

**UNIFIED DEVELOPMENT ORDINANCE  
(UDO)**

**Book 2 of 2: Appendices A & B**

**Adopted by the Township Council of the Township of Logan  
Gloucester County, New Jersey  
December 28, 2010  
By Ordinance No. 19-2010**

**TOWNSHIP COUNCIL**

**FRANK W. MINOR, MAYOR**

**Lyman Barnes, Deputy Mayor  
Bernadine Jackson**

**Christopher Morris  
Doris Hall**

**Brian Duffield, Esquire, Township Solicitor  
Annina Hogan, P.E, C.M.E., Township Engineer  
Abbe Kooper, P.P., A.I.C.P., Township Planner  
(Remington and Vernick Engineers, Inc.)**

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**Legal Assistance by:  
The Law Offices of Dale T. Taylor  
Mullica Hill, New Jersey**

**APPENDIX A**

**1979 LAND USE ORDINANCE FOR CRITERIA AND  
STANDARDS AND ASSOCIATED APPROVAL  
RESOLUTIONS**

Replaced by "Development Ordinance" 1990

**PROPOSED  
LAND USE ORDINANCE  
LOGAN TOWNSHIP, NEW JERSEY**

**Prepared For:**

**Logan Township Planning Board**

**Prepared By:**

**Raymond, Parish, Pine & Weiner, Inc. Planning Consultants  
Princeton, New Jersey**

**With Primary Assistance of:**

**Sippel & Masteller Associates, Inc. Township Engineers  
Samuel Leone, Esq. Planning Board Attorney  
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**Public Hearing Copy  
January 15, 1979**

**Revised May 1, 1979  
Revised May 9, 1979**

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## CHAPTER VIII SITE PLANS

### ARTICLE I – TITLE, APPLICATION, EXEMPTION, WAIVERS AND ADMINISTRATION

- 1.0 Short Title – This Chapter of the Land Use Ordinance of Logan Township may be cited and referred to as the Site Plan Ordinance.
- 1.1 Application of Requirements – No development shall take place within the Township now shall any land be cleared or altered, nor shall any watercourse be diverted or its channel or floodplain dredged or filled, nor shall any parking areas, accessory or otherwise or accessways thereto, be constructed, installed or enlarged, nor shall any building permit be issued with respect to any such structure, land or parking area, except in accordance with an approval of such development granted pursuant to this Chapter unless exempt in accordance with Section 1.2 of this Article.
- 1.2 Exemptions – Site plan approval shall not be required for any of the following:
- a. Detached single family dwellings and accessory buildings permitted under applicable zoning districts; but this shall not limit the requirements for submission and approval of subdivision plats as otherwise required by Township ordinances.
  - b. The construction of a parking area for less than three (3) automobiles.
  - c. Any structure or use for which a site plan review application was made to the Planning Board prior to the effective date of this Chapter under municipal ordinances and regulations the in effect and superseded by this Chapter, and that is developed in accordance with an approval of such application heretofore given by the Planning Board pursuant to said prior ordinances and regulations, provided that such approval is less than two years old.
  - d. Any development proposal that does not affect existing circulation, drainage, building arrangements, landscaping, buffering, lighting, and other considerations of site plan review.
  - e. Involves normal maintenance or replacement such as a new roof, painting, new siding or similar activity.
- 1.3 Waiver of Site Plan Review Requirements
- a. The rules, regulations and standards set forth in this Chapter shall be considered the minimum requirements for the protection of the public health, safety, and welfare of the citizens of the Township. However, if the applicant can clearly demonstrate that, because of peculiar conditions pertaining to his land, the literal enforcement of this Chapter is impracticable or will exact undue hardship, the Planning Board may permit such exemption(s) and waiver(s) as may be

reasonable, within the general purpose and intent of the rules, regulations, and standards established by this Chapter.

- b. The Planning Board may also waive the requirements of this Chapter if the proposed development:

- (1) Secured previous site plan approval under the terms of this Chapter.

#### 1.4 Site Plan Review Advisory Board

1.4.1 Administration – The Planning Board may establish a Site Plan Review Advisory Board, subject to provisions set forth herein, to assist the Board in its deliberations on site plan applications.

1.4.2 Membership

- a. An advisory committee to be known as the Site Plan Review Advisory Board may be created, consisting of seven members appointed by the Township Committee. The appointees shall be: two members each from the Planning Board and the Zoning Board of Adjustment; one member each from the Environmental Commission and the Board of Health; and a resident of the Township.

The terms of office of the appointees shall be for one year each, computed from the first day of January of the year of their appointments, except that of the first appointments shall be for the balance of the year in which this Ordinance is adopted. Vacancies shall be filled in the same manner, and those occurring other than by expiration of the term shall be filled for the unexpired term only.

- b. There shall be a chairman and a vice-chairman elected by and from the board membership.

1.4.3 Function – The Site Plan Review Advisory Board shall advise and assist the Planning Board or the Zoning Board, as it may be requested, on all site plans according to the following:

- a. Determine their compliance with applicable development regulations.
- b. Discuss with applicants the technical aspects of the proposed site plan including but not limited to parking and circulation, lighting, signs, landscaping, drainage, building location and design.
- c. Recommend approval, disapproval, or other appropriate action on any specific sit plan application.

- 1.4.4 Authority – The Site Plan Review Advisory Board shall function in an advisory capacity to the Planning Board having no final authority on any site plan application.
- 1.4.5 Bylaws – The Site Plan Review Advisory Board may, from time to time, promulgate such rules and regulations as it may deem necessary for the proper internal administration of this Ordinance, subject to the approval and amendment by the Planning Board. A copy of such rules and regulations shall be kept in the Township offices on file with the Administrative Officer.

## ARTICLE II – PROCEDURES FOR SITE PLAN APPROVAL

2.0 General Intent – All site plans shall be formally reviewed except as noted herein in two stages: preliminary and final. An informal discussion and review sketch stage is encouraged of applicants seeking site plan approval. Preliminary and final stages may be combined by the applicant. As a condition for combined stage application, the time for approval by the Planning Board shall be the total of the mandated approval time allowed to each review stage as noted herein.

### 2.1 Filing, Referral and Classification Procedures

- a. Filing – Site plan applications shall be received for official processing by the Township no later than two weeks prior to regular Planning Board meeting of each month.

The applicant shall submit sufficient copies of all required exhibits as set forth under the appropriate site plan review stage of this Article together with an application form and all applicable fees to the Administrative Officer. The time for the Board's review shall not begin to run until the submission of a complete application with the required fee. Unless the applicant is notified by certified mail by the Planning Board within forty-five (45) days of the official receipt of the application that it is incomplete, said application shall be deemed complete as of the date it was received, hereinafter known as the "filing date", by the Administrative Officer.

- b. Referral – The Administrative Officer shall forward upon receipt of a site plan application in proper form with requisite fees, one copy each of an application to the Township Engineer for his classification recommendation, review, and report to the Planning Board and SPRAB prior to distribution to other reviewing agencies as stipulated herein for various stages of plan review and approval.
- c. Classification – The Administrative Officer shall determine whether the Planning Board or Zoning Board of Adjustment has approval jurisdiction on the application. The Administrative Officer may confer with the Township Attorney in making this determination.

The Township Engineer shall recommend classification of the site plan application to the Planning Board as either a minor or major site plan.

The Planning Board may develop additional administrative procedures as necessary to insure efficient processing of site plan application. Such administrative procedures shall be available for public inspection in the Township offices on file with the Administrative Officer.

2.2 Site Plan Review Advisory Board Action – The Site Plan Review Advisory Board shall review the complete application and report back to the Planning Board within thirty (30) days after the filing date of an application. In the event that during its review of an application it is found by the Planning Board to be incomplete or in violation of any applicable codes or ordinances, the applicant shall be notified by the Planning Board within forty-five (45) days of the filing date of the application by certified mail as to the items omitted or ordinances violated.

2.3 Requirements Common to Preliminary and/or Final Site Plan Stages

2.3.1 Map Details – All maps or other documents submitted for site plan review shall contain the following information in addition to specific site plan details as required for each review stage.

- a. Title and location of the property.
- b. Name and address of land owner and applicant. If a corporation or partnership is land owner or applicant in an application for approval of a site to be used for commercial purposes, the land owner or applicant as the case may be, shall list the names and addresses of all stockholders or individual partners owning at least ten (10) percent of its stock of any class or at least ten (10) percent of the interest in the partnership.
- c. Name, address and professional license number and seal of the professional preparing documents and drawings. All plans shall be prepared, signed, and sealed by a licensed professional engineer or architect in the State of New Jersey.
- d. Place for signature of the Chairman and Secretary of the Planning Board.
- e. Date of plan and any modifications thereto.
- f. The following legends shall be on the site plan map:

(PRELIMINARY) or (FINAL)

1. SITE PLAN OF \_\_\_\_\_

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ ZONE \_\_\_\_\_

DATE \_\_\_\_\_ SCALE \_\_\_\_\_

APPLICANT \_\_\_\_\_

ADDRESS \_\_\_\_\_

SITE PLAN APPLICATION \_\_\_\_\_

2. I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE  
PLANNING BOARD OF LOGAN TOWNSHIP.

\_\_\_\_\_  
(Owner) (Date)

3. To be signed before issuance of a construction permit and incorporated only  
on a Final Site Plan:

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS  
HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE  
WITH ALL APPLICABLE CODES AND ORDINANCES AND THAT ALL  
CONDITIONS TO APPROVAL HAVE BEEN SATISFIED.

\_\_\_\_\_  
(If Improvements Installed)  
(Township Engineer) (Date)

\_\_\_\_\_  
(If Bond Posted)  
(Township Clerk) (Date)

4. APPROVED BY THE PLANNING BOARD (Preliminary Approval Date)  
(Final Approval Date)

\_\_\_\_\_  
(Chairman) (Date)

- 2.3.2 Other Information – The Planning Board may require other information and data for specific site plans. These data may include but are not limited to geologic information, water yields, flood data, environmental information, traffic counts, road capacities, market or economic information, and similar material.
- 2.3.3 Compliance with Other Ordinances – Information and documents required by other chapters of the Township’s Land Use Ordinance shall be submitted as part of an application for site plan approval and may be used to comply with site plan submission requirements for particular stages as applicable.
- 2.3.4 Waiver of Information Required – The Planning Board may waive submission of any required exhibits in appropriate cases and for specific site plans. Request for such waivers shall accompany a site plan application, stating the reasons why such waiver(s) is being requested.

## 2.4 Sketch Site Plan Review

- 2.4.1 Objective of Review – Applicants for preliminary approval are encouraged to submit for review by the Site Plan Review Advisory Board sketch site plans for informal discussions and recommendations. The Sketch Site Plan shall be reviewed to determine the proposal’s compliance with applicable Township ordinances and the general site design concept, including use, location, and bulk; buildings and improvements; density; open space; traffic and pedestrian patterns and other general design components. The sketch site plan shall be to scale, but detailed dimensions need not be shown. Said sketch site plans shall be used as a basis for changes and redesign so as to avoid undue expense and delay in preparing more detailed plans and specifications in subsequent review stages. The Advisory Board shall not be governed by any statutory time limits in its review of sketch site plans and compliance with the Advisory Board recommendations shall not bind the Planning Board in subsequent deliberations.
- 2.4.2 Sketch Site Plan Details- The sketch site plan may be prepared by the applicant and contain sufficient information for discussion by Advisory Board and the applicant.

## 2.5 Preliminary Site Plan Approval

- 2.5.1 Objectives of Review – The preliminary site plan shall be reviewed to determine the acceptability of the detailed design concept and shall be in sufficient detail to enable the Board to ascertain compliance with the performance standards and other standards of this Chapter as well as applicable Township ordinances.

- 2.5.2 Application – Two or more copies of the preliminary site plan, an application in a form approved by the Planning Board, and the requisite fee shall be delivered to the Administrative Officer.
- 2.5.3 Preliminary Site Plan Details – The preliminary site plan application technical materials, notwithstanding any other requirements of this or other Township ordinances, shall contain the following:
- a. Locator map at a scale of one inch equals two thousand feet (1"=2,000'), or larger scale, showing the lot and block number of the parcel in question and the lot and block number of adjacent and opposite properties. This map should also show any contiguous lot in which the applicant has any direct or indirect interest, and the nature of the applicant's interest.
  - b. Photographs of the property where necessary to show any unusual topographic, environmental, or physical aspect of the site. This would include but not be limited to rock outcroppings, vegetation, natural drainageways, wetlands, and existing structures and improvements.
  - c. A preliminary plan at a scale of one inch equals fifty feet (1"=50'), or larger scale, and any supplemental plans that are necessary to properly depict the project. In the case of a complex project a scale other than one inch equals 50 feet may be submitted provided that one copy of a photomechanical reduction to a scale of one inch equals fifty feet is submitted. The preliminary plan shall show at least the following information:
    - (1) North arrow, scale, graphic scale, date and notes, and dated revisions.
    - (2) The zoning district in which the parcel is located together with the district boundaries including within the boundaries of the parcel or within two hundred (200) feet therefrom. All setback lines, landscape strips, landscape buffers, building heights and other bulk requirements shall be shown and dimensioned. Any deviation from requirements of this Chapter shall be specifically shown.
    - (3) Boundaries of the properties, lines of all existing streets and roads, easements, right-of-way, and areas dedicated to public use within two hundred (200) feet of the development based on a survey by a licensed surveyor of New Jersey. These shall be dimensioned and where applicable, referenced as to direction.
    - (4) Reference to any existing or proposed deed restrictions or parcel exceptions concerning all or any portion of the tract. A copy of such covenants, deed restrictions or parcel exceptions shall be submitted with the application.

- (5) The existing and proposed contours and proposed spot grades referenced to U.S. Coast and Geodetic Survey Datum, at a contour interval of not less than two (2) feet. Existing contours are to be indicated by dashed lines and proposed contours by solid lines. Location of existing rock outcroppings, high points, watercourses and drainageways, depressions, ponds, marshes, vegetation wooded areas and other significant existing features including previous flood elevations of watercourse, ponds and areas as determined by survey. Trees of five inches or over in caliper shall be specifically located and identified. Any proposed change of such natural features shall be specifically noted.
- (6) The location, size, elevation, slope, and type of stop drainage structures, water and sewer and other utility structures, above and below grade, whether publicly or privately owned. Design calculations supporting the adequacy of proposed drainage structures and/or surface drainage shall be submitted.
- (7) The location of all existing buildings, bridges, culverts, paving, lighting, signs, or any other structures with grade elevations for each structure.
- (8) The distances measured along the right-of-way lines of existing streets abutting the property, to the nearest intersection with other streets.
- (9) The proposed use or uses of the land, building, and structures.
- (10) The quantitative aspects of the proposal such as number of units, square feet of construction, density, coverage, number of employees number of residents and area of land, etc. Specifically identified on the Site Plan, in tabular form, shall be pertinent zoning data, indicating the bulk/area requirements of the zone in which the proposed development is located and how the proposed development responds to the zoning requirements.
- (11) The proposed buildings and structures and any existing structures to remain, with dimensions, setbacks, heights (in feet and stories), and first floor or grade elevations. Existing buildings and structures to be removed shall be indicated. Sketch or typical building elevations indicating type of materials to be used.
- (12) The location and designs of any off-street parking areas, bicycle parking, service, trash or loading areas showing size and location of bays, aisles, barriers, planters, maneuvering areas, and traffic patterns.

