vicinity of the Route 78 interchange at Martinsville Road between the highway commercial development permitted in Warren Township and the office development allowed in Bernards Township."

9. Revise the fourth paragraph which appears under the heading "Municipal Boundaries" on p. 122 of the Section entitled

"Relationship of the Master Plan to the Planning of Other Agencies" to read as follows:

"Even if the Township line remains unchanged, the residents of the Bedminster portion of the planned residential development will associate themselves with residents of that portion of the development in Bernards Township, and will probably, in practice, function as residents of Bernards Township. It is therefore recommended that the R-8 zone be designated for planned development at a gross density of 10 units per acre. We have suggested that this be described as Planned Unit Development (1).

In order to allow the Township to meet its Mount Laurel II obligation and to provide for a continuity of zoning in the remainder of the Hills property, it is therefore recommended that the R-3 zone be designated as appropriate for a planned development option at a gross density of 6 units per acre. We have suggested that this be described as Planned Unit Development (2)."

10. Revise the first paragraph which appears under the heading of "Recommendations" on p. 122 of the Section entitled "Relationship of the Master Plan to the Planning Of Other Agencies" to read as follows:

"Based upon a review of the zoning of the adjacent municipalities, the Bernards Township Land Use Plan element and the other elements of this Master Plan are mostly compatible with the policies of adjacent communities. Further, the Master Plan and the various recommendations included to bring about its implementation are mostly in conformance with both the goals and objectives and the specific recommendations for density and, where applicable, use, as set forth in the Somerset County Master Plan, the State Development Guide Plan and the Tri-State Regional Development Guide. While the Passaic Basin area has been largely excluded from development thus far, we recognize that land in this area can appropriately be developed to assist Bernards Township to meet its obligations to provide housing for a wide variety of persons and households. The changes which are recommended include an increase in density and

relaxation of bulk and design standards for planned development in the R-8 and the R-3 zones. "

- II. Revise Figure 27 on p. 123 to reflect the recommended R-8 and R-3 zone changes and the revised Bedminster density standards which are applicable to the property adjacent to the R-8 zone.

HILLS DEVELOPMENT COMPANY
PROPOSED AMENDMENTS TO BERNARDS TOWNSHIP
LAND DEVELOPMENT ORDINANCE

1. Delete Section 707 and replace with the following:

General Development Plan Approval for Planned Unit Developments

A. Applicability. In order to provide flexibility in the review of large planned unit developments of at least ten (10) acres in total tract area, this section prescribes the requirements and procedures for a General Development Plan (hereinafter referred to as a GDP) application. The GDP application is optional at the discretion of the applicant. The applicant may instead proceed to the preliminary site plan or subdivision review process as specified in this ordinance.

B. Public Hearing Required. All GDP applications shall require a public hearing in accordance with the requirements of N.J.S.A. 40: 55D-46.1.

C. Details Required. The following details shall be submitted with the GDP application. The information need not be shown on separate sheets but may be combined at the applicant's discretion.

1. Title Sheet: A title sheet shall be submitted containing the following information:

- (a) Name of the project, Bernards Township, Somerset County.
- (b) Existing Lot and Block numbers of the application.
- (c) Name and address of the owner, if different from the applicant.
- (d) Name and address of the applicant.
- (e) Key map showing the entire tract and its relationship to the surrounding area, at a scale of one (1) inch equals 2,000 feet.
- (f) Date of original submission and each subsequent revision thereof.

- (g) Total tract area.
- (h) Approval signatures for:
 - (1) Chairman
 - (2) Secretary; and
 - (3) Township Engineer.
- (i) Name, address and telephone number of the professional(s) preparing the submission.

2. Land Use Plan. Prepared at a scale of not smaller than one inch equals 300 feet, the Land Use Plan shall contain the overall tract and illustrate:

- (a) Total number of dwelling units, total number of lower income housing units and total acreage allocated to non-residential uses.
- (b) The specific land areas to be devoted to the specific land uses.
- (c) The acreage of each land use area.
- (d) The net density range or range of numbers of units for each residential land use area.

3. Traffic and Circulation Plan. Prepared at a scale of not smaller than 1 inch equals 300 feet, the traffic and circulation plan shall show:

- a. The general location of all existing and proposed collector streets.
- b. Typical Road Cross Section.

4. Utility Plan. Prepared at a scale of not smaller than 1 inch equals 300 feet, the Utility Plan shall show:

- a. The general location and extent of existing and proposed sewer and water lines.
- b. The general location of pump stations, if required.

