

BOROUGH OF HAMPTON  
HUNTERDON COUNTY, NEW JERSEY.

ORDINANCE 01-2024

AMENDING CHAPTER 157 LAND DEVELOPMENT, CREATING ARTICLE XVI DESIGN AND PERFORMANCE STANDARDS SECTION 184.1 AND SECTION 184.2

**WHEREAS**, the Borough of Hampton desires to bolster the land use regulations, improving design standards;

**WHEREAS**, the Borough's 2020 Master Plan Re-Examination Report recommends "Revise regulations to provide improved standards for lighting, curbs, and sidewalks along Borough roads";

**WHEREAS**, the Borough's 2020 Master Plan Re-Examination Report recommends "Update development regulations to provide safe and convenient pedestrian and bicycle facilities along all roads that can accommodate them and consider adopting a complete streets policy";

**NOW THEREFORE BE IT ORDAINED**, by the Borough Council of the Borough of Hampton, in the County of Hunterdon County, State of New Jersey, the following:

**SECTION 1: PART II: GENERAL LEGISLATIONS, CHAPTER 157 LAND DEVELOPMENT, ARTICLE XVI DESIGN AND PERFORMANCE STANDARDS SECTION 184.1 CIRCULATION IS CREATED AS FOLLOWS**

(additions shown as thus; deletions shown as ~~thus~~):

**A. Bicycle Facilities.**

- (1) Bicycle facilities, including designated bike lanes, shared roads, and bike paths shall be provided on public and private streets to the extent practical.
- (2) Bicycle parking facilities shall be provided where 20 or more vehicle parking spaces are required for nonresidential or multi-family development.
  - (a) Nonresidential Uses. Bicycle parking spaces shall be provided for at a rate of 1 bicycle space for each 20 vehicle parking spaces required under the Borough's parking standards herein, with a minimum requirement of 2 bicycle parking spaces.
  - (b) Residential Use. Only multi-family development shall be required to provide bicycle parking at a rate of 1 bicycle space for each 5 dwelling units.
- (3) Bicycle parking areas shall be designed to provide secure anchoring for locking devices.
- (4) Bicycle parking shall be located a minimum of 4 feet from fire hydrants, curb ramps, etc. and shall be placed to avoid conflicts with pedestrians and vehicles.
- (5) Bicycle parking shall be placed within 50 feet of the primary building entrance.

- B. Pedestrian sidewalks shall be provided on both sides of all streets. Sidewalks shall be 5 feet wide in nonresidential zone districts and 4 feet wide in residential districts. Sidewalks shall be placed in the right-of-way, parallel to the street unless an exception has been permitted to preserve topographical or natural features, or to provide visual interest, or unless the applicant**

shows that an alternative pedestrian system provides equally safe and convenient circulation. Sidewalks may be placed in a public access easement adjoining the right-of-way in order to provide sufficient room for various functions within the right-of-way, as follows:

- (1) Handicapped Passage. Sidewalks and walkways less than 6 feet in width shall provide widened areas at least every 200 lineal feet sufficient to permit the passage of 2 wheelchairs in opposite directions. The widened area shall be at least 6 feet wide. In general, this requirement may be met through the intersection of driveway's paved surfaces with sidewalks.
  - (2) Sidewalks and graded areas shall comply with the design criteria of the American with Disabilities Act and New Jersey Department of Transportation.
- C. In addition to required sidewalks along streets, developments shall provide internal sidewalks creating convenient linkages between the development and all surrounding streets. Internal sidewalks shall be provided linking such development to adjoining developments. Cross-access easements shall be provided for such pedestrian linkages.
- D. Curbs
- (1) Curbs shall generally be required along all cartways, driveways other than those for single-family homes, and parking lots. Curbs are intended to provide the functions of a vehicular barrier, as a control for storm water runoff, and as slope protection.
  - (2) Curbing for Borough streets shall be granite block with a six-inch curb face on all streets, including minor and arterial streets. However, on streets under the jurisdiction of the county or state, curbing shall be in accordance with the requirements of the appropriate authority.
  - (3) An alternate form of curbing may be approved by the Board if the applicant can demonstrate to the Board's satisfaction that a substantial cost savings will result and that no loss in the useful life of the curbing and no increase in maintenance costs will occur. On private streets, the Board may waive the requirements for curbing if the applicant can demonstrate that no adverse impact will occur to the pavement, that drainage will not be impaired and that the drainage system and facilities can easily be maintained.
  - (4) On Borough streets other than minor streets and on private streets, the Board may waive the requirements for curbing if the street is specifically designed for construction without curbing, if drainage will not be impaired, if there will be no adverse impact to the pavement, if the drainage system can easily be maintained and if it can be shown that any increased cost in maintenance will be offset by the overall improvement in road design.
    - (1) If granite block, stones shall not be less than 12 inches in height and shall be constructed to show a vertical face above the roadway pavement of six inches.
    - (2) If concrete, the curbing shall meet the following specifications:
      - i. The concrete to be used for curbs shall be Class B concrete as specified in the New Jersey State Highway Specifications for Curbs and Gutters.