- (13) The means of vehicular access for ingress to the egress from the site, showing the proposed traffic channels, lanes and any other structure of device intended to control traffic.
- (14) The location, design, and size of any on- or off-site pedestrian parks and bicycle pathways, open space, common open space, plazas and recreation areas or any other public use areas.
- (15) The location and design of the proposed screening, landscaping, and planting, including a planting plan and schedule of plant materials.
- (16) The location of all outdoor lighting (free-standing or on building), the size, nature of construction, lumens, heights, area, and direction of illumination, footcandles produced, typical manufacturer cuts illustrating style, and time controls proposed of outdoor lighting and display.
- (17) The location and design of all signs, the size, nature of construction, height and orientation, including all identification signs, traffic and directional signs and arrows, freestanding and façade signs and time controls for sign lighting.
- (18) The location size and purpose of all proposed easement rights-of-way, public areas to be dedicated to the public or to be restricted or defined by deed or any other arrangement. Also, the location of any Master Plan proposals indicating roadway, public area or facility shall be shown.

- d. All items as required in the Environmental Impact Assessment as set forth in Article XI of this Ordinance or statement concerning such which does not apply.
- e. Where applicable, the method by which any common or public open space or commonly help building or structure is to be owned and maintained.
- f. Where warranted, such other material deemed necessary by the Planning Board to evaluate the physical, fiscal, or socioeconomic impact of the proposed development upon the Township.
- g. Proof of payment of taxes.

2.5.4 Preliminary Site Plan Review – Within forty-five (45) days of the filing date to the Administrative Officer of a complete site plan application for ten (10) acres of land or less, or within ninety-five (95) days of submission of a complete application for a site plan of more than ten (10) acres, or within such further time as may be agreed upon the application. Upon receipt of a

complete application, as determined by the Township Engineer, the Administrative Officer shall submit one copy to each member of the Site Plan Review Advisory Board and one copy of the application to the following professionals and boards:

- a. Township Engineer
- b. Township Planning Consultant
- c. Township Board of Health
- d. Township Fire Inspection Officer
- e. Township Environmental Commission
- f. Township Municipal Utility Authority
- g. Township Chief of Police
- h. Gloucester County Planning Board and where applicable, the State Department of Transportation
- i. Private Water Companies
- j. Such other boards or professionals as the Planning Board may deem necessary (eg., School Board, etc.)

The said professionals and boards shall have a period of thirty (30) days after filing date of the preliminary site plan on a minor site plan application or seventy-five (75) days on a major site plan application to make a report and recommendations concerning the preliminary site plan. The Planning Board shall take into consideration but shall not be bound by such recommendations and shall have the right to proceed in the absence of any such recommendation.

- 2.5.5 Preliminary Site Plan Hearing – All actions of the Planning Board on preliminary site plans shall be at a public hearing. Public notice of an application as provided in Chapter V of this Ordinance shall be required.
- 2.5.6 Preliminary Site Plan Action – After the conclusion of the hearing, but in no event later than the first regular meeting following the hearing, the Planning Board shall by resolution approve, disapprove, or conditionally approve the preliminary site plan, stating reasons for any disapproval.
- 2.5.7 Decisions of Planning Board – See Chapter V, Article VII of this Ordinance for decisions on site plan applications under varying procedural conditions.

2.5.8 Effect of Preliminary Approval – Preliminary approval of a site plan shall, except as provided in Section 2.5.9 herein, confer upon the applicant the following rights for a three-year period from the date of the preliminary approval:

- a. That the general terms and conditions on which preliminary approval was granted shall not be changed, including but not limited to use requirements; layout and design standards for streets, curbs and sidewalks; lot size; yard dimensions and on-site and off-tract improvements; and any requirements peculiar to the specific site plan. The Township may modify by ordinance such general terms and conditions of preliminary approval as they relate to public health and safety provided such modifications are consistent with amendments adopted by ordinance subsequent to approval.
- b. That the applicant may submit for final approval on or before the expiration date of preliminary approval the whole or a section or sections of the preliminary site plan.

2.5.9 Extension of Preliminary Approval – The applicant may apply for and the Planning Board may grant extensions on such preliminary approval for additional periods of at least one (1) year but not to exceed a total extension of two (2) years provided that if the design standards have been revised by ordinance, such revised standards may govern.

In the case of a site plan for an area of fifty (50) acres or more, the Planning Board may grant the rights referred to above for such period of time, longer than three (3) years, as shall be determined by the Planning Board to be reasonable taking into consideration:

(1) the number of dwelling units and amount of nonresidential floor area permissible under preliminary approval, (2) economic conditions, and (3) the comprehensiveness of the development. The applicant may apply for thereafter and the Planning Board may thereafter grant an extension to preliminary approval for such additional period of time as shall be determined by the Planning Board to be reasonable taking into consideration: (1) the number of dwelling units and amount of non-residential floor area permissible under preliminary approval, and (2) the potential number of dwelling units and amount of non-residential floor area of the section or sections awaiting final approval, (3) economic conditions and (4) the comprehensiveness of the development; provided that if the design standards have been revised, such revised standards may govern.

In the event no extension is applied for, preliminary approval shall expire, and the site plan shall lapse three (3) years from such approval.

2.5.10 Variances; Planning Board Review in Lieu of Board of Adjustment – The Planning Board when reviewing application for site plan shall have the power to grant to the same extent and subject to the same restrictions as the Board of Adjustment, variances from lot area, lot dimensional, setback and yard requirements, provided that lot area relief shall not be granted for more than one lot.

## 2.6 Final Site Plan Approval

2.6.1 Objectives of Review – The final site plan shall be reviewed to ascertain whether the final site plan documents to be utilized in construction of the project substantially conform to the approved preliminary site plan.

2.6.2 Application – Two or more copies of the final site plan, an application in a form approved by the Planning Board, and the requisite fee shall be delivered to the Administrative Officer.

2.6.3 Final Site Plan Details – The final site plan application technical materials shall include the following:

- a. In a combined preliminary site plan application, all site details as required for a preliminary or final site plan shall be submitted.
- b. The approved preliminary site plan together with all proposed additions, changes, or departures therefrom, if applicable.
- c. Final site plan documents amongst other items, illustrating:
  - (1) The final plans for site development and site improvement, including those construction details as may be specified at the time of preliminary approval.
  - (2) The ground floor or other floor plans sufficient to show pedestrian, vehicular or other access as it relates to the final site plan.
  - (3) The building elevation or typical elevations including size, structure, materials, colors, and textures.
  - (4) Elevations or typical illustrations of any accessory structures, sign, or area visible to the general public

2.6.4 Final Site Plan Review – Within forty-five (45) days after submission of a complete final site plan application, or within such further time as may be agreed upon by the applicant, the Planning Board shall approve the

application for final site plan approval with or without conditions, provided the following requirements are met:

- a. That the detailed drawings and specifications meet all applicable codes and ordinances;
- b. That the final plans are substantially the same as the approved preliminary site plans;
- c. That performance guarantees have been posted to ensure the installation of all on tract and off tract public improvements and landscaping.
- d. That the applicant agrees in writing to all conditions of final approval;
- e. That proof has been submitted that all taxes and assessments for local improvements on the property have been paid.

Upon receipt of a complete application, the Administrative Officer shall submit one copy to each member of the Site Plan Review Advisory Board and one copy to each of those professionals and boards having received a copy of the preliminary plan.

The said professionals and boards shall have a period of thirty (30) days after receipt of the final plan to make a report and recommendations concerning the final plan. The Planning Board shall take such recommendations into account but shall have the right to proceed in the absence of any such recommendation.

- 2.6.5 Final Plan Hearing – Planning Board action shall take place at a public meeting.
- 2.6.6 Decision of Planning Board – Shall be as set forth in Chapter V Article VII of this Ordinance for decisions on site plan applications under varying procedural conditions.
- 2.6.7 Effect of Final Approval – Final approval shall terminate the time period of preliminary approval for the section granted final approval and shall guarantee the applicant that the zoning requirements applicable to the preliminary approval and all other rights conferred upon the applicant as part of preliminary approval shall not be changed for a period of two (2) years after the date of final approval.
- 2.6.8 Time Limit for Final Approval and Extensions – Final approval shall expire two (2) years from the date of final approval unless the applicant has secured a building permit to commence construction. The Planning Board may extend

final approval, and the protection offered under Section 2.6.7 herein, for one (1) year. Up to three (3) such extensions may be granted.

In the case of a site plan for a planned commercial development, planned industrial park development, or residential cluster of fifty (50) acres; or conventional site plan for one hundred fifty (150) acres or more, the Planning Board may extend the rights granted under final approval for such period of time, longer than two (2) years, as shall be determined by the Planning Board to be reasonable taking into consideration:

(1) the number of dwelling units and non-residential floor area permissible under final approval, (2) the number of dwelling units and non-residential floor area remaining to be developed, (3) economic conditions, and (4) the comprehensiveness of the development.

2.6.9 Conditions of Final Approval – The Planning Board may grant final approval, subject to conditions not necessarily limited to the following:

- a. Grant final approval only for designated geographic sections of the development;
- b. Grant final approval for certain work but require resubmission for final approval for designated elements such as, but not limited to such items as: landscaping, signs, or street furniture, and require approval of these elements as a prerequisite for a certificate of occupancy;
- c. Condition the granting of a certificate of occupancy subject to the applicant or developer or subsequent heirs or assignees meeting certain requirements within a designated period of time, not to exceed one (1) year, from the date of issuance of the certificate of occupancy. This may include, but is not limited to, such items as: the installation of landscaping, erection of signs, installation of improvements, or reevaluation of circulation patterns.

### ARTICLE III - GENERAL PERFORMANCE STANDARDS

3.0 General Intent – No site plan shall be approved by the Planning Board unless the use meets the performance standards herein set forth and such state or federal standards as may be more stringent than those set forth herein. Failure to comply with the performance standards at any time after the issuance of a certificate of occupancy shall be cause for revocation of such certificate. In reviewing any site plan, the Planning Board shall consider:

3.1 Circulation and Parking – The pedestrian and vehicular traffic movement within and adjacent to the site with particular emphasis on the provision and layout of parking

- areas, off-street loading and unloading, movement of people, goods and vehicles from access roads, within the site, between buildings and vehicles shall be reviewed.
- 3.2 Site Design and Building Layout – The site design and layout of buildings and parking areas shall be reviewed so as to provide an aesthetically pleasing design and efficient arrangement. Particular attention shall be given to safety and fire protection, impact on surrounding development and contiguous and adjacent buildings and lands.
  - 3.3 Lighting – Adequate lighting shall be provided to ensure safe movement of persons and vehicles and for security purposes. Directional lights shall be arranged so as to minimize glare and reflection on adjacent properties.
  - 3.4 Buffering – Buffering shall be located around the perimeter of the site to minimize headlights of vehicles, noise, light from structures, the movement of people and vehicles, and to shield activities from adjacent properties when necessary. Buffering can consist of fencing, landscaped berms, evergreens, shrubs, bushes, deciduous trees, or combinations thereof to achieve the stated objectives.
  - 3.5 Landscaping – Landscaping shall be provided as part of the overall site plan design and integrated into building arrangements, topography, parking, and buffering requirements. Landscaping shall include preservation of existing vegetation to the extent possible as well as trees, bushes, shrubs, ground cover, perennials, annuals, plants, sculpture, art and the use of building and paving materials in an imaginative manner.
  - 3.6 Common Open Space – Common open space shall be provided as part of any planned development. The open space should be classified as developed (recreational) or undeveloped (natural) space.  
  
Developed open space should not be isolated in one corner of a project and all developed open space should be linked to all other open spaces by walkway systems. It should also be distributed in relation to the dwelling units it is intended to serve.  
  
Undeveloped open space should have as a prime objective the preservation of a site's natural amenities (e.g., wooded areas, waterbody features, streams, etc.)
  - 3.7 Signs – Signs shall be designed so as to be aesthetically pleasing, harmonious with other signs and buildings on the site. They shall be located so as to achieve their purpose without constituting hazards to vehicles and pedestrians or be visually distracting from the overall site design.
  - 3.8 Utilities – Storm drainage, sanitary waste disposal, water supply and solid waste collection and disposal shall be reviewed. Particular emphasis shall be given to the preservation of stream corridors, establishment of drainage rights-of-way and the adequacy of existing utility systems, and the need for improvements both on-site and

off-tract, where appropriate, to adequately carry run-off and sewage, and to maintain an adequate supply of water at sufficient pressure.

- 3.9 Environmental Considerations – Environmental elements relating to prevention of soil erosion, preservation of trees, protection of watercourses, wetlands and floodplains, protection of water sources, noise, air quality, topography, soil and animal life shall be reviewed and the design of the plan shall minimize any adverse impact on these elements. Criteria for environmental assessment shall be as noted in Chapter XI of this Ordinance.
- 3.10 Street Furniture – The site plan shall provide for those elements of street furniture appropriate to the particular use. These may include phone booths, benches, bike racks, trash receptacles and bus shelters.
- 3.11 Technical Performance Standards Applicable to All Uses – In all districts and for all uses requiring site plan approval, the following provisions as may apply to specific site plan applications as set forth below shall apply. For any technical manual cited, the latest edition shall govern for technical review where applicable.
- a. Airborne Emissions – No use generating airborne emissions, activity, operation, or device shall be established, modified, constructed, or used without having first obtained valid permits and certificates from the Bureau of Air Pollution Control, N.J.D.E.P., pursuant to N.J.A.C. 7: 27-8. Specifically, no use, activity, operation, or device shall be established, modified, or constructed without a valid "Permit to Construct." No use, activity, operation, or device shall be operated, occupied, or used without a valid "Certificate to Operate Control Apparatus or Equipment."

In addition to the requirements of N.J.D.E.P., the following shall also apply:

- (1) Emission of particulate matter from the combustion of solid fuels for heat for power shall not exceed that allowable under applicable regulations of the State of New Jersey, nor shall any installation burning solid fuels for heating purposes and having a heat input capacity exceeding  $10 \times 10^6$  BTU/hr. be constructed without the installation of air pollution control equipment which will remove a minimum of 97% of the particulate matter leaving the process in the flue gas.
- (2) Particulate matter from sources not included in the previous paragraph shall not be discharged into the outdoor air in a concentration exceeding 0.03 grains per cubic foot of gas at actual gas conditions unless a minimum of 95% of such particles leaving the process in the stack gas are removed from the gas prior to discharge. However, regardless of degree of gas cleaning, the following provisions shall apply.

(i) The concentrations of solid particles shall not exceed 0.05 grains per cubic foot at 60°F and 1 atmosphere pressure.

(ii) No more than 3% by weight of the particles discharged shall equal or exceed 44 microns in diameter.

(iii) No more than 40 pounds of particulate matter per hour shall be discharged into the outdoor air from any single source.

- (3) The provisions of this Article shall not apply to incinerators constructed for the primary purpose of destruction of waste solid or liquid materials. However, no such incinerator shall discharge stack gases containing solid particulates, including particles which are liquid at 60°F, in excess of 0.10 grains per standard cubic foot of dry gas, corrected to 12% carbon dioxide (excluding auxiliary fuel) and to one atmosphere pressure at 60°F.
- (4) Visible Emissions - Visible emissions, other than water vapors from vents and stacks shall not exceed Ringelmann #1 or 20% Equivalent Opacity except that smoke of a density not exceeding Ringelmann #2 or 40% Equivalent Opacity may be emitted for any aggregate time of not more than 3 minutes in any 60 minute period.
- (5) Sulphur and Other Compounds.
- (a) Emissions of the following compounds excluding those resulting from the combustion of fuels, or the operation of sulphur recovery units, shall not exceed 1.2 pounds per hour per source:
- (i) Combined sulphuric acid and sulphur trioxide expressed as equivalent weight of sulphuric acid.
  - (ii) Halogens
  - (iii) Hydrogenated halogens
  - (iv) Phosphorous pentoxide
  - (v) Combined nitric oxide (NO) and nitrogen dioxide (NO<sub>2</sub>) expressed in equivalent weight of NO<sub>2</sub>.
- (b) Further, sulphuric acid, sulphur trioxide as sulphuric acid, and oxides of nitrogen (NO and NO<sub>2</sub>) resulting from the combustion of fuels or other operations shall not be emitted in quantities which will cause calculated average annual ground level concentrations from a single source to exceed 0.01 ppm of sulphuric acid and/or sulphur trioxide (expressed as SO<sub>3</sub>) and 0.05 ppm oxides of nitrogen (expressed as NO<sub>2</sub>).
- (c) For the purpose of this Article, the concentration at ground level in ppm of sulphuric acid and/or sulphur trioxide (expressed as SO<sub>3</sub>) and oxides of nitrogen (expressed as NO<sub>2</sub>) shall be computed in accordance with the techniques described in "Workbook of Atmospheric Dispersion Estimates", Public Health Service Publication

No. 999-AP-26, revised 1969, and based on the assumption of class "A" Stability condition with a wind speed of 2 meters per second.