5. **Drainage Plan.** Prepared at a scale of not smaller than 1 inch equals 300 feet, the drainage plan shall contain:

- a. The location of drainage areas and direction of run-off flow.
- b. The size in acres of the drainage areas.
- c. The general location and size of detention and/or retention basins.

6. **Open Space Plan.** Prepared at a scale of not smaller than 1 inch equals 300 feet, the open space plan shall indicate:

- a. The location and size of open space areas.
- b. The proposed use of open space areas as it relates to open space, conservation, recreation or public purposes.

7. **Exemption From Impact Review.** At no time shall an applicant for approvals for Planned Unit Development be required to submit for review and/or approval an environmental impact statement or assessment, a community impact or fiscal impact statement or a traffic impact statement. The purpose of this exemption is to expedite the review and approval of Planned Unit Development applications, and to make more realistic and affordable the opportunity for applicants to submit applications for approval for development within a Planned Unit Development zone and to receive approval therefor.

8. **Review and Action by the Township.** The procedure for submitting a GDP application shall be as provided for preliminary plans. The Township shall take action upon the GDP application as provided for under the time requirements for Preliminary Plans.

B. Findings of Fact. In the case of Planned Unit Development, the Reviewing Agency shall make findings of fact in conformance with the requirements of N.J.S.A. 40:55D-45.

C. Effect of GDP Approval. A GDP approval shall confer upon the applicant the following rights for a period of time determined by Reviewing Agency in accordance with N.J.S.A. 40:55D-49:

- (1) The submitted Land Use Plan shall not be changed with regard to the total dwelling units and the size, location, density, ranges and use of the various land use areas.
- (2) The general location and specifications for the approved collector roads shall not be changed.
- (3) Sections may be subdivided from property receiving GDP approval without regard to setback, sideyard, area of other applicable standards for the purpose of selling to a builder, homeowners association, or utility.
- (4) If preliminary and/or final site plans and/or sub-division plans for site improvement have been submitted and approved simultaneously with the GDP application, construction of the approved improvements may commence.

F. Subdivision and Site Plan Review of Planned Unit Developments. The procedures and submission requirements of the Bernards Township Land Development Ordinance shall apply to land zoned for Planned Unit Development, with the following exceptions:

- (1) A sketch plat shall not be required but may be submitted at the applicant's option;
- (2) The applicant may at his option, simultaneously submit preliminary and final site plan and/or subdivision applications for all or any portion of the Planned Unit Development property;

- (3) An Environmental Impact Assessment shall not be required;
- (4) With respect to on-tract and off-tract improvements the following shall apply in lieu of the appropriate provisions of the Land Development Ordinance:
 - a. Performance guarantees may be submitted by the applicant in lieu of installation of all on-tract improvements, said guarantee(s) to be submitted as a condition of final site plan or subdivision approval on a section by-section basis and to include cash only at the applicant's option;
 - b. Any performance guarantee submitted by the applicant pursuant hereto may run for a term not to exceed two (2) years.
 - c. A developer's agreement shall not be required.

2. Amend Section 202 to add the following definitions:

Height of Building: The vertical distance measured to the highest point from the mean elevation of the finished grade at the foundation of the building. (This definition replaces the current definition of "height of structure").

Density:

Gross Density:

The quotient of the total number of dwelling units on the tract divided by the total area of the tract, including environmentally sensitive, restricted areas or areas otherwise defined as unuseable areas. The result is expressed as dwelling units per acre (DU/AC).

Net Density:

The quotient of the total number of dwelling units within a designated development or residential land use parcel divided by the total land area within the designated parcel. The result is expressed as dwelling units per acre (DU/AC).

Maisonette:

One building containing four (4) or more dwelling units located adjacent to one another in a side to side and back-to-back configuration separated by a vertical party wall and may include manufactured housing.

Manufactured Housing:

Manufactured housing means a housing unit all or part of which is portable, and may be built on a chassis. The unit must be designed to be used with a permanent foundation (such as a concrete pad) as a dwelling for year round occupancy when connected to required utilities. The term manufactured housing includes modular housing, housing built with panelized construction and mobile homes.

Multifamily:

One Building containing two or more dwelling units separated by a vertical and/or horizontal party wall or floor, and may include manufactured housing. (This definition replaces the current definition of "dwelling unit, multifamily")

Patio House:

A one family dwelling on a separate lot with open space setbacks on three sides and with a court.