- ii. Expansion joints shall be provided at maximum intervals of 10 feet and shall be sealed as specified by the Borough Engineer.
  - iii. Openings for driveway access shall be in such widths as shall be recommended by the Borough Engineer in accordance with these ordinances. The curb at such driveway openings shall be depressed to the extent that 1 1/2 inches extends above the finished pavement. The rear top corner of the curb shall have a radius of 1/4 inch, and the front top corner shall have a radius of 1 1/2 inches.
  - iv. Concrete curbs for local roads shall be eight inches wide at the base and not less than seven inches wide at the top. Their height shall not be less than 20 inches and shall be constructed to show a vertical face above the pavement of six inches. The rear top corner of the curb shall have a radius of 1/4 inch, and the front top corner shall have a radius of 1 1/2 inches.
- (3) Depressed curb ramps for the handicapped shall be installed at all curb radii where sidewalks intersect the curb in accordance with the laws of the State of New Jersey.

SECTION 1: PART II: GENERAL LEGISLATIONS, CHAPTER 157 LAND DEVELOPMENT, ARTICLE XVI DESIGN AND PERFORMANCE STANDARDS SECTION 184.2 LIGHTING IS CREATED AS FOLLOWS (additions shown as thus; deletions shown as ~~thus~~):

A. Lighting.

- (1) General. Sufficient exterior illumination shall be provided to ensure the safety of persons and security of property between the hours of sunset and sunrise. Lighting shall be designed so as to avoid the creation of hazards to pedestrians, vehicles or nuisances to adjoining property owners or residents. Light fixtures, except for those for single-family homes, shall be certified Dark Sky Friendly by the International Dark-Sky Association. The following shall apply to all exterior lighting luminaires.
- (a) Illumination levels, lamp color, and fixture type shall be coordinated in a consistent approach and shall complement architecture and landscape design.
  - (b) Lighting shall be designed to provide the greatest degree of legibility of site and building conditions, as perceived by persons entering, occupying and exiting the site by all modes of mobility, through using the lowest possible illumination levels such that sky glow, glare and light trespass are minimized.
  - (c) Lighting fixtures shall be non-glare, full cut-off and fully shielded.
  - (d) Except for any lighting for any particular security purpose, such as ATM lighting, all lighting for non-residential uses shall be controlled by photoelectric sensors and circuit timers so that lights may be automatically turned off during non-business hours.
  - (e) Light fixtures shall be LED and the color temperature shall not exceed 2,700K.

- (f) Illumination levels shall not exceed 0.1 foot-candles at the property line.
- (g) At the Planning Board's discretion, exterior lighting, including illuminated signage, shall be subject to a nighttime lighting test by the Board or Borough Engineer. Lighting levels shall be adjusted as determined by the Board or Borough Engineer.
- (h) Stairways, sloping or rising paths, building entrances and exits should be illuminated.

(2) Specific Requirements for Parking Lots.

- (a) Exterior lighting fixtures shall not exceed a maximum height of the principal building or 25 feet, including the pole base, whichever is less.
- (b) Lighting fixtures may be attached to a building, provided that such lighting is focused downward and is fully cut-off and fully shielded.
- (c) Illumination Levels. The average level of illumination shall not exceed 1.0 foot-candle and maximum illumination shall not exceed the minimum illumination by more than a ratio of 10 to 1. The uniformity of lighting shall not exceed a ratio of maximum to average illumination of 4:1.

Attest: Linda Leidner  
Linda Leidner, RMC  
Municipal Clerk

Todd Shaner  
Todd Shaner, Mayor

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