(d) The sulphur content of fuels used shall not exceed that permissible under applicable regulations of the State of New Jersey.

- (6) Increase in Suspended Particulate Matter Between Upwind and Downwind Property Lines – Notwithstanding any other provision herein, the average increase in suspended particulate matter between the upwind and downwind property lines of a given use shall not exceed 20  $\mu\text{gm}/\text{cubic meter}$  as measured by directional high volume samplers operating on a  $22\frac{1}{2}$  degree vector. For data to be considered valid, a given sampler must operate a minimum of 6 hours in any 24-hour period. A minimum of ten such samples shall be used to determine the average increase in suspended particulates.
- (7) Dust Clouds – Visible dust clouds shall not be produced by a permitted use during winds of 20 knots or below. Dust clouds shall be prevented by appropriate equipment and plant design in conjunction with proper landscaping.
- (8) Odorous Materials – Odorous materials excluding sulphur dioxide and combustion products of coal, oil, and natural gas, shall not be discharged into the outdoor air in an average concentration exceeding that given by the following equation:

$$\text{Maximum Odor Concentration} = \frac{212,000}{q}$$

Where Odor Concentration is defined as one plus the number of volumes of odor free air which must be added to one volume of stack gas to dilute the odor in the resultant mixture to the point that the odor is barely perceptible to the human nose.

q = Stack gas discharge in cubic feet per minute

Regardless of the above equation, gases may not be discharged with an odor concentration exceeding 200, nor will it be necessary to reduce the odor concentration below 10 prior to discharge of a stack gas.

No odorous materials shall be discharged at a point less than 30 feet above ground level.

Instantaneous odor concentration discharge shall not exceed 150 percent of the allowable average rate as determined above.

- (9) Organic Vapors – Organic vapors shall not be intentionally discharged from any stack, vent, or valve to the outdoor air in a concentration exceeding 200 parts per million by volume.
  - (10) Toxic and Allergenic Compounds – Emission of toxic and allergenic compounds will be limited to a level which will insure protection to all forms of life. Proposed emission levels shall be in keeping with NJ State DEP standards.
  - (11) Water Vapor – Emission of visible water vapor to the atmosphere shall be limited to conform with good modern industrial practice.
- b. Radioactive Materials – With the exception of process instrumentation and detection procedures utilizing radioactive materials in an Atomic Energy Commission approved manner, the manufacture, utilization, or storage of radioactive materials shall not be permitted without having first obtained valid permits and certificates from the Office of Radiation Protection, N.J.D.E.P.
- c. Explosives and Flammable Materials – The manufacture, transportation, storage, and use of material or products which decompose by detonation shall be conducted in accordance with the National Fire Protection Association Standard No. 495, "Code for Manufacture, Transportation, Storage, and Use of Explosives and Blasting Agents", and the rules and regulations governing explosives promulgated by the State of New Jersey and other authorities having jurisdiction. Explosive materials not covered by these standards and regulations shall be manufactured, stored, or utilized no closer than 300 feet to industrial or commercial or residential areas as defined by this Ordinance.

The manufacture, transportation, utilization, and storage of flammable materials shall be conducted in accordance with accepted standards for safety and fire prevention. Such standards shall include the National Fire Codes and appropriate standards of the American Petroleum Institute, and Manufacturing Chemists Association, and other organizations that promulgate standards of good practice. The storage, utilization, or manufacture of flammable gases or liquids having a flash point below 110°F shall not be permitted within 200 feet of the property boundary line separating industrial from a residential or commercial area as defined in this Ordinance except when storage underground or in containers of 5,000 gallons or less above ground. (When flammable gases are stored in the gaseous phase, the above limit in gallons shall be multiplied by 30 to obtain the limit in cubic feet at 14.7 pounds per square inch absolute and 60°F.)

Flammable liquids that may get into the waste system shall be trapped and contained on site.

d. Noise

- (1) Standard – Noise shall be measured with a sound level meter complying with the standards of The American National Standards Institute, "American Standards Specifications for General Purpose Sound Level Meters" (A.N.S.I. S.1.4-1961 or its latest revisions). The instrument shall be set to the A-weighted response scale and the meter to the slow response. Measurements shall be conducted in accordance with "American Standard Method for the Physical Measurements of Sound" (A.N.S.I. S.1.2- 1961).
- (2) Noise Level Restrictions – Noises shall not exceed the maximum sound levels specified in the table, except as designated below:

NOISE LEVEL RESTRICTIONS

<u>PERFORMANCE CATEGORY</u>	<u>MAXIMUM LEVEL PERMITTED</u>	<u>WHERE MEASURED</u>
Residence Districts	55dBA	On or beyond the neighboring use or lot line
All Other Districts	65dBA	On or beyond the lot line or district boundaries

In any residence district, the A-weighted sound levels shall not exceed 50 dBA during the hours of 9:00 P.M. to 7:00 A.M. Whenever a residence district abuts any other district, the most restricted of the limitations shall apply.

- (3) Exclusions and Permitted Variations
  - (a) The levels specified in the table may be exceeded once by 10 dB in a single period of 15 minutes, during any one day.
  - (b) Peak values of short duration also known as impact noises may exceed the value specified in the table by 20 dB or have a maximum noise level of 80 dBA, whichever is more restrictive.
  - (b) Noises such as alarms, sirens, emergency warning devices, motor vehicles and other sources not under the direct control of a use or agricultural equipment are excluded from the above limitations.

e. Vibration

- (1) Vibrations at Lot Lines – There shall be no operations creating intense earthshaking vibrations such as are created by heavy drop forges, or heavy hydraulic equipment. Such equipment may be used if its operations are controlled in such a manner as to prevent earth-shaking vibration perceptible at adjoining lot lines without the aid of instruments.
- (2) Standard – Ground-transmitted vibrations shall be measured with a seismograph or complement of instruments capable of recording vibration displacement and frequency in the three mutually perpendicular directions, simultaneously.
- (3) Vibration Level Restrictions – Vibration levels shall not exceed a particle velocity of .05 inches per second in any district. During the hours of 9:00 P.M. to 7:00 A.M. in residence districts, vibration levels shall not exceed a particle velocity of .02 inches per second. Measurements shall be made at the points of maximum vibration intensity and on or beyond adjacent lot lines or neighboring uses, whichever is more restrictive.

f. Glare and Heat

- (1) Allowable Illumination – Any operation or activity producing intense glare except for emergency procedures shall be conducted so that direct and indirect illumination from the source shall not exceed 0.2 foot candle in any area zoned residential. Flickering and intense sources of light shall be controlled so as not to cause a nuisance across adjacent lot lines.
- (2) Heat – Sources of heat, including but not limited to, steam, gases, vapors, products of combustions or chemical reaction shall not discharge onto or directly contact structures, plant life or animal life on neighboring uses or impair the function or operation of a neighboring use. No use, occupation, activity, operation, or device shall cause an increase in ambient temperature, as measured on the boundary between neighboring uses.

g. Wastewater and Surface Drainage

- (1) Aqueous Wastes – Discharge of aqueous waste into municipal collection systems shall be in conformance with standards established by the Township collection agency and/or the N.J.D.E.P., whichever is more restrictive.
- (2) Surface Drainage

- (a) Surface drainage shall be installed to provide proper collection, conveyance, and discharge of storm water run-off in order to prevent flooding and other related damages.
- (b) To avoid contaminating surface drainage, all apparent and potential sources of contamination such as operating areas, loading or unloading areas, product transfer pump areas and equipment cleaning and maintenance areas shall be curbed and drained to an acceptable waste treatment system.

#### h. Storage and Waste Disposal

- (1) All outdoor storage facilities for fuel, raw materials and products or solid waste materials stored outdoors, shall be enclosed by an approved safety fence and suitable landscaping to screen such areas from public view and shall conform to all setback requirements imposed by the Township zoning Ordinance upon the principal buildings in the district.
- (2) No materials, wastes or other substance shall be stored or maintained upon a lot in such a manner that natural run-off from such areas on a site with an approved storm water drainage plan can impair the existing water quality of a stream, water course or aquifer more than the primary use intended for the lot.
- (3) All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise attractive to rodents or insects shall be stored outdoors only if enclosed in containers which are adequate to eliminate such hazards.

### ARTICLE IV – DESIGN DETAILS

4.0 Purpose – The purpose of the design details set forth in this Article is to implement the general performance standards established in Article III of this Chapter

#### 4.1 Circulation and Parking

4.1.1 Off-Street Parking – In all zones in connection with every industrial, business, institutional, recreational, residential or any other use, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity, off-street parking for automotive and other vehicles in accordance with the requirements set forth herein. Such facilities shall be completed prior to the issuance of a certificate of occupancy. Applicant shall also meet the requirements of PL 1975, Chapter 221, requiring parking spaces for the handicapped.

#### 4.1.2 Schedule of Off-Street Parking Requirements

- a. Motor Vehicle Parking Requirements – The minimum number of off-street parking spaces with proper access from a street, alley or driveway, for each use in all districts shall be as follows:

##### **Land or Building Use**

##### **Minimum Standards**

- |   |  |
|---|--|
| (1) Assembly hall, auditorium, stadium, theater church of other similar places of public assembly | 1 space for four fixed seats, or where capacity is not determined by the number of fixed seats, 1 space for each forty (40) square feet of floor area available for patron use.  |
| (2) Automobile and gasoline service station   | 1 space for each gasoline pump, grease rack or similar service area, with a minimum of five spaces plus 1 space for each two employees during the period of greatest employment. |
| (3) Boarding, tourist or rooming house  | 1 space for each rental room in addition to the requirement for the dwelling unit for any family or household permanently residing therein.                                      |
| (4) Business, professional offices  | 1 space for each 200 square feet of building floor area.   |
| (5) Drive-in or fast food establishment   | 1 space for each twenty-five (25) square feet of building floor area, plus 1 space for each two persons employed therein on the shift of greatest employment.                    |
| (6) Dwelling: Single family, detached unit  | 1 space for each two bedrooms or fraction thereof.   |
| (7) Dwelling: Single family attached  | 1.75 spaces for 1 bedroom unit; 2 spaces for 2 bedroom unit or fraction thereof.   |

**Land or Building Use**

**Minimum Standards**

(8) Dwelling: Multi-family units	1.50 spaces for 1 bedroom unit, 1.75 spaces for 2 bedroom unit, 2.00 spaces for 3 bedroom unit or fraction thereof
(9) Dwelling: Units designed and intended for the elderly	1 space for each dwelling unit except where it can be demonstrated that other than automobile transit will be available, in which case these requirements may be reduced accordingly.
(10) Financial institutions	1 space for each 250 sq. ft. of building floor area.
(11) General office, corporate office, research laboratories	1 space for each 300 sq. ft. of building floor area.
(12) Hotels	1 space for each 3 guest or sleeping room, plus one space for each two persons employed
(13) Motel of inn	1 space for each guest, suite or sleeping room plus 1 space for each two persons employed during the period of greatest employment.
(14) Manufacturing	1 space for each 1000 sq. ft. of building floor area or 1 space per employee on the 1 maximum shift, whichever is greater.
(15) Wholesaling and warehousing	1 space per two employees on the maximum shift.
(16) Medical or dental clinic or office	1 space for each 100 sq. ft. of building floor area or 4 spaces for each doctor or dentist plus 1 space for each employee, whichever is applicable.

**Land or Building Use**

**Minimum Standards**

(17) Nursing convalescent homes	1 space for each three beds plus 1 space for each staff or visiting doctor plus 1 space for each employee on the shift of greatest employment.
(18) Personal service business	1 space for each 100 sq. ft. of building floor area up to 400 sq. ft. plus 1 space for each 200 sq. ft. of building floor area above 400 sq. ft.
(19) Private kindergarten, child nursery or institutional home	1 space for each 600 sq. ft. of building floor area.
(20) Public or private schools	1 space for each employee, plus 1 space for each 5 seats in the auditorium or other places of assembly available to the public.
(21) Restaurant, tavern, or similar establishment	1 space for each three (3) seating accommodations or 1 space for each forty (40) sq. ft. of floor area devoted to patron drinking and dining use, whichever yields the greatest number of spaces plus 1 space for each two persons employed therein.
(22) Recreation centers, clubs, and service organizations	1 space for each 500 sq. ft. of gross floor area plus 1 space for each 2 full-time employees.
(23) Retail business	1 space for each 200 sq. ft. of building floor area.
(24) Swimming clubs	1 space for each 2 full-time employees plus 1 space for every 3 separate memberships.
(25) Supermarkets, food stores	1 space for each 175 sq. ft. of building floor area.

**Land or Building Use**

**Minimum Standards**

(26) Undertakers, mortuary, or funeral homes

1 space for each sixty (60) sq. ft. of floor area available for seating accommodations plus 1 space for each person employed therein.

(27) Mixed uses

If two or more uses are conducted on one lot, the minimum required number of parking spaces shall be the aggregate of the required minimum number of parking spaces for each use, computed separately, except as may be modified by Section 4.2.4 of this Article.

(28) Uses not specified

As determined by the Planning Board in accordance with the standards established in Section 4.2.3 of this Article.

b. **Bicycle Parking Requirements** – In addition to the required facilities for passenger automobiles, facilities for the secure and convenient parking of bicycles may be required. The number of such bicycle spaces shall not be less than ten percent (10%) of the first one hundred required automobile parking spaces as specified in section 4.1.2a. of this Article plus two percent (2%) of any amount thereafter. Bicycle parking facilities shall be of such a type and quantity so as to encourage and facilitate the use of the bicycle as a means of transportation by the employees and customers of the land or building.

4.1.3 **Off-Street Loading Requirements** – Off-street loading area or berths, open or enclosed with proper access from a street, highway, common service driveway or alley shall be provided for any use specified herein. In addition, such spaces shall comply with the design standards for such spaces as contained herein.

Any land which is developed as a unit under single ownership and control shall be considered a single lot for the purpose of these loading requirements.

4.1.4 **Schedule of Off-Street Loading Requirements** – In no case shall the required space be less than one loading area, and additional space shall be provided as follows:

a. For retail stores; financial institutions; restaurants, wholesale, warehouse, general service, manufacturing, or industrial establishments: the number of berths based on building floor area shall be as follows:

- |  |                    |
|--|--------------------|
| (1) Up to 4,000 sq. ft.  | 1 loading area     |
| (2) 4,001 to 10,000 sq. ft.  | 1 berth            |
| (3) 10,001 to 20, 000 sq. ft.  | 2 berths           |
| (4) Each additional 20,000 sq. ft. or major fraction thereof up to a maximum of 60,000 sq. ft. | 1 berth            |
| (5) Each 50,000 sq. ft. over 60,000 sq. ft.  | 1 additional berth |

b. For apartment buildings; motels; hotels; offices; schools; places of public assembly or similar uses: the number of berths based on the building floor area devoted to such uses shall be as follows:

- |   |                    |
|---|--------------------|
| (1) Up to 10,000 sq. ft.  | 1 loading area     |
| (2) 10,001 to 100,000 sq. ft.                                     | 1 berth            |
| (3) Each 100,001 sq. ft. or fraction thereof over 100,001 sq. ft. | 1 additional berth |

c. For undertakers and funeral homes: 1 loading area for each Chapel.