Townhouse:

One building containing two (2) or more dwelling units located adjacent to one another in a side-to-side configuration and separated by a vertical party wall and may include manufactured housing.

Economically Feasible Housing:

Housing as to a household in a given income range, where housing costs are no greater on an annual basis than thirty (30%) percent of the maximum annual income of households in that income range.

Lower Income:

That income level designated as low and very low contained in H.U.D Section 8 Rental Assistant Program Income by Family Size for Somerset County, New Jersey, for a family of four (4), or any other generally accepted standard.

Lower Income Housing:

Those dwelling unit(s) which are economically feasible to purchase or rent by a lower income household.

Planned Unit Development:

An area with a specified minimum contiguous acreage of ten (10) acres or more to be developed as a single entity according to a plan, containing one or more residential clusters, which may include appropriate commercial, or public or quasi-public uses.

Reviewing Agency

The Planning Board, except where otherwise required by the N.J.S.A. 40:55 D-1 et. seq.

Tract:

An area of land composed of one or more lots having sufficient dimension and area to make one development meeting the requirements of this

ordinance for the use(s) intended. It shall include environmentally sensitive lands.

Yard:

Rear Yard:

An open space extending across the full width of the lot and lying between the rear lot line and the closest point of the principal building on the lot. The depth of the rear yard shall be measured horizontally and at right angles to either a straight rear lot line or the tangent of the curved rear lot lines. (This definition replaces the current definition of "rear yard")

Side Yard:

An open space extending from the front yard and lying between each side lot line. The width of the required side yard shall be measured horizontally and at right angles to either a straight line or tangent or curved lot lines. (This definition replaces the current definition of "side yard")

Front Yard:

An open space extending across the full width of the zoning lot and lying between the front lot line and the closest point of the principal building on the zoning lot. The depth of the front yard shall be measured horizontally and at right angles to either a straight front lot line or the tangent of the curved front lot lines. (This definition replaces the current definition of "front yard")

3. Amend Section 403A to add the following to the list of zones: "Residential - Planned Unit Development (1) and Planned Unit Development (2)."

4. Add a new Section 403K as follows:

Section 403K Planned Unit Development Zones

1. Purpose:

It is the intent of the Planned Unit Development regulations to provide a realistic opportunity for a variety of housing types and income levels in the

Township including housing for lower income households; and to encourage the development of such lower income housing, and other housing, by providing land use regulations which afford for and make possible more creative and imaginative design for the development of residential and non-residential areas than is generally possible under conventional zoning.

2. Priority of Regulations:

Notwithstanding any and all provisions elsewhere in this ordinance or any other ordinance of the Township, Planned Unit Developments are subject only to the standards and provisions contained in this Section.

3. Location and Size:

Planned Unit Development shall be a permitted use in the area designated on the zone map as amended by Ordinance No. _____. Planned Unit Development (1), as defined below, shall be permitted within the Raritan Watershed. Planned Unit Development (2), as defined below, shall be permitted within the Passaic Watershed. Notwithstanding any other provision of the Bernards Township Land Development Ordinance, the standards set forth below for the Planned Unit Developments, as defined, shall supersede and replace any other standards as set forth in said Ordinance.

4. Maximum Dwelling Units and Nonresidential Development Permitted

There shall be two (2) forms of Planned Unit Development Zones, which are hereafter called "Planned Unit Development (1)" and "Planned Unit Development (2)". Notwithstanding any other provisions of this ordinance, a Planned Unit Development (1) shall permit an overall gross density of 10 dwelling units per acre; and a Planned Unit Development (2) shall permit an overall gross density of 6 dwelling units per acre. Non-residential uses shall be permitted in Planned Unit Development (1), provided that total land area devoted to non-residential

commercial or industrial uses shall not exceed 15% of the total land area of the Planned Unit Development, at a F.A.R. of thirty (30%) percent. Non-residential uses shall be permitted in Planned Unit Development (2), provided that total land area devoted to non-residential commercial or industrial uses shall not exceed 10% of the total land area of the Planned Unit Development. at a F.A.R. of twenty-five(25%) percent.