#### 4.2 Supplementary Parking and Loading Space Requirements

4.2.1 Fractional Space – When the application of a unit of measurement for parking space or loading space to a particular use or structure results in a fractional space, a space shall be required for each such fraction.

4.2.2 Computing Number of Employees – The number of employees, where not clearly stipulated, shall be computed on the basis of persons to be employed, taking into consideration day, night and seasonal variations.

4.2.3 Minimum Space Requirements for Uses Not Specifically Covered – In determining minimum parking space requirements for uses not covered in this Article, the Planning Board shall be guided by the number of persons to be employed in said building or by the use; the number of persons expected to

reside in, visit, or patronize the building or use; the anticipated percentage of residents, visitors, or patrons using various transportation modes; and the need for safe and convenient loading space for visitors or patrons and goods.

4.2.4 Supplementary Space Requirements Applying to Motor Vehicle Parking and Off-Street Loading

- a. Collective or Mixed Uses Off-Street Parking Loading Requirements – Collective provision of off-street parking and loading facilities by two (2) or more buildings or uses located on adjacent lots is permitted to allow for the sharing of such facilities for commercial and multiple use centers according to the following schedule:
  - (1) For buildings or groups of uses of less than 10,000 sq. ft., the total parking and loading facilities shall not be less than the sum of the requirements for the various individual uses computed separately.
  - (2) Where the total area of non-residential use is greater than 10,000 sq. ft., but less than 30,000 sq. ft., the total number of parking spaces provided shall equal one (1) car for every two hundred (200) sq. ft. of building floor area. Additional parking shall be provided for residential uses built in conjunction with a center of this size and shall equal at least 1.5 spaces for each dwelling unit. Off-street loading facilities may be based on documented, actual use of facilities similar to the combined uses or the total as required if calculated as separate uses.
  - (3) Where the total non-residential use is greater than 30,000 sq. ft., the number of off-street parking spaces provided shall equal 5.5 cars for every 1,000 sq. ft. of building floor area. Off-street loading facilities may be based on documented, actual usage of facilities similar to the combined uses or the total as required if calculated as separate uses. In centers of this size, which in addition to retail shops and services contain residential and/or office spaces, additional parking shall be provided according to the following:
    - a. Residential: One (1) parking space for each dwelling unit
    - b. Office: One (1) parking space for each 300 sq. ft. of building floor area which exceeds 20% of the total gross floor area of the non-residential uses.
- b. Waiver of Parking and Off-Street Loading and Unloading Requirements
  - (1) Excess Space – Where it can be demonstrated, at the time of Planning Board review, that the parking and/or loading and unloading requirements of this Article will result in more parking spaces than

actual needs require, the Planning Board may permit a portion of the proposed parking and/or loading areas to remain unpaved, but landscaped. Such unpaved area shall remain reserved for such future facilities needs and, if conditions in use or actual operation of the proposed use vary, the Planning Board may require such unpaved space to be paved.

(2) Exceeding Minimum Off-Street Parking and Loading Requirements – Minimum off-street parking and loading requirements as required by this Article may only be exceeded, where it can be demonstrated, at the time of Planning Board review, that such additional parking facilities are necessary for the actual operation of a proposed use. In such instances, the Planning Board may grant an increase in minimum spaces on a lot, provided that all other bulk and area requirements are met for the use in the district in which it is located.

c. Use Change Affecting Parking Needs – Whenever after the date of this Ordinance there is a change in the number of employees or business visitors or in the lawful use of the premises or in any other unit of measurement specified herein and whenever such change creates a need for an increase in more than twenty percent (20%) of the number of off-street automobile parking spaces as determined by the requirements of this Chapter, additional off-street parking facilities shall be provided within a reasonable time not to exceed 120 days on the basis of the adjusted needs.

#### 4.3 General Circulation, Parking and Loading Area Design Standards

4.3.1 Access – Unobstructed access to and from a street shall be provided. Access drives or driveways shall be provided in accordance with the criteria provided in Section 4.3.9 of this Article.

4.3.2 Location of Parking Spaces – Such parking spaces, open or enclosed, shall be on the same lot or tract of land as the building or use to be served unless the Planning Board, in connection with site plan review, shall approve collective off-street parking facilities for two or more buildings or uses on adjacent or contiguous lots, The total of such collective off-street parking facilities shall be not less than the sum of facilities required for the individual uses computed separately.

a. Parking and Loading in Front of Building – Parking lots, loading, and unloading areas shall be prohibited in the area between the front building line and the street line except for parking as permitted below:

(1) In Industrial Districts required spaces may be immediately in front of a principal building, but no less than 35 feet from the front right-of-way,

provided such parking areas are shielded from view at the public street right-of-way by a landscaped strip or screen.

- (2) In Business Districts, off-street parking spaces may be constructed in the front yard area, provided such parking spaces are shielded from view at the public street right-of-way by a landscaped strip or screen as defined by the Zoning Ordinance and all other bulk and area and yard requirements for the district in which the lot is located have been met.
- (3) In Residence Districts, a driveway within a required front yard may be used and counted as one motor vehicle parking space.

4.3.3 Location in Different Zones – No access drive, driveway or other means of ingress and egress shall be located in any residential zone to provide access to uses other than those permitted in such residential zone.

4.3.4 Sidewalks and Curbing – Concrete sidewalks between parking areas and principal structures and wherever pedestrian traffic shall occur, shall be provided with a minimum width of 4 feet of passable area. At points of intersection between pedestrian and motorized lines of travel, and at other points where necessary to avoid abrupt change in grade, a sidewalk shall slope gradually so as to provide an uninterrupted line of travel. Guardrails and wheelstops permanently anchored to the ground shall be provided in appropriate locations. Parked vehicles shall not overhang or extend over sidewalk areas, unless an additional sidewalk width of 2<sup>1/2</sup> feet is provided to accommodate such overhang.

4.3.5 Enclosed Facilities – Required parking areas may be constructed within or under any portion of a main building, provided that the access driveway does not at any point leave a grade in excess of ten (10) percent.

4.3.6 Landscaping and Drainage

- a. Parking areas shall be suitably landscaped to minimize noise, glare and other nuisance characteristics as well as to enhance the environment and ecology of the site and surrounding area. General landscaping design shall conform to criteria set forth in Section 4.6 of this Article. All open parking areas shall be properly drained and all such areas shall be provided with a dustless surface, except for parking spaces accessory to one-family or two-family residences.
- b. Parking viewed from the public right-of-way or from any property used for residential purposes shall be suitably shielded. Parking areas shall be screened from adjacent structures, access roads and traffic arteries, by hedges, dense plantings, earth, changes in grade or walls.

4.3.7 Lighting – All parking areas shall be lighted to provide a minimum of one and one-half (1<sup>1/2</sup>) footcandles at intersections and a total average illumination of one (1) footcandle throughout the parking area. Such lighting shall be shielded in such a manner as not to create a hazard or nuisance to the adjoining properties or the traveling public.

4.3.8 General Circulation Design Principles

- a. Parking space allocations should be oriented to specific buildings.
- b. Parking areas may be designed to focus on major walkways which should be marked.
- c. Where pedestrians must cross service roads or access roads to reach parking areas, crosswalks should be clearly designated by pavement markings and/or signs.
- d. All parking and loading spaces and driveways shall be so arranged that cars and trucks may be turned on the lot so that it is not necessary to back into any street.
- e. In Business Districts, provision for pedestrian access between adjoining commercial lots should be encouraged.

4.3.9 Location of Driveways

a. Design

(1) All entrance and exit driveways shall be located to afford maximum safety to traffic, provide for safe and convenient ingress and egress to and from the site, and to minimize conflict with the flow of traffic. Off-street parking areas shall be designed to prevent the maneuvering of vehicles within any portion of a main entrance driveway or driveway lane that is within the following distance of the right-of-way line of the street which provides ingress and egress.

Length of Main Entrance Driveway to be Kept Free of Parking Maneuvers

<u>Parking Spaces</u>	<u>Distance in Feet from Right-of-way</u>
1 to 39	20
40 to 99	40
100 to 299	60
300 to 3300 or more	20 additional feet for each 500 additional parking spaces

- (2) Any exit driveway or driveway lane shall be so designed in profile and grading and located to provide the following minimum sight distance measured in each direction. The measurements shall be from the driver's seat of a vehicle standing on that portion of the exit driveway that is immediately outside the edge of the road right-of-way.

<u>Allowable Speed</u>	<u>Required Sight Distance in Feet</u>
25 MPH	150
30 MPH	200
35 MPH	250
40 MPH	300
45 MPH	350
50 MPH	400

- (3) Where a site occupies a corner of two intersecting roads, no driveway entrance or exit shall be located within 50 feet of the point of tangency of the existing or proposed curb radius of that site.
- (4) A driveway shall not be located within a minimum of ten (10) feet of a side property line. However, the Planning Board may permit a driveway serving two or more adjacent sites to be located on or within ten (10) feet of a side property line between the adjacent sites.
- (5) No entrance or exit driveway shall be located on a rotary, ramp of an interchange, or within twenty (20) feet of the beginning of any ramp or other portion of an interchange.
- (6) Where two or more driveways connect a single site to any one road, a minimum clear distance of two hundred (200) feet measured along the right-of-way line shall separate the closest edges of any two such driveways. Where such development fronts on an arterial street, access to parking and service areas, where practicable, shall be provided by a single access to the arterial street.

b. Driveway Angle

- (1) Two-way operation: Driveways used for two-way operation shall intersect the road at an angle to as near ninety (90) degrees as site conditions will permit and in no case will be less than sixty (60) degrees.
- (2) One-way operation: Driveways used by vehicles in one direction of travel (right turn only) shall not form an angle smaller than forty-five

(45) degrees with a road, unless acceleration and deceleration lanes are provided.

- c. Driveway Dimension – The dimensions of driveways shall be designed to adequately accommodate the volume and character of vehicles anticipated to be attracted daily onto the land development for which a site plan is prepared.

	<u>One-Way Operation Driveway* Width (in feet)</u>	<u>Two-Way Operation Driveway* Width (in feet)</u>
3-10 Family Residence	15	25
10 Family or Over	15	25
Commercial and Industrial	20	30

\*All driveways shall be five (5) feet wider at the curb line and this additional width shall be maintained for a distance of 20 feet into the site.

- 4.3.10 Acceleration/Deceleration Lanes – Where access to a parking area of one hundred (100) or more spaces is proposed, acceleration and/or deceleration lanes shall be provided in accordance with design criteria established by the American Association of State Highway and Transportation Officials Standards Manuals.

- 4.3.11 New or Altered Parking Lots – No public or private parking area or access roads thereto shall be constructed, altered or added to in the Township until site plan approval has been granted by the Planning Board.

4.3.12 Maintenance of Off-Street Parking and Loading Areas

- a. Every parcel of land hereafter used as a public or private off-street parking or loading area shall be maintained in good condition, free of hazards and deterioration. All pavement areas, sidewalks, curbs, drainage facilities, lighting, bumpers, guardrails, markings, signs, bicycle parking devices, landscaping and other improvements shall be maintained in workable, safe, and good condition.
- b. The governing body may authorize repairs for such improvements if, after proper notice, the owner fails to maintain such improvements and such conditions constitute a hazard to health and safety of where such improvements are governed by a development or other similar agreement.

4.3.13 Automobile Parking Area Design Principles

- a. Access – The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements set forth below.

The minimum width of access aisles shall conform with the following requirements:

Parking Angle (Degrees)	Aisle Width One-Way Traffic (Feet)	Aisle Width Two-Way Traffic (Feet)
0 parallel parking	12	25
30	12	25
45	14	25
60	18	25
90 perpendicular parking	25	25

- b. General – A one-way car movement (to the left or counter-clockwise) should be encouraged. A major loop road should be developed around the parking areas. All parking shall be located in bays generally perpendicular to driveways or roads. In parking areas containing twenty (20) or more spaces only 90° parking shall be permitted unless, because of the exceptional narrowness, shape or topographic conditions of the lot, it is the determination of the Planning Board that another stall and driveway should be utilized.
- c. Parking Lot Layout – Parking areas or lots providing for more than sixty (60) motor vehicle spaces shall, where possible, be subdivided into modular parking bays or lots of not greater than sixty (60) spaces each. Single row or line of spaces within a bay should be no more than twenty (20) spaces in length. Parking bays should be separated from access or circulation drives by 10-foot-wide islands for the full width of a bay at the ends of rows.
- d. Markings – In outdoor parking or service areas for uses open to the public, parking spaces shall be striped between spaces with painted lines. Lines shall be 4 inches wide. Such areas shall be curbed with permanent and durable curbing or concrete bumpers to confine cars to striped parking, without overhang or projection onto sidewalks, driveways, bicycle parking areas, planted areas or adjacent landscaped areas.
- e. Areas Computed as Parking Spaces – Areas computed as parking spaces shall include all areas available for parking other than a street, access lane or driveway.

f. Size of Parking Spaces – Every parking space shall consist of not less than two hundred (200) square feet of usable area and shall be measured exclusive of interior driveway or maneuvering areas. Minimum parking stall width shall be ten (10) feet, minimum length shall be twenty (20) feet, except for parallel parking where an eight (8) feet by twenty-two (22) feet stall may be permitted.

g. Parking Islands – Each major parking area shall be provided with landscaped islands which shall be located in the center of the double stacked parking space pattern and shall be subject to the following regulations:

(1) One (1) island shall be provided for every two (2) lines of double stacked parking space patterns and shall be arranged in an alternating manner.

The islands shall be surrounded by curbing as specified in the Subdivision and Site Plan Design Standards and Specifications section of this ordinance.

(2) The width of such an island shall be a minimum of eight (8) feet if the island curbing is used as a parking barrier (wheel stops). If parking stalls, the width of the island shall be four (4) feet.

(3) The island shall be landscaped in accordance with the landscape design standards in Section 4.6 of the Article.

h. Major Parking Facilities – If a major parking facility contains five hundred (500) parking spaces or more, each landscaped island shall contain a pedestrian walkway that shall be located in the center of the island and shall run the entire length of the island. In addition, the following regulations shall pertain to islands with pedestrian walkway:

(1) The width of the walkway shall be three (3) feet.

(2) The width of the island shall be a minimum of twelve (12) feet if the island curbing is used as a parking barrier (wheel stops). If parking barriers are located within the parking stalls, the width of the island shall be eight (8) feet.

(3) The island shall be landscaped in accordance with the landscape design standards in Section 4.6 of this Article.

(4) The paving of the walkways shall be in accordance with the Design Standards in Chapter XI of this ordinance.

#### 4.3.14 Bicycle Parking Design Principles

- a. General – Bicycle parking facilities shall be of such a type and quantity so as to encourage and facilitate the use of the bicycle as a means of transportation by the employees and customers of the proposed use requiring site plan approval.
- b. Location – Outdoor bicycle parking facilities shall be located in convenient locations close to building entrances or pedestrian walkways leading to building entrances. Such facilities shall be clearly marked, and separated from automobile access by either landscaping, raised curbs or similar devices. Indoor bicycle parking facilities shall be provided in a secure and safe area.
- c. Access – Bicycle access should be combined with motor vehicle access where possible. In those cases where bicycle access is combined with motor vehicle access driveways to the site under review, the driveway shall be not less than 15 feet wide if one-way in direction, and 30 feet if two-way in direction. In those cases where bicycle access is independent from motor vehicle access driveways to the site under review, the bicycle access drive shall be not less than 4 feet wide if one-way in direction and 8 feet wide if two-way in direction, Section 4.3.9(c) of this Article notwithstanding. Bicycle access to a lot shall not be combined with pedestrian access, nor shall it be via a separate path parallel and adjacent to motor vehicle access. Access, egress, and internal circulation shall be planned so as to minimize conflicts between auto mobiles, trucks, bicycles and pedestrians, both within the lot and on the adjacent street. Bicycle access driveways and aisles shall not contain hazards to the cyclists (e.g. parallel bar drainage grates, insufficient sight clearance at points of intersection, or insufficient lateral or vertical clearance or radii of curvature).
- d. Parking Facilities – Bicycle parking facilities shall be located close to major entrances to buildings, or other areas they serve, in view of working personnel on-site or close to high activity areas to minimize chances of theft or vandalism. Parking facilities shall provide for padlock, chain or cable attachment and should allow for both wheels and the frame of a bicycle to be secured to it with a standard 6-foot cable or chain. Devices such as lockers or handlebars should be used rather than slotted concrete slab or vertical bar type racks or other devices that support the bicycle by a wheel and could cause damage to wheel rims. In planned developments, for industrial uses, and for other uses involving regular daily access by defined groups of people of the parking or bicycles for periods of time generally in excess of three hours, consideration should be given to sheltered parking facilities that provide protection to bicycles from direct sunlight and precipitation.

#### 4.3.15 Off-Street Loading Area, Berth Sizes

- a. Loading Area – A loading area need not be necessarily a full berth, but shall have a minimum plan dimension of at least ten (10) feet overhead clearance. The Construction Official shall determine the sufficiency of the off-street loading area(s) based upon the land and amount of loading and unloading operation required by the proposed use, but in no case shall the use of such space hinder the free movement of vehicles and pedestrians over a street, sidewalk, or alley.
- b. Loading Berth – Each required loading berth shall be at least 12 feet wide, 33 feet long, and 14 feet high.

#### 4.3.16 Location and Access of Loading Area, Berths – Unobstructed access, at least 10 feet wide, to and from a street shall be provided. Such access may be combined with access to a parking lot. All permitted or required loading areas or berths shall be on the same lot as the use to which they are accessory. No entrance or exit for any loading area or berth shall be located within 50 feet of any street intersection. No off-street loading berth or area shall be located in any front yard.

All areas for the loading and unloading of vehicles and for the servicing of establishments or shops shall have adequate and unobstructed access from a street, service driveway or alley and shall be so arranged that they may be used without blocking or otherwise interfering with the use of automobile accessways, parking facilities, fire lanes or sidewalks.

#### 4.4 Site Design and Building Layout – In reviewing site plans, the following site design and building layout principles, where applicable, shall be followed:

##### 4.4.1 Minimum Spacing Between Buildings

- a. Between Similar Structures – In development groups (more than one building or structure on a tract) the following distances shall be maintained.
  - (1) End wall (no openings) to end wall:  $\frac{1}{2}$  height of highest wall; 12 feet minimum;
  - (2) Any building face to access driveway curb: Height of building face for first 25 feet, 2 times building height for 25 feet and over; 20 feet minimum;
  - (3) Any building face to parking area:  $\frac{1}{4}$  height of highest building face; 10 feet minimum;

(4) End wall to window wall: 1½ height of highest wall; 30 feet minimum; and

(5) Window wall to window wall: Two times height of highest wall; 35 feet minimum.

- b. Between Buildings of Different Types – Where buildings of different types will be developed as a single development group, such as single-family and town houses or residential and non-residential uses, an appropriate buffer shall be used. This may include fencing, facing similar uses with each other, natural areas, parks, or recreation facilities, or use providing gradual density changes between the two dissimilar uses. Actual building spacing between the two types of uses may be equal to the maximum permitted height of the lower density use times the difference in the net density of the two uses. Where a proposed development abuts existing single-family detached housing, the requirements for landscape transition buffers as set forth in the Township’s zoning ordinance shall be applied.

4.5 Lighting – In connection with every site plan, the applicant shall submit plans for all proposed exterior lighting. These plans shall include the location, type of light, radius of light, manufacturer’s specification sheet and intensity in footcandles. The following design standards should be followed:

- a. The style of the light and light standard shall be consistent with the architectural style of the principal building.
- b. The maximum height of freestanding lights shall be the same as the principal building, but not exceeding 30 feet.
- c. All lights shall be shielded to restrict the maximum apex angle of the cone of illumination to 150 degrees.
- d. Where lights along property lines would be visible to adjacent residents, the lights shall be appropriately shielded.
- e. Spotlight-type fixtures attached to buildings and visible to the public shall be avoided.
- f. Freestanding lights shall be so located and protected to avoid being easily damaged by vehicles.
- g. Lighting shall be located along streets, parking areas, at intersections, and where various types of circulation systems merge, intersect, or split.
- h. Pathways, sidewalks and trails shall be lighted with low or mushroom standards.

- i. Stairways, and sloping or rising path, building entrances and exits require illumination.
  - j. Lighting shall be provided where buildings are set back or off-set if access is provided at such points.
  - k. The following intensity in footcandles shall be provided:
    - (1) Parking lots – an average of 1 footcandles throughout;
    - (2) Intersections – 1.5 footcandles.
    - (3) Maximum at Property Lines – 1.0 footcandles;
    - (4) In Residential Areas – average of 0.6 footcandles.
- 4.6 Landscaping – A landscaping plan shall be submitted with each site plan application. The plan shall identify existing and proposed trees, shrubs, bushes, plant material, ground cover, and natural features such as tree stands and waterways. It shall show where they are or will be located and the planting details. When existing natural growth is proposed to remain, applicant shall include in the plans proposed method(s) to protect the existing growth during and after construction (e.g., berms, tree wells, curbing or similar devices). The following design principles should be followed:
- a. Locate landscaping to provide for climate control. For example, shade trees of the south to shield the hot summer sun and evergreens on the north for windbreakers.
  - b. Use landscaping to accent and complement buildings. For example, groupings of tall trees to break up long, low buildings and lower plantings for taller buildings.
  - c. Landscaping shall be provided in public areas, recreation sites and adjacent to buildings.
  - d. Local soil conditions and water availability shall be considered in the choice of landscaping.
  - e. Consider the impact of any proposed landscaping plan at various time intervals so that, for example, shrubs grow and do not eventually block sight distances.
  - f. Deciduous trees shall have at least 2 inch caliper, measured at 4½ feet above ground level, at planting and evergreens should be at least four feet tall. Shrubs shall be at least two feet tall at planting. All trees shall be balled and burlapped.
  - g. Street trees shall be planted at intervals depending on type:

Large Trees

50-70 feet

Medium Trees	40-50 feet
Small & Ornamental	30-40 feet

- h. Existing large trees over five inch caliper shall be saved by not varying the grade around the trees by more than 6” without construction of an appropriate tree well, and by erecting protective fences during construction.
  - i. In parking lots, at least five (5) percent of the parking area shall be landscaped and at least one tree for each ten (10) spaces shall be installed. The landscaping shall be located in protected areas; long walkways, center islands and at the end of parking bays. In narrow islands, low spreading plants such as creeping juniper, English ivy, myrtle, or pachysandra are appropriate.
  - j. All landscaping in parking areas shall be carefully located so as not to obstruct vision. A variety of different types of trees shall be grouped to break up the mass of cars. Tree types shall be selected from those specified in "Trees for New Jersey Streets - 2nd Revision 1974", published by N.J. Federation of Shade Tree Commissions. Trees that cause damage or excessive site maintenance problems due to root systems or leaf shedding shall be avoided. Trees that can withstand parking area conditions are encouraged.
- 4.7 Buffers – Buffers are fences, landscaping, berms and mounds used to minimize any adverse impacts or nuisances on the site or from adjacent areas. They shall be provided in accordance with the provisions as set forth in the Township's zoning ordinance. The following design principles shall be considered:
- a. Evergreens may be used as buffers providing they are planted properly. An evergreen buffer requires two or even three rows of staggered plantings.

This planting screen shall consist of two rows of evergreen trees. The rows shall be a minimum of six (6’) feet apart and any row must be a minimum of six (6’) feet from the right-of-way line of the street. The maximum distance between trees in any row shall be twenty feet and the rows shall be evenly staggered.

Said trees shall be at least three and one-half feet high at the time of planting and of such species as will produce, within two growing seasons, a screen at least five (5’) feet in height, so as to continually restrict a clear view beyond said planting screen.
  - b. Fences or walls as buffers shall complements the structural type, design and color of the principal building. A chain link fence with interwoven wood slats may be appropriate for industrial uses, but not for residences or commercial use.
  - c. Solid fences (solid picket, board and batten, panel or louver types) are most appropriately used adjacent or attached to a building as an extension of its

architecture. In such instances, consideration shall be given to coordination with the design theme, materials, and color of the principal structure.

- d. Semi-transparent fences (e.g., 1 x 2 wood screen, picket, or contemporary types) are less architecturally related to a principal structure and shall be finished in a more natural manner.
  - e. Transparent fences (e.g., hedge, splitrail, wire mesh, chain link types) shall be as unobtrusive as possible and be located within an overall landscaping plan so that they blend into the landscaping.
  - f. Plantings shall be considered as part of any fencing plan.
  - g. Consider buffers for the following areas:
    - (1) Where interior roads run parallel with roads exterior to the site, a buffer should be erected to prevent confusion, particularly at night.
    - (2) Buffer parking areas, garbage collection areas, and loading and unloading areas.
    - (3) Consider prevailing wind patterns and use buffers to stop wind-borne debris from leaving the site.
- 4.8 Signs – It is the intent of these regulations to provide for attractive, coordinated, informative and efficient signing for uses in the Township. Each site plan application shall include a sign plan showing the specific design, location, size construction and illumination in compliance with the following regulations:

#### 4.8.1 Sign Types

- (a) Nameplate and identification signs for single-family dwellings – A sign indicating the name or address of the occupant may be permitted provided that the sign shall be no larger than two square feet. A permitted home occupation may be included with the name of the occupant. Only one sign per dwelling unit is permitted in addition to a mail box identification sign.
- (b) Sales of Rental Signs – Signs advertising the sale or rental of the premises upon which they are located may be permitted provided that:
  - (1) The size of any such sale or rental sign shall not exceed eight (8) square feet.
  - (2) Not more than one sign is placed upon any property.

- (3) Such signs shall be promptly removed when premises are sold or rented.
  - (4) Developments with four or more homes for sale or industrial or commercial properties may be advertised on a sign not to exceed 32 square feet. One such sign shall be permitted on each frontage if the development fronts on more than street. All development signs shall be removed when 95 percent of the lots have been initially sold.
- (c) Institutional Signs – Signs of schools, colleges, churches and other institutions of a similar or semi-public nature may be erected and maintained provided that:
- (1) The size of any freestanding sign shall not exceed 30 square feet and not more than one such sign is placed on a property, unless such property fronts upon more than one street, in which instance a sign may be erected on each frontage.
  - (2) Signs affixed to the facade of the structure shall be permitted provided the sign shall not exceed five (5) percent of the building facade.
- (d) Signs in Non-Residential Districts for Single-Tenanted and Single-Structure Developments – Business signs may be erected and maintained when in compliance with the following provisions:
- (1) The total gross advertising area of all signs other than freestanding signs on any one property shall not be greater than five percent of the area of the building face fronting on the street. The maximum area of all signs, except freestanding signs, shall not exceed 100 square feet.
  - (2) One freestanding sign shall be permitted on any property. The total advertising area shall not exceed five percent of the building face fronting on the street but in no event greater than 100 square feet.
- (e) Signs for Planned Developments, Shopping Centers, or Industrial Parks – Shopping centers, industrial parks, planned developments, multi-tenanted structures, or multi-structure uses shall be governed by the following regulations:
- (1) Each such development shall submit a signing plan to the planning board for approval. Such signing plan shall include details on:
    - a. Letter style
    - b. Lighting
    - c. Color
    - d. Construction and materials

- e. Height of sign
- f. Height above grade or below roof line
- g. Locations
- h. Standards

(2) The signing plan shall be based on an integrated design theme to include all of the elements a. through h. All of the above elements shall be designed to be in harmony and consistent with each other, the architecture and materials of principal structures and the landscaping plan.

The planning board shall determine if a proposed signing plan meets the goals and objectives of this subsection.

(3) The total area of all signs affixed to a structure shall not exceed five percent of the building facade of the structure. The planning board may permit in total sign area up to seven percent of the building facade if, in the planning board's judgment, such additional area shall assist in developing a harmonious and integrated sign plan in accordance with the goals and objectives of this subsection.

(4) Only one freestanding sign shall be permitted on any single property regardless of the number of establishments on the property except that the planning board may authorize an additional freestanding sign if the property has access from more than one public street.

4.8.2 General Regulations – The following regulations shall apply to all permitted and pre-existing non-conforming signs:

- (a) Only those signs identifying the name, business, occupant, service, address or product offered or sold on the premises shall be permitted to be erected. Coming events, community bulletin boards and time and temperature signs shall also be permitted.
- (b) Signs within the interior of a structure designed to be seen and read from the exterior shall be considered as part of any maximum sign area.
- (c) Signs attached to a principal structure shall not extend above the roof line of the parapet.
- (d) No flashing, moving, or apparent moving signs shall be permitted except for time and temperature and changeable copy displays.
- (e) The top of freestanding signs shall not exceed the height limit of principal structures in the zone where located or 25 feet, whichever is lesser.

- (f) Signs, whether portable, permanent or temporary, other than municipal, county or state signs, shall not be erected within the right-of-way of any street or approved sight easements nor shall any sign be located so as to constitute a traffic hazard.
- (g) All temporary signs erected for a special event such as an election or sale shall be removed by the advertiser within five days after the event shall have taken place. No permit shall be required for such temporary signs, provided that they do not exceed 32 square feet and provided all temporary signs, other than election signs, shall not remain in place more than four weeks.
- (h) Advertising signs shall not be permitted in any zone district in the Township.
- (i) Whenever a sign shall become structurally unsafe or endangers the safety of the building of the public, the building inspector shall order such sign be made safe or removed. Such order shall be complied within ten days of the receipt thereof by the person owning or using the sign, or the owner of the building or premises on which such sign is affixed or erected.
- (j) Signs shall not be located closer than the following distances to street right-of-ways:

<u>Area of Sign</u>	<u>Minimum Distance</u>
Less than 25 square feet	20 feet
26-75 square feet	25 feet
76 or more square feet	30 feet

The planning board shall be authorized to waive the strict application of this paragraph if, because of local site conditions, strict adherence would cause inconvenience to the public or constitute a hazard or be inconsistent with acceptable landscaping design.

- (k) The area surrounding ground signs shall be kept neat, clean and landscaped. The tenant, owner or occupant to which the sign applies, shall be responsible for maintaining the condition of the area.
- (l) Directional signs having areas of less than four and one-half square feet are exempt from area and location regulations but shall be shown on an approved site plan and further providing they do not constitute a hazard to the traveling public.

(m) All signs shall be kept in good repair which shall include replacement or repair of broken structural elements, casings, or faces, maintenance of legibility; and all lighting elements working.

(n) Any location where business goods are no longer sold or provided shall have 90 days to remove any remaining or derelict on premises signs following notifications by the Township and at the expense of the owner of such property. Where due written notification has been given by the Township and compliance has not been made within the required 90 day period, the Township may cause removal of such sign and charge the cost of such removal to the owner.

(o) Applicant shall also comply with all applicable county, state and federal sign regulations.

4.9 Utilities – The design and location of all utilities shall be based on Township standards and the public utility having primary jurisdiction. The location of all utilities shall be coordinated by the Township Engineer. Necessary approvals from the Township Health Office, where applicable, shall also be required.