5. Principal permitted uses on the land and in buildings include:

- a) Public utility uses as conditional uses under N.J.S.A. 40:55D-67.
- b) Multifamily structures.
- c) Townhouses.
- d) Maisonettes.
- e) Single Family structures.
- f) Patio Houses.
- g) Manufactured Housing.
- h) Non-residential professional offices, commercial/retail
- i) Public parks, playgrounds, conservation areas and public purpose uses.
- j) Open space as defined in N.J.S.A. 40:55D-1 - et. seq.

6. Accessory uses permitted on the land and in buildings include:

- a) Private residential swimming pools in rear yards only.
- b) Private residential tool and storage sheds not to exceed fifteen (15) feet in height.
- c) Boats on trailers and campers to be parked or stored only and located in specifically designated areas only.
- d) Recreational facilities.
- e) Off street parking and private garages.
- f) Fences and walls not exceeding six (6) feet in height.

- g) Signs.
- h) Agriculture, equestrian and related uses.
- i) Home Occupations.

7. Maximum Building Height

No building shall exceed forty (40) feet in height.

8. Area and Yard Requirements - Residential

Permitted Use	Min Lot Area (Ft.)	Min. Lot Width (Ft.)	Min. Front Yard (Ft.)	Min. Side Yard (Ft.)	Min. Rear Yard (Ft.)
Townhouse	1200	16	10	10 ¹	20
Single Fam. and Patio House	4,000	40	20	10/5 ⁴	20
Maisonette	600	16	10	10 ¹	N/A
Manufactured Housing	1,400	22	22	11/3 ²	7
Multifamily	N/A	N/A	10/5 ³	10	20

Accessory buildings shall be set back at least 4' from the lot line.

In instances where no subdivision of the land is planned, the permitted buildings shall be placed on the land in such a manner as to make it possible to subdivide a zoning lot in conformity with the above requirements.

1. One side only and applicable only to end units.
2. Primary/Secondary
3. Without attached covered parking/with attached covered parking.
4. One side yard may be reduced to 0 feet if other equals 15 feet for Patio Houses.

9. Schedule of Area and Yard Requirements - Non-Residential

Permitted Use	Min Lot Area (Ft.)	Min. Lot Width (Ft.)	Min. Front Yard (Ft.)	Min. Side Yard (Ft.)	Min. Rear Yard (Ft.)
Commercial	22,500	150	30	30	15
Office	22,500	150	30	30	15

10. Minimum Off Street Parking Requirements

a) Residential.

(1) Each dwelling unit shall provide off-street parking in the following manner:

Dwelling units with one (1) bedroom or less: 1.5 spaces

Dwelling units with two (2) bedrooms or more: 2.0 spaces

(2) The required parking spaces shall be permitted within the yard areas specified herein. However, nothing contained herein shall require the off-street parking closer than one hundred and fifty (150) feet from the dwelling unit.

b) Nonresidential

Commercial: 1 for each 200 square feet of floor area.

Office: 1 for each 250 square feet of floor area.

The required parking spaces shall be permitted within the yard areas specified herein.

11. Lower Income Residential Requirement

a) Number of Dwelling Units Required. All Planned Unit Developments shall be required to provide twenty (20) percent of the dwelling units therein to be economically feasible for lower income households.

b) Subsidies. While governmental subsidies may be used at the discretion of the applicant to fulfill the requirement of the section, the lack of said subsidies shall in no way alter or diminish the lower income requirements of this section.

c) Resolution of Need. If to fulfill the requirements of this Section, an applicant may require a Resolution of Need in order to qualify for governmental subsidies the governing body shall upon thirty (30) days of a written request act upon such a resolution.

d) Tax Abatement. Notwithstanding any ordinance of Bernards Township, any applicant who is granted General Development Plan approval for a Planned Unit Development shall be granted the maximum legally permitted tax abatement for all dwelling units in the Planned Unit Development, and other subsequent purchasers, leasees or other occupants of said dwelling units shall be granted such tax abatement.

e) Resale of Lower Income Housing. All lower income dwelling units within a Planned Unit Development may be required by the approving body to have covenants running with the land to control the resale price of "for sale" units or to employ other legal mechanisms which may be approved by the Township Attorney and will, in his opinion, ensure that such housing will remain economically feasible to persons of lower income for a period of at least twenty years.

f) Notwithstanding any provisions set forth elsewhere in this ordinance, and any ordinance enacted by the Township, the reviewing body shall waive any other design requirements

contained in this ordinance, or any other ordinance enacted by the Township, in order to permit all housing within a Planned Unit Development to be built at lowest cost, provided that the reviewing body shall be satisfied that such a waiver does not jeopardize the public health and safety.