4.10 Street Furniture – Street furniture are the man-made elements of the environment. These include but are not limited to phone booths, benches, planting boxes, mail and meter boxes, lighting standards, directional signs, bollards (posts), fences and walls, water fountains and pools, drinking foundations, trash receptacles and bike racks. In reviewing a site plan, details of street furniture shall include location, size, lighting, and design relationship to principal building(s). Such furniture shall be subordinate to the site plan and arranged in a design-coordinated fashion to the principal use on the lot (e.g., color, scale, bulk shall be reasonably harmonious with the principal building and coordinated with the overall site landscaping plan).

4.11 Supplemental Design Criteria for Cluster Planned Developments and Multi-Family Uses

4.11.1 General Design Principles – In the review of site plan for Cluster, Planned or multi-family developments, in addition to the site plan criteria established in preceding sections of this Chapter, the following principles shall also apply:

- a. Utilities to be constructed within and to serve such developments shall be underground.
- b. Consideration shall be given to the preservation and conservation of natural features, including large trees, groves, waterways, aquifer recharge areas, scenic, historic points, or other community assets within the development.

- c. All portions of the development not to be covered with buildings or other impermeable surfaces and not to be retained in a natural state shall be landscaped.

The protection of wooded areas, specimen trees of five (5) inch caliper or over, and vegetation suitable for buffer strips within the development shall be a factor in determining the location of open place, buildings, underground services, walks, paved areas, playgrounds, parking areas and finished grade levels.

- d. In residential areas, reverse frontage lots shall be avoided except in cases where proximity to major highways necessitates such location. In such cases, the lot should normally front on the minor road and be screened from the major road by suitable landscaping.

- e. The street system may utilize, where proper, cul-de-sacs, loop streets and P-loops and other suitable forms of street layout.

- (1) When a cul-de-sac is used in residential designated use area, it shall be provided with a paved turning circle of sufficient width to facilitate snow removal and to permit easy access for fire fighting equipment and general truck delivery.

- (2) The maximum length of a cul-de-sac shall be six hundred (600) feet to the turning circle. This distance may be increased to eight hundred (800) feet if an emergency vehicular access and pedestrian walkway of at least ten (10) feet in width is provided from the head of a cul-de-sac to the adjacent street. The length of a cul-de-sac may be in excess of six hundred feet if it serves no more than twenty (20) dwelling units or uses generating equivalent traffic. Cul-de-sac turnarounds may be in the form of parking courts if a turning radius of at least thirty-five (35) feet is maintained.

- (3) Any cul-de-sac shall be readily identifiable as such be traffic moving on the collector street to which it is connected. Cul-de-sac shall not be located so as to appear to terminate collector streets.

- (4) P-loops shall have an entrance leg not exceeding nine hundred (900) feet. The loop of a P-loop shall have a street length not exceeding three thousand (3,000) feet.

- f. In any planned residential development the street system shall be integrated with the existing network of streets so that there are at least two points of access. When such a development is to be developed in sections, each section shall provide two points of access, one of which may be temporary.

- g. Separation of pedestrian circulation from vehicular circulation should be encouraged, either in a separate right-of-way or by curbing, grass strips, planting, or other protective barriers.

4.11.2 Building Site Design Principles – In the site planning and layout of a cluster, planned development or of multi-family and higher density residential areas, the following principles, as appropriate, should be followed:

- a. For townhouse style or similar attached structures, a maximum of eight (8) dwelling units in a single row with a minimum offset of two (2) to four (4) feet between every two dwelling units should be encouraged. No more than six dwelling units should be permitted in a straight line. The planes of other straight facades should be no more than 80 feet in length without at least a two-foot offset. Townhouses should be grouped in clusters. Private parking areas should be located near the entrances and outdoor living areas or patios adjoining open space or paths leading to open space. Dwelling units should not front on a major collector street. Townhouses and similar style structures in each cluster should be consistent in terms of architectural style and major design elements such as materials, color tones, windows, roof lines, or roof design.
- b. The site plan should be broken into visually small groupings such as quadrangles, clusters and courts. Devices to slow speed and reduce the size of each visual grouping, such as garden walls and gates, reduction in setbacks of facing buildings, and variable landscape layout, are encouraged.
- c. No more than five freestanding houses should be placed in a row with the same setback from a straight street line.
- d. Boredom of visually repeated elements should be avoided. The use of curved streets, or variety of architectural design, or landscaping to avoid a view of more than three identical structures from any single point on a street should be encouraged.
- e. Each garden apartment or similar multi-family structure should be limited to a maximum of ten (10) dwelling units and a length of 160 feet. Such structures should be grouped in clusters of consistent architectural design. A minimum of two (2) foot building offset should be encouraged for every two ground floor dwelling units.
- f. Mid-rise apartment or similar multi-family structures should be located on a site directly adjacent to the major portions of common space in the development. Their placement within planned developments shall be

harmonious in architectural style with the other housing types that may be located within the development.

#### 4.11.3 Common Open Space and Recreation

##### a. General Requirements

(1) In the designation of common space areas, consideration shall be given to providing for continuity of open space between section of a development and between open space with a development and open space on adjacent lands. Open space shall be distributed throughout the development so that there is a hierarchy of activities from preservation areas to passive open space adjacent and between each residential cluster. Designating all open space in one portion of a development is to be discouraged.

(2) Usable recreation space should be provided for active recreation within ¼ mile of all units. Part of this may be a lake or pond having a substantially constant water level, but excluding therefrom detention and retention basins. Any larger preservation spaces shall still be contiguous to and directly related to dwelling structures. Usable recreation space may be improved with facilities for swimming pools, tot lots, playgrounds, and quiet outdoor sports such as, but not limited to, tennis, paddle tennis, golf, baseball, basketball, soccer, lacrosse, and the like, and accessory buildings such as club houses and pavilions.

(3) Passive recreational facilities shall be carefully oriented.

(4) Recreational facilities should be operated for the residents of the development. They should not be commercial enterprises open to anyone who pays a fee.

##### b. Distribution Requirements – At least twenty-five (25) percent of any cluster of planned residential tract shall be in common open space and distributed generally as follows:

(1) A minimum of ten (10) percent of the gross tract area shall be in usable recreation facilities as set forth herein.

(2) A minimum of ten (10) percent of the gross tract area shall be in natural features, vistas, significant wooded areas, vegetation, and in other usable open space which shall be defined as lands other than in channels, floodways, or waterbodies/wetlands whether used for recreation, retention, or detention purposes.

(3) Five (5) percent of the gross tract area may include all lands excluded in number (2) above and waterbodies/wetlands.

(4) Recreational Facilities: The following recreational facilities should be considered a part of any, but not necessarily all, cluster or planned residential developments:

(a) Trails and Bikeways – Use to connect open space between recreational facilities and between buildings and other uses.

(b) Playlots – Minimum for 2,000 square feet for toddlers and up to 5,000 square feet for older children. Primarily uses by pre-school age children. Facilities include swings, slide, play structures, and benches for parents. Effective service radius of one lot of 1/8 of a mile. Approximately one playlot for each 400 persons or 100 children.

(c) Playgrounds – Designed for a variety of uses and equipment should reflect the patronage. Sandboxes and play structure for young children, basketball courts or backboards for older youths, paved areas for various activities, and shuffleboard and sunny quiet areas for the elderly. Number and type of recreational equipment shall be based on the type of residential development applying recognized recreational planning standards.

The size of playgrounds should be based on population as follows:

<u>Population</u>	<u>Size (acres)</u>
2,000	3.75
3,000	4.0
4,000	5.0
5,000	6.0

(d) Tennis – One court for each 100 dwelling units. Parking should be provided on the basis of (4) per court.

(e) Swimming Pools – Provide 3 square feet of pool area for each resident above three years of age. Provide for wading pools.

## CHAPTER IX SUBDIVISIONS

### ARTICLE I – TITLE, PURPOSE, AND APPROVING AUTHORITY

- 1.0 Short Title – This Chapter of the Land Use Ordinance of Logan Township shall be known and may be cited as the subdivision ordinance.
- 1.1 Purpose – The purpose of this Chapter shall be to provide rules, regulations, and standards to guide land subdivision in Logan Township in order to promote the public health, safety, convenience, and general welfare of said Township and to carry out the objectives of the Municipal Land Use Law (N.J.S. 40:55D-1 et seq.). It shall be administered to insure the orderly growth and development, the conservation, protection and proper use of land and adequate provisions for circulation, utilities and services, and the conservation and environmental protection of all land, water, and air resources within the jurisdiction of Logan Township.

### ARTICLE II – GENERAL PROVISIONS

- 2.0 Application of Requirements – These rules, regulations and standards shall be considered the minimum requirements for the protection of the health, safety and welfare of the citizens of Logan Township. No building permit, certificate of occupancy or other required permit shall be issued except in accordance with an approval of the subdivision and its improvements granted pursuant to this Chapter, unless modified in accordance with Section 2.1 of this Article.
- 2.1 General Definitions
- a. Minor Subdivision – Any subdivision of land that does not involve (1) more than four lots fronting on an existing street or road; (2) planned development; (3) any new street or road or (4) extension of any off-tract improvement.
  - b. Major Subdivision – Any subdivision not classified as a minor subdivision.
- 2.2 Exceptions in Application of Requirements
- a. The Planning Board when acting upon applications for preliminary or minor subdivision approval shall have the power to grant such exceptions and waivers from the requirements for subdivision approval as may be reasonable and consistent with the general purpose and intent of this chapter. Such exceptions and waivers may be granted if the applicant can clearly demonstrate that literal enforcement of one or more provisions of the ordinance is impractical or will exact undue hardship because of peculiar conditions pertaining to the land in question.

### 2.3 Subdivision Committee

- a. An advisory committee to the Planning Board to be known as the Subdivision Committee (SC) may be created and may also be known as the Site Plan Review Advisory Board (SPRAB). The Subdivision Committee shall be considered one and the same as the SPRAB being vested with similar membership, authority and by-laws.

## ARTICLE III – PROCEDURE FOR SUBDIVISION APPROVAL

- 3.0 General Intent – Any applicant wishing to subdivide land within Logan Township shall apply for and obtain the approval of the Planning Board in accordance with the procedures set forth in this Chapter. Sketch plat approval shall be required for all minor subdivisions. Major subdivisions shall be formally reviewed and approved in two stages: preliminary and final. An informal discussion and review sketch plat stage is encouraged of applicants seeking major subdivision plat approval.

The applicant or his agent shall appear at all regular meetings of the Planning Board whenever the application is being considered. Failure to appear shall give the Planning Board the right to postpone action on the application for that particular meeting or deny and dismiss the application without prejudice if applicant or his agent's absence deprives the Planning Board of information necessary to make a decision.

### 3.1 Filing, Referral and Classification Procedures

- a. Filing – Subdivision applications shall be submitted at least two (2) weeks prior to a regular meeting of a Planning Board. The applicant shall submit sufficient copies of all required exhibits as set forth under the appropriate subdivision review stage of this Article together with an application for and all applicable fees to the Administrative Officer. The time for the Board's review shall not begin to run until the submission of a complete application with the required fee. Unless the applicant is informed by certified mail by the Planning Board within forty-five (45) days of the filing date of the application that it is incomplete, said application shall be deemed complete as of the date it was received by the Administrative Officer hereinafter known as the "filing date".
- b. Referral – The Administrative Officer shall forward upon receipt of a subdivision application in proper form with requisite fees, one copy of an application to the Township Engineer for classification recommendation, review and report to Planning Board and Subdivision Committee prior to distribution to other reviewing agencies as stipulated herein for various stages of plat approval and review.

- c. Classification – The Administrative Officer shall determine whether the Planning Board or Zoning Board has approval jurisdiction on the application. The Administrative Officer may confer with the Township Attorney in making this determination.

The Township Engineer shall recommend classification of the application to the Planning Board as either a minor or major subdivision.

The Planning Board may adopt additional administrative procedures as necessary to insure efficient processing of subdivision applications. Such administrative procedures shall be available for public inspection in the Township offices on file with the Administrative Officer.

- 3.2 Subdivision Committee Action – The Subdivision Committee shall review the complete application and report back to the Planning Board within thirty (30) days after the filing date of an application. In the event that during its review of an application it is found by the Planning Board to be incomplete or in violation of any application codes or ordinance, the applicant shall be notified by the Planning Board within forty-five (45) days of the official receipt of the application by certified mail as to the items omitted or ordinance violated.

- 3.3 Requirements Common to Sketch, Preliminary and/or Final Plat Stages

- 3.3.1 Map Details – All maps or other documents submitted for subdivision plat review shall contain the following information in addition to specific plat details as required for each approval stage noted herein.

- a. Title and location of the property.
- b. Name and address of landowner and applicant. If a corporation or partnership is landowner or applicant in an application for a subdivision containing six (6) or more lots, the landowner or applicant as the case may be, shall list the names and addresses of all stockholders or individual partners owning at least ten (10) percent of its stock of any class or at least ten (10) percent of the interest in the partnership.
- c. Name, address and professional license number and seal of the professional preparing documents and drawings. All plats, except those prepared at the Sketch stage, shall be signed and sealed by appropriate licensed professionals of the State of New Jersey.
- d. Place for signature of the Chairman and Secretary of the Planning Board.
- e. Date of plat and any modifications thereto.
- f. The following legends shall be on the plat map:

(SKETCH) or (PRELIMINARY) or (FINAL)

1. SUBDIVISION OF \_\_\_\_\_

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ ZONE \_\_\_\_\_

DATE \_\_\_\_\_ SCALE \_\_\_\_\_

APPLICANT \_\_\_\_\_

ADDRESS \_\_\_\_\_

SUBDIVISION CONTROL NO. \_\_\_\_\_

2. I CONSENT TO THE FILING OF THIS SUBDIVISION PLAT WITH THE PLANNING BOARD OF LOGAN TOWNSHIP.

\_\_\_\_\_  
(Owner) (Date)

3. To be signed before filing of a final plat of a major subdivision:

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND THAT ALL CONDITIONS TO APPROVAL HAVE BEEN SATISFIED.

\_\_\_\_\_  
(If Improvements Installed)  
(Township Engineer) (Date)

4. To be incorporated on Final Plat for Major or Sketch Plat for Minor:

VERIFICATION THAT PAYMENT OF MUNICIPAL TAXES OR ASSESSMENTS IS CURRENT

\_\_\_\_\_  
(Township Clerk) (Date)

5. APPROVED BY THE PLANNING BOARD (Sketch for Minor, Preliminary or Final for Major Approval Date)

---

(Chairman)

(Date)

---

(Planning Board Secretary)

(Date)

3.3.2 Other Information – The Planning Board may require other information and data for specific subdivision plats. These data may include, but are not limited to, geologic information, water yields, flood data, environmental information, traffic counts, road capacities, market or economic information, and similar material.

3.4 Compliance with Other Ordinances – Information and documents as required by other Chapters of the Township’s Land Use Ordinance (eg., soil erosion and sedimentation plans) shall be submitted as part of an application for subdivision approval and may be used to comply with subdivision submission requirements for particular stages as applicable.

a. Waiver of Information Required – The Planning Board may waive submission or any required exhibits in appropriate cases and for specific subdivision plats. Request for such waivers shall accompany a subdivision application, stating the reasons why such waiver(s) is being requested.

3.5 Sketch Plats, Minor or Major Subdivisions

3.5.1 Objectives or Submission – The Sketch plat may be submitted so that it can be informally reviewed to determine the plat’s general compliance with applicable Township ordinances and design requirements as set forth herein. Also, the submission may form the basis for classification by the Planning Board of the plat as a major or minor subdivision.

Sketch plats for major subdivisions shall be used as a basis for changes and redesign so as to avoid undue expense and delay in preparing more detailed plans and specification in subsequent review stages. The SC shall not be governed by any statutory time limits in its review of Sketch plats for major subdivisions and it is expressly understood that compliance with the SC recommendations shall not bind the Planning Board in subsequent deliberations.

3.5.2 Application – Two or more copies of the Sketch plat, an application in a form approved by the Planning Board, and the requisite fee shall be delivered to the Administrative Officer in accordance with the procedures set forth herein.

3.5.3 Sketch Plat Details – The Sketch plat, notwithstanding any other requirement stipulated by this Chapter, shall contain the following information, except that the Planning Board may waive any requirement or request additional information where it is clearly appropriate to the particular application:

- a. All plats shall be based on accurate information at a scale of not smaller than one inch equals 100 feet to enable the entire tract to be shown on one street.
- b. A location map showing the entire tract to be subdivided, giving the accurate location of all existing and proposed property and street lines, at a scale of one inch equals two thousand feet (1" = 2,000') or larger scale, showing the entire subdivision and its relation to all features shown on the official map and master plan and located within one-half mile of the extreme limits of the subdivision, and the zoning classification of the proposed subdivision and of the adjacent land.
- c. The location of existing houses, buildings, and other structures, with accurate dimensions from all existing and proposed lot lines, wooded areas and isolated trees more than five inches (5") in diameter, measured at four and one-half feet above existing ground level, and topography within the portion to be subdivided and within two hundred feet (200') thereof at 20 foot, or smaller, contour intervals. (USGS topographic quadrant map series are acceptable for topography at this stage).
- d. The name of the owner, all adjoining property owners and those across existing or proposed streets as disclosed by the most recent Township tax records.
- e. The tax map sheet, date of revision, block and lot numbers and zone district of the tract proposed to be subdivided.
- f. The location of existing or proposed streets, roads, easements, public right-of-way, streams, bridges, culverts, drainage ditches and natural watercourses in and within five hundred feet (500') of the subdivision.
- g. The original and proposed lot layout, lot dimensions, and required setback lines, and lot area of each lot in square feet and acreage. Lots shall be designed by letters for minor subdivisions and by consecutive numbers for major subdivisions until given official lot number designations by the Township Engineer.
- h. The location of all percolation tests including those that failed and soil logs conducted at the expenses of the applicant and approved by the Board of Health shall be shown of the plat.

- i. As applicable, date of original preparation and date of revision, if any, of plat, as well as old name if submitted previously under different title.
- j. Notes on environmental factors as required by Chapter XI of this Ordinance, or statement that either they do not apply or reasons why applicant requests a waiver of all or part of the requirements for an environmental impact statement.

#### 3.5.4 Sketch Plat Approval, Minor Subdivision

- a. Distribution – If classified as a minor subdivision, one copy of the plat shall be retained for the Planning Board file and one copy of the plat shall be forwarded by the Administrative Officer to each of the following for review and comment:

Township Planning Board  
Township Engineer  
Township Planner  
Planning Board Attorney  
Township Environmental Commission  
Township Tax Assessor (proof of payment of taxes)  
Other agencies as may be determined by the Planning Board (e.g.,  
Secretary School Board, Clerk of adjoining Township, NJDOT,  
etc.)

- b. Action – The Planning Board shall act within 45 days of the filing date of a complete application for a minor subdivision. The Board shall not approve or conditionally approve the minor subdivision prior to receipt of comments by the above agencies or officials, or before thirty (30) days from the filing date has elapsed without any comments, whichever occurs first. Further, the Planning Board shall have the right to approve or change the classification of the subdivision by a majority vote. The Planning Board may condition minor subdivision approval on terms insuring the provision of improvements pursuant to N.J.S.A. 40:55D-38 to 55D-40, inclusive, and N.J.S.A. 40:55D-53.
- c. Filing with County Recording Officer – If approved as a minor subdivision, a plat drawn in compliance with Chapter 141 of the Laws of 1960 or a deed stamped with the date of the Planning Board approval shall be filed by the subdivider with the county recording officer within 190 days from the date of approval. Failure to file within 190 days shall void said subdivision approval.
- d. Limit of Subdivisions – Minor subdivisions from a parcel in residential zones shall be limited to one (1) such approval by the Planning Board in a

five (5) year period commencing with the date of adoption of this Ordinance and thereafter from the date of such minor subdivision approval.

- e. Approved Minor Subdivisions; Municipal Distribution – The Administrative Officer shall distribute copies of the approved subdivision to each of the following:

Township Engineer	2 prints
Applicant	1 print
Construction Officer/Zoning Officer	1 print for each lot and block file
Tax Assessor	1 print
County Planning Board	1 print
Planning Board File	1 print
Administrative Officer	1 print

- f. Effect of Minor Subdivision Approval – The granting of minor subdivision approval shall guarantee that the zoning requirements and general terms and conditions, whether conditional or otherwise, upon which minor subdivision approval was granted, shall not be changed for a period of two years after the date of minor subdivision approval, provided that the approved minor subdivision shall have been duly recorded as provided herein. Applicants shall be responsible for necessary approvals prior to development as may be required by other Township codes and ordinances or any other governmental or quasigovernmental entity.

### 3.5.5 Sketch Plat Review, Major Subdivision

- a. Distribution – If classified as a major subdivision, one copy of the plat shall be retained by the Township Planning Board and one copy of the plat shall be forwarded by the Administrative Officer to each of the following for review and comment:

Township Subdivision Committee  
Township Engineer  
Township Planner  
County Planning Board  
Township Environmental Commission  
Township Municipal Utility Authority  
Township Planning Board Attorney

Other agencies as may be determined by the Planning Board

- b. Review and Action – The sketch plat for a major subdivision may be reviewed by the Subdivision Committee for informal discussion and

recommendations prior to the applicant's preparation of a preliminary plat. Said sketch plat shall be used as a basis for changes and redesign so as to avoid undue expense and delay in preparing a preliminary plat application. The Committee shall not be governed by any statutory time limits in its review and compliance with the Committee's recommendations shall not bind the Planning Board in subsequent deliberations.

### 3.6 Preliminary Plat Approval, Major Subdivision

- 3.6.1 Objectives of Submission – To transfer the general and approximate ideas of the Sketch Plat more exactly to a precise base to verify their feasibility and merit before proceeding with detailed construction and engineering documents.
- 3.6.2 Application – Two or more copies of the preliminary plat, an application in a form approved by the Planning Board, and the requisite fee shall be delivered to the Administrative Officer in accordance with the procedures set forth herein.
- 3.6.3 Preliminary Plat Details – The Preliminary Plat, notwithstanding any other requirement stipulated by this Ordinance, shall be clearly and legibly drawn or reproduced at a scale of not smaller than one inch equals 100 feet (1" = 100') and shall contain or be accompanied by the following information, except that the Planning Board may waive any requirement or request additional information where it is clearly appropriate to the particular application:
- a. A key map at a scale not smaller than 1" = 2,000 ft. showing the relation of the portion to be subdivided to the entire tract, and the relation of the entire tract to the neighborhood for at least 1,000 ft. beyond its boundaries.
  - b. The tract name, tax map sheet, block and lot number, date, reference meridian, graphic scale and the following names and addresses:
    1. Name and address of record owner and owners.
    2. Name and address of landowner and applicant. If a corporation or partnership is landowner or applicant in an application for a subdivision containing six (6) or more lots, the landowner or applicant as the case may be, shall list the names and addresses of all stockholders or individual partners owning at least ten (10) percent of its stock of any class or at least ten (10) percent of the interest in the partnership.
    3. Name and address of person who prepared plat.
    4. Names of adjacent and facing owners.

- c. Acreage of tract to be subdivided to nearest tenth of an acre.
- d. Contours at five-foot intervals for slopes averaging ten percent (10%) or greater, and at two-foot intervals for land of lesser slope shall be required. Contours shall be in the United States Coast and Geodetic Control Survey Datum. At least two (2) permanent bench marks for each fifty (50) acres or portion thereof shall be established on opposite ends of the proposed subdivision and their locations, descriptions and elevations shall be noted on the preliminary plat.
- e. The location of existing and required setback lines, streets within 200 feet of the subdivision, the location of existing buildings, watercourses, flood plains, railroads, bridges, culverts, drain pipes, and all natural features such as wooded areas and rock formations.
- f. When a public sewage disposal system is not available, the current rules, regulations and procedures of the Township Board of Health and/or Gloucester County Department of Health shall be followed in submission of sufficient percolation test and soil lot data that will enable the Board of Health and/or Department of Health to make a recommendation to the Township Planning Board. An adverse report by the Board of Health and/or Department of Health shall be deemed as sufficient grounds for the Planning Board to disapprove said subdivision or portion thereof. The Planning Board will not reconsider any subdivision, or portion thereof, so disapproved until the requirements of the Board of Health and/or Department of Health are met.
- g. A copy of any protective covenants or deed restrictions applying to the land being subdivided shall be submitted with the preliminary plat.
- h. Plans and profiles showing proposed utility layouts (sanitary sewers, storm drains, water, detention basins, etc.) showing feasible connections to existing or proposed utility systems. Cross sections of streets may be required by the Township Engineer. Location of fire hydrants shall be established with the aid of the Township Fire Protection Subcode Official, water utility, and the Township Engineer.
- i. The proposed names of all streets within the subdivision shall be shown and shall be subject to approval by the Planning Board.
- j. Each block and lot shall be numbered.
- k. A drainage plan shall be submitted which shall show the existing contours, proposed finished grade elevations at street intersections and breaks in grade, proposed rates of grades of streets, locations of drainage subbasin limits, proposed methods of block drainage including proposed (down)

slope arrows, all drainage systems and structures, including sizes and invert and casting elevations. The plan shall be accompanied by a set of drainage computations certified by a professional engineer.

- l. All proposed lot lines, dimensioned in feet, and the approximate area of all lots in square feet as well as any open spaces proposed to be dedicated for public use.
- m. When the development of the subdivision or improvements within the subdivision are dependent upon improvements outside the boundaries of said subdivision, written verification shall be supplied by the subdivider, prior to Planning Board consideration for preliminary approval that the improvements outside these subdivisions are or will be installed and/or will be available to the subdivider.
- n. Any open spaces proposed to be dedicated for public use of playgrounds of other public purpose and the location and use of all such property shall be shown in the plat.
- o. When deemed necessary to determine the suitability of the soil to support now construction, the Planning Board shall require test holes or borings to be made by a New Jersey licensed engineer or an approved testing laboratory at the expense of the subdivider under the direction of the Township Engineer.
- p. A statement should be provided accompanying preliminary plat indicating type of structure(s) to be erected and approximate date of construction start. In order to avoid heavy construction vehicular traffic through completed sections, a construction traffic plan shall be prepared and provided to the Board. The plan should also show the estimated number of lots on which final approval will be requested for the first section and a tentative staging plan for the remainder of the proposed development.
- q. Full or partial Environmental Impact Assessment as may be required by the Planning Board at the time of preliminary plat approval.

3.6.4 Preliminary Plat Review – Within forty-five (45) days of the submission to the Administrative Officer of a complete subdivision plat application for ten (10) lots or less, or within ninety-five (95) days of submission of a complete application for a subdivision application of more than ten (10) lots, or within such further time as may be agreed upon by the developer, the Planning Board shall grant or deny the application.

- a. Distribution – Upon receipt of a complete application, the Administrative Officer shall submit one copy to each member of the Subdivision

Committee and one copy of the application to the following professionals and boards:

Township Engineer  
Township Planner  
Township Tax Assessor (proof of payment of taxes)  
Township Board of Health  
Township Environmental Commission  
Township Fire Protection Official  
Township Municipal Utility Authority  
Township Solicitor  
Township Planning Board Attorney  
Gloucester County Planning Board and other agencies where applicable.

Such other boards, agencies, or professionals as the Planning Board may deem necessary or which may be required to be notified by law.

- b. Review – The said professionals and boards shall have a period of thirty (30) days after the filing date of a subdivision plat application of ten (10) or fewer lots or seventy-five (75) days on a subdivision plat application of more than 10 lots to make a report and recommendations concerning the preliminary plat. The Planning Board shall take such recommendations into account but shall have the right to proceed in the absence of any such recommendation.
- 3.6.5 Preliminary Plat Hearing – All actions of the Planning Board on preliminary subdivision plats shall be at a public hearing. Public notice of an application as provided in Chapter V of this Ordinance shall be required for all major subdivision plats. Applicants for major subdivision plats requiring variances by the Planning Board shall also be required to provide public notice of application.
- 3.6.6 Preliminary Plat Action – After the conclusion of the hearing, but in no event later than the first regular meeting following the hearing, the Planning Board shall by resolution approve, disapprove, or conditionally approve the preliminary plat, stating reasons for any disapproval.
- 3.6.7 Decisions of Planning Board – Decisions on subdivision plat applications under varying procedural conditions shall be as provided for in Chapter V of this Ordinance.
- 3.6.8 Effect of Preliminary Approval – Preliminary approval of a subdivision plat shall, except as provided in Section 3.6.9 herein, confer upon the applicant the following rights for a three-year period from the date of the preliminary approval:

- a. That the general terms and conditions on which preliminary approval was granted shall not be changed, including but not limited to use requirements, layout and design standards for streets, curbs and sidewalks, lot size, yard dimensions and on-site and off-tract improvements; and any requirements peculiar to the specific subdivision plat. The Township may modify by ordinance such general terms and conditions of preliminary approval as related to public health and safety
- b. That the applicant may submit for final approval on or before the expiration date of preliminary approval the whole or a section or sections of the preliminary subdivision plat.

3.6.9 Extension of Preliminary Approval – The applicant may apply for and the Planning Board may grant extensions on such preliminary approval for additional periods of at least one (1) year but not to exceed a total extension of two (2) years provided that if the design standards have been revised by ordinance, such revised standards may govern.

In the case of a subdivision plat for an area of fifty (50) acres or more, the Planning Board may grant the rights referred to above for such period of time, longer than three (3) years, as shall be determined by the Planning Board to be reasonable taking into consideration (1) the number of dwelling units and nonresidential floor area permissible under preliminary approval, (2) economic conditions, and (3) the comprehensiveness of the development. The applicant may apply for thereafter and the Planning Board may thereafter grant an extension to preliminary approval for such additional period of time as shall be determined by the Planning Board to be reasonable taking into consideration: (1) the number of dwelling units and nonresidential floor area permissible under preliminary approval, (2) the potential number of dwelling units and nonresidential floor area of the section or sections awaiting final approval, (3) economic conditions, and (4) the comprehensiveness of the development; provided that if the design standards have been revised, such revised standards may govern.

3.6.10 Variances; Planning Board Review in Lieu of Board of Adjustment – The Planning Board when reviewing applications for subdivision plats shall have the power to grant to the same extent and subject to the same restrictions as the Board of Adjustment, variances from lot area, lot dimensions, setback, and yard requirements provided that relief from lot area requirements shall not be granted for more than one lot.

### 3.7 Final Plat Approval, Major Subdivision

- 3.7.1 Objectives of Review – The final plat shall be reviewed to determine whether it substantially conforms with the approved preliminary plat and to assure proper posting of performance and maintenance bonds.
- 3.7.2 Application – Two or more copies of the final plat, an application in a form approved by the Planning Board, and the requisite fee shall be delivered to the Administrative Officer. The final plat shall be submitted to the Planning Board for final approval within three (3) years from the date of preliminary plat approval or within such extension as provided herein.
- 3.7.3 Final Plat Details – The final plat, notwithstanding any other requirements stipulated by this Ordinance or other Township ordinances, shall be drawn in ink on tracing cloth, mylar, or equal at a scale of one (1) inch equals one hundred (100) feet, except where otherwise permitted by the Planning Board and in compliance with all the provisions of Chapter 141 of the Laws of 1960 (Map Filing Law). The final plat shall contain or be accompanied by:
- a. Date, name and location of the subdivision, name of owner, graphic scale and reference meridian.
  - b. Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land reserved or dedicated to public use, all lot lines and other site lines; with accurate dimensions, bearings or deflection angles, and radii, arcs and central angles of all curves.
  - c. The purpose of any easement or land reserved or dedicated to public use shall be designated, and the proposed use of sites other than residential shall be noted.
  - d. Each block and lot shall be numbered in accordance with the system of numbers which will ultimately be the numbers shown on the Township Tax Map.
  - e. Location of all monuments.
  - f. Names of owners of adjoining unsubdivided land.
  - g. Certification by a land surveyor licensed in the State of New Jersey as to accuracy of details of plat.
  - h. Certification that the applicant is agent or owner of the land, or that the owner has given consent under an option agreement.
  - i. When approval of a plat is required by any officer or body of such municipality, county or state, approval shall be certified on the plat.

- j. Final construction plans and profiles showing proposed utility layouts (sanitary sewers, storm drains, water, detention basins, etc.) showing connections to existing or proposed utility systems. Cross-sections of streets may be required by the Township Engineer.
- k. A final drainage plan shall accompany the final plat. Such drainage plan shall show the same information as required on the preliminary plat with the addition that the individual lot grading shall be shown for each lot corner, all high and low points and breaks in grade and at the corners of tentative house locations. If it is intended to use drainage swales, the elevation of these swales shall be shown.
- l. As a condition precedent to the commencement of site work a soil erosion control permit shall have been issued by the appropriate authority and a copy submitted to one construction official of the township.
- m. As a condition precedent to the issuance of certificates of occupancy, pursuant to the Township Building Code, the developer's engineer shall submit an as-built lot grading plan to the Construction Official bearing a certification that the lot grading complies with the approved final lot grading plan.

3.7.4 Final Plat Review – Within forty-five (45) days after the filing date of a complete final plat application, or within such further time as may be agreed upon by the applicant, the Planning Board shall approve the application for final plat approval with or without conditions, provided the following requirements are met:

- a. That the detailed drawings and specifications meet all applicable Township codes and ordinances;
  - b. That the final plats are substantially the same as the approved preliminary plans;
  - c. That bonds have been posted in accordance with Chapter 10, Article 2, to insure the installation of all improvements.
  - d. That the applicant agrees in writing to all conditions of final approval;
  - e. That proof has been submitted that all taxes and assessments for local improvements on the property have been paid.
- (1) Distribution – Upon receipt of a complete application, the Administrative Officer shall submit one copy to each member of the Subdivision Committee and one copy to each of those professionals and boards or agencies having received a copy of the preliminary plat.

(2) Review – The said professionals and boards or agencies shall have a period of thirty (30) days after the filing date of the final plat by the Township to make a report and recommendations concerning the final plat. The Planning Board shall have the right to proceed in the absence of any such recommendation.

3.7.5 Final Plat Action – Planning Board action shall take place at a public meeting.

3.7.6 Decision of Planning Board – Decisions of subdivision applications under varying procedural conditions shall be as provided for in Chapter V of this Ordinance.

3.7.7 Effect of Final Approval – Final approval shall terminate the time period of preliminary approval for the section granted final approval and shall guarantee the applicant that the zoning requirements applicable to the preliminary approval and all other rights conferred upon applicant as part of preliminary approval shall not be changed for a period of two (2) years after the date of final approval, provided that these rights shall expire if the plat has not been duly recorded within the time prescribed in section 3.7.10 herein.

3.7.8 Time Limit for Final Approval and Extensions – Final approval shall expire two (2) years from the date of final approval unless the applicant has secured a building permit to commence construction. The Planning Board may extend final approval, and the protection offered under Section 3.7.7 herein, for one (1) year. Up to three (3) such extensions may be granted.

In the case of a planned development or residential cluster of fifty (50) acres or more, or a conventional subdivision for one hundred fifty (150) acres or more, the Planning Board may extend the rights granted under final approval for such period of time, longer than two (2) years, as shall be determined by the Planning Board to be reasonable taking into consideration; (1) the number of dwelling units and nonresidential floor area permissible under final approval, (2) economic conditions, and (3) the comprehensiveness of the development. The developer may apply for thereafter, and the Planning Board may thereafter grant, an extension of time as shall be determined by the Planning Board to be reasonable taking into consideration the above factors.

3.7.9 County Planning Board Approval – Any plat which requires County Planning Board approval, pursuant to N.J.S. 40:27-6.2 shall be forwarded to the County Planning Board for its action. The Planning Board may grant final approval subject to approval by the County Planning Board.

3.7.10 Filing of Approved Final Plat – The final plat shall be filed by the subdivider with the County Recording Officer within ninety-five (95) days from the date of such approval. If any final plat is not filed within that period, the approval

shall expire. For good cause, the Planning Board may extend the time for the filing of the plat for an additional period not to exceed ninety-five (95) days.

#### ARTICLE IV – SUBDIVISION STANDARDS

- 4.0 General – In passing on the adequacy of subdivision plans, the Planning Board shall apply the standards contained in this section. Typical illustrations and design standards are contained in Chapter 10, Article 3.0.
- 4.1 Streets
- 4.1.1 Street Extensions – The arrangements of State or County roads and collector streets shall be such as to provide for the extension of existing arterials and collectors. Minor streets shall not be made continuous or so aligned that one subdivision adds to the traffic generated by a minor street in another subdivision.
- 4.1.2 Classification of Streets – In any major subdivision it shall be the duty of the Planning Board to classify proposed streets according to their types. The Planning Board, in making its decisions, shall refer to the Master Plan and/or shall consider conditions within the Subdivision and surrounding area. The right-of-way width shall be measured from lot line to lot line and shall not be less than the following (see Figure 1 and 1A in Chapter 10, Article 3.0):
- a. Major Collector: ROW-80'; Pavement – 48'
  - b. Minor Collector and Industrial Roads: ROW-60'; Pavement – 40'
  - c. Minor Streets: ROW-50'; Pavement – 30'
- 4.1.3 Waiver of Classification Definitions – In those instances where a proposed subdivision abuts an existing subdivision where existing stub or col-de-sac streets may be extended, the Planning Board may deem such extended streets “minor” in nature for purposes of classification, provided that such extended street will only serve traffic having either origins or destinations on the street.
- 4.1.4 Lots Abutting Primary Highways – In a major subdivision abutting a State or County road or major collector street, one of the following shall be required:
- a. The frontage shall be reversed so that the lots contiguous to such State or County road or major collector street will front on the internal street, with an additional lot depth of 30 feet as an

easement exclusively for planting and screening to be provided by the developer along the major collector or arterial street; or,

- b. Such other means of separating through and local traffic and of providing a suitable buffer shall be provided as the Planning Board may determine to be appropriate.
  - c. The requirements of Section 4.1.4 may be applied to minor subdivisions where it is deemed appropriate by the Planning Board.
- 4.1.5 Lots Abutting Minor Collector Streets – No residential lot shall abut a minor collector street as shown on the Master Plan. Access shall be provided only by reverse frontage on a minor street, but no additional screening or setback is required. In minor subdivisions, a residential lot may abut a minor collector street if a turnaround is provided on the lots which are the subject of the minor subdivision.
- 4.1.6 Lots Abutting Railroads – Residential lots abutting a railroad right-of-way shall have additional depth equal to not less than twenty-five percent (25%) of the depth of the majority of the lots in the proposed subdivision. In the interest of maintaining the safety and welfare of future residents of the lots backing on a railroad, a protective fence and/or landscaped buffer screen shall be erected by the subdivider, the type and location of which shall be subject to design criteria for such screens or buffers as is contained in the Site Plan Chapter.
- 4.1.7 Internal or Service Streets – The widths of internal streets in multi-family, business or industrial development designed as a whole in accordance with a comprehensive site plan shall be determined by the Planning Board in each case in the light of the circumstances of the particular situation and with a view to assuring the maximum safety and convenience of access for traffic and firefighting equipment, circulation and parking, including provisions for the loading and unloading of goods, but in no case shall the pavement be less than 25 feet in width for tow-way traffic.
- 4.1.8 Reserve Strips – There shall be no reserved strips or areas for controlling or precluding access to streets by any lot except where control and disposal of the land comprising such strips or areas have been placed in the hands of the Governing Body under conditions approved by the Planning Board.
- 4.1.9 Subdivisions of Existing Streets – When a subdivision abuts on existing streets, it shall be widened (if necessary) and improved to conform to this chapter.

If the subdivision is only a small part of a longer run of a substandard street, and such improvement would produce a hazardous saw-tooth arrangement, the Township, on the advice of the Planning Board, may elect to receive a cash payment in lieu of the improvements, and to hold same in a separate, interest bearing escrow account until continuous improvement of the street can be accomplished.

4.2 Sidewalks – Sidewalks may be required as deemed necessary by the Planning Board for the proposed use.

4.2.1 Sidewalk in Planned Developments – In planned developments served by common open space, sidewalks to such space are encouraged in easements or rights-of-way independent of vehicular rights-of-way.

4.3 Blocks

- a. Block length and width or acreage within bounding roads shall be such as to accommodate the size of lot required in the area by the Zoning Ordinance and to provide for convenient access, circulation control, and safety of street traffic.
- b. In blocks over 1,000 feet long, pedestrian crosswalks may be required at locations deemed necessary by the Planning Board.
- c. For commercial, group housing or industrial use, block size shall be sufficient to meet all area and yard requirements for such use.

4.4 Lots

4.4.1 Lot Size – Minimum lot size shall be governed by the Zoning Ordinance.

4.4.2 Lot Numbers – Lot numbers shall be assigned each lot by the Township Engineer.

4.4.3 Side Lot Lines – Insofar as is practical, side lot lines shall be at right angles to straight streets and radial to curved streets. However, this section shall not be interpreted so as to permit maximizing lot yields.

4.4.4 Lot Frontage and Width – Each lot shall front on an approved street accepted by the Township. Frontage shall be measured at the setback line. For lots with radial side lines, frontage shall be measured by the chord distance at the setback line.

4.4.5 Lot Line on Widened Streets – Where extra width is provided for the widening of existing streets, lot measurements shall begin at such extra width

line and all setbacks shall be measured from such line unless otherwise provided by the Zoning Ordinance.

- 4.4.6 Unsuitable Lots – All lots shall be suitable for the purpose for which they are intended to be used. In order to prevent the use of lots which are not suitable because of adverse topography, rock formations, flood conditions, or similar circumstances, the Planning Board may require such revisions in the layout of the Subdivisions as well accomplish one of the following:
- a. That the area of the unsuitable lots is included in other lots by increasing the size of the remaining lots.
  - b. That it is included in an area to be deeded to the Municipality and held in its natural state for conservation and/or recreation purposes; or
  - c. That some other suitable arrangement, such as common ownership made permanent by deed covenants running with the land, is made.
- 4.4.7 Flag Lots – In order to alleviate existing situations, flag lots may be subdivided from a property having an existing single-family freestanding dwelling unit either close to the street and an adequate area behind that house, or having an existing dwelling unit in the back and an adequate area in front. If the front of the property can be subdivided into a conforming lot, a private access strip fifty feet wide and not more than 400 feet long may be permitted provided that the rear lot is also otherwise conforming. If the access strip is more than 400 feet long or serves more than one dwelling unit, access to the rear shall be only by a standard municipal street and a cul-de-sac turnaround dedicated as a public road.
- 4.5 Structure Location and Driveway – All lots shall be such that a structure conforming to the intended use and setback requirements of the Zoning Ordinance can be constructed in an area of the lot that is in conformity with the provisions of the Zoning or Flood Plan Ordinances.
- 4.6 Easements
- a. An easement shall be provided for all natural drainage ways and all utility lines when such utility line or lines do not fall within a dedicated right-of-way. All easements shall be plotted on the preliminary and final plat and noted as to grantee and purpose.
  - b. Except as further required herein, easements to be dedicated to the Township shall have a minimum width of fifteen (15) feet.
  - c. Interior pedestrian walkways dedicated to the Township may be required by the Planning Board where necessary to assist pedestrian circulation or provide access

to community facilities. Such walkways shall have a right-of-way width of not less than fifteen (15) feet and a paved sidewalk not less than four (4) feet in width. Adjoining lots next to the walkway easements shall be increased in width from the center of the easements an amount equal to one-half of the required pedestrian walkway easement.

- d. Where a subdivision is traversed by a drainage way, channel, or stream, a drainage way easement conforming substantially with the lines of such water course shall be provided. The easement shall be a minimum of twenty (20) feet wide or such width as will be adequate to preserve natural drainage and provide sufficient width for maintenance. Where it is found that additional easement width is needed, such width shall be determined by the Planning Board in consultation with the Township Engineer.
  - e. To the fullest extent possible, easements shall be centered on, or adjacent to, rear or side lot lines.
  - f. In specific cases where lots front or side on easements, the Planning Board, upon recommendation of the Township Engineer, may require to depth or width of said affected lots to be increased by the width of easement. This determination shall take into consideration the health, safety, and welfare of the future residents of said lots as well as the usefulness of the lots by the future residents as a result of the easement.
  - g. A five (5) foot easement running parallel with and contiguous to all street of highway rights-or-way may be required by the Planning Board, granting the Township the exclusive right to protect, plant, prune, spray, remove, control, regulate and improve shrubbery and shade trees thereon. No planting will be permitted within the street right-of-way or which will interfere with underground utilities.
  - h. A fifteen (15) foot shade tree easement may be required by the Planning Board along all streets or portions or streets on which houses have reverse frontage.
- 4.7 Preservation of Natural or Man-made Assets – Wherever possible, subdividers shall preserve trees, groves, waterways, scenic points, historic spots, and other community assets and landmarks.
- 4.8 Buffer Areas – If a subdivision abuts an area zoned for a use different from the use permitted in the area of the subdivision, the Planning Board shall consider the need to provide a separation to promote the public safety and general welfare of the Township. The Planning Board may require (1) a landscape transition buffer to be shown on the plat of the subdivision, or (2) through lots fronting on an interior street with a reasonable increase in depth and suitable plantings at the rear, or (3) such other means of separation. The Planning Board shall be guided by the design criteria for

such buffers as is contained in the Site Plan Chapter 8, Article 4 of the Township's Land Use Ordinance.

## CHAPTER X

### PROVISIONS COMMON TO BOTH

### SITE PLANS AND SUBDIVISIONS

#### ARTICLE I – GENREAL

- 1.0 Reservation of Public Areas – If the master plan or the official map provides for the reservation of designated streets, public drainageways, flood control basins, or public areas within the proposed development, before approving a subdivision or site plan, the Planning Board may further require that such streets, ways, basins, or areas be shown on the plat in locations and sizes suitable to their intended uses. The Planning Board may reserve the location and extent of such streets, ways, basins, or areas shown on the plat for a period of one (1) year after the approval of the final plat or within such further time as may be agreed to by the developer. Unless during such period or extension thereof the Township shall have entered into a contract to purchase or institute condemnation proceedings according to law for the fee or lesser interest in the land comprising such streets, ways, basins or areas, the developer shall not be bound by such reservations shown on the plat and may proceed to use such land for private use in accordance with applicable development regulations. The provisions of this Section shall not apply to the streets and roads, flood control basins or public drainage ways necessitated by the land development and required for final approval.

The developer shall be entitled to just compensation for actual loss found to be caused by such temporary reservation and deprivation of use provided such request shall be made to the Township Committee within ten (10) days of final approval. In such instances, unless a lesser amount has previously been mutually agreed upon, just compensation shall be deemed to be the fair market value of an option to purchase the land reserved for the period of reservation; provided that determination of such fair market value shall include, but not be limited to, consideration of the real property taxes apportioned to the land reserved and prorated for the period of reservation. The developer shall be compensated for the reasonable increased cost of legal, engineering, or other professional services incurred in connection with obtaining subdivision or site plan approval caused by the reservation.

- 1.1 Simultaneous Review – The Planning Board shall have the power to review and approve or deny conditional uses or site plans simultaneously with review for subdivision approval without the developer being required to make further application to the Planning Board, or the Planning