g) **Phasing of Lower Income Housing.** Lower income housing shall be phased in accordance with the following schedule:

Percentage of Total Dwelling Units	Minimum Percentage of Lower Income Dwelling Units
25%	0%
50%	25%
75%	50%
100%	100%

The above percentage shall refer to the percentage of total dwelling units having final site plan or subdivision approval and the percentage of lower income dwelling units which have received subdivision and/or site plan approval.

h) **Waivers.** Notwithstanding any ordinance requirement of Bernards Township the applicable approving agency shall waive the following fees for every development which includes lower income housing:

- 1) **Planning board application fees;**
- 2) **Building permit fees;**
- 3) **Certificate of occupancy fees;**
- 4) **Sewer and water connection and application fees;**
- 5) **Engineering inspection fees;**
- 6) **Professional service escrow account fees;**

- 7) Other waivers. Environmental and Community impact assessments shall not be required for projects which include lower income housing. The Planning Board may waive any other standards in order to promote the provision of lower income housing so long as it is satisfied that such a waiver does not jeopardize the public health and safety.

12. Common Open Space Requirements

- a) A minimum land area equal to fifteen (15) percent of the land area of the Planned Unit Development which may include environmentally restricted land, without limitation, shall be designated for conservation, open space, recreation, schools and/or other common open space in any proportion which the applicant may propose.
- b) All property owners and tenants shall have the right to use the common open space.
- c) Common Open Space may be deeded to the Township, to an open space organization or trust, or to a private organization charged with the provision of recreation activities.
- d) All common open space deeded to an open space organization or trust shall be owned and maintained as provided for in N.J.S.A. 40-55D-43.

13. Landscape/Buffers

- a) Landscaping within a Planned Unit Development shall be provided in the following minimum quantity, to be increased at applicant's discretion:

- 1) Street trees along streets and common parking areas: street trees of 1½-2 inches in caliper shall be provided 50 feet on center on both sides of the street or common parking areas.
- 2) Common area planting: common areas and/or yards shall be planted with one conifer, 6-8 feet, for every dwelling unit and one deciduous tree, 1½-2 inches in caliper, for every two dwelling units.
- 3) Fifteen (15) shrubs shall be planted for each dwelling unit. The shrubs shall be fifteen to eighteen inches high at the time of planting.
- 4) Ground cover-grass shall be provided over all disturbed areas.

All plant material shall be of nursery stock, healthy and free of disease.

14. Drainage

Where non-structural means of controlling surface runoff, such as swales, is feasible and adequate such non-structural means shall be preferred.

- a) The system shall be adequate to carry off the storm water and natural drainage water which originates not only within the lot or tract boundaries but also that which originates beyond the lot or tract boundaries in their current state of development. No storm water runoff or natural drainage water shall be so diverted as to overload existing drainage systems or create flooding or the need for additional drainage structures on other private properties or public lands without proper and

approved provisions being made for taking care of these conditions.

b) Techniques for computing water runoff shall be as follows:

- 1) Collection Systems; Rational Method.
- 2) Detention Systems: "U.S.D.A. Soil Conservation Service, Technical Release #55." Determination of the "R" factors shall be as contained in the ACE Manual #37, latest edition.

c) Storm sewers, open channels, bridges and culverts shall be designed from minimum flow capacities as follows:

	<u>Design Capacity</u>
Collection Systems	10 years
Culverts	25 years
Detention Systems	100 years

d) All materials used in the construction of storm sewers, bridges and other drainage structures shall be in accordance with the specifications of the "Standard Specifications for Road and Bridge Construction of the New Jersey Department of Transportation," current edition, and any supplements, addenda and modifications thereof unless otherwise specified by the reviewing municipal agency. Lesser specifications may be approved by the reviewing authority.

e) Lots and buildings shall be graded to secure proper drainage away from buildings. Additionally, drainage shall be provided in a manner which will prevent the collection of storm water in pools or other unauthorized concentrations of flow.

f) Detention or retention basins shall be required to hold storm water runoff such that discharge will not exceed pre-development rates. A waiver of this provision may be granted only when the applicant shows that the additional runoff resulting from the proposed development will be negligible. Where detention or retention basins are required, they shall be designed in accordance with the "U.S.D.A. Soil Conservation Service, Technical Release" using the routing procedure, and where feasible, the outlet from the detention facility must require that 90 percent of the runoff from one and one-fourth inches of rainfall, falling in two hours, be retained, so that not over 90 percent will be evacuated prior to 18 hours. Retention will not be required if such a structure would reduce the outlet size to a diameter less than three inches.

g) Approval of drainage structures shall be obtained from the appropriate municipal, county, State and Federal agencies and offices. Each applicant shall make application to the State Division of Environmental Protection, the Somerset County Engineering Department and the Township engineer.

h) Where required by the Township and as indicated on an improved development plan, a drainage right-of-way easement shall be provided to the Township where a tract or lot is traversed by a system, channel or stream. The drainage right-of-way easement shall conform substantially with the lines of

such water-course and, in any event, shall meet any minimum widths and locations as shown on any official map and/or master plan.

15. Lighting

a) Street lighting shall be provided for all street intersections and along all collector and local streets, parking areas and anywhere else deemed necessary for safety reasons.

b) Any outdoor lighting such as building and sidewalk illumination, driveways with no adjacent parking, the lighting of signs and ornamental lighting, shall be shown on the lighting plan in sufficient detail to allow a determination of the effects upon adjacent properties, traffic safety and overhead sky glow. The objectives of these specifications is to minimize undesirable off-streets and driveways in such a manner as to interfere with or distract drive vision.

c) Specific lighting requirements.

a. The maximum intensity of lighting permitted on roadways shall be as follows:

Average Maintained Horizontal Illumination For Residential Areas

Collector	0.6 footcandles
Local	0.4 footcandles

b. The minimum intensity of lighting for other areas shall be as follows:

Intersections	2.0 footcandles
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Parking Areas/ Non Residential	1.0 footcandles
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Max at property lines	1.0 footcandles
Residential areas	.5 footcandles (av.)
	.1 footcandles (min.)

16. Sanitary Sewers

Where required and where a public or private treatment and collection system is provided, the developer shall design and construct such facilities in accordance with the N.J.D.E.P. permit requirements and in such a manner as to make adequate sewage treatment available to each lot and structure within the development from said treatment and collection system.

17. Streets

a) All developments shall be served by paved streets in accordance with the approved subdivision and/or site plan, all such streets shall have an adequate crown.

b) Local streets shall be so planned and identified so as to discourage through traffic.

c) The minimum public street right-of-way and cartway and the minimum private street cartway shall be in accordance with the following schedule:

	<u>R.O.W.</u>	<u>Cartway</u>
<u>Collector Street</u>	50'	26'
<u>Local Street serving single family detached</u>	40'	22'
<u>All Other Local Streets</u>	26'	20'

d) Street intersections shall be as nearly as right angles as is possible and in no case shall be less than 80 degrees. Approaches to all intersections shall follow a straight line for at least 100 feet or a curve with a radius of not less than 600

feet. No more than two streets shall meet or intersect at any point and the centerlines of both intersecting streets shall pass through a common point.

e) A tangent of at least 100 feet shall be provided between reserve curves on collector streets.

f) A Cul de sac shall be no more than 1,250 feet in length nor shall they provide access to more than 100 dwelling units. A turn around shall be provided at the end of the cul de sac with a paved turning radius of 80 feet and a R.O.W. in the case of public streets of 100 feet.

g) The pavement standard for streets within a Planned Unit Development under the jurisdiction of the Township shall be a base course of four (4) inches of Bituminous Stabilized Base, Stone Mix No. 1 placed on a compacted, unyielding subgrade, with a surface course of two (2) inches of Bituminous Concrete, type F.A.B.C. - 1, Mix #5 applied in accordance with State highway specifications. If the applicant can demonstrate that due to specific on site conditions an alternate pavement section would perform the same as the required section the alternative pavement standard shall be approved by the planning board.

18. Water Supply

Where public water is available, water mains shall be constructed in such a manner as to make adequate water service available to each lot or building within the development. The system shall be designed and constructed in

accordance with the requirements and standards of the agency or authority having water supply jurisdiction.

NOTE: THIS ORDINANCE SHALL BE ACCOMPANIED BY A MAP SHOWING THE HILLS DEVELOPMENT COMPANY'S PROPERTY, WITH ALL SUCH PROPERTY WITHIN THE RARITAN BASIN ZONED FOR PLANNED UNIT DEVELOPMENT (1) AND ALL SUCH PROPERTY WITHIN THE PASSAIC BASIN ZONED FOR PLANNED UNIT DEVELOPMENT (2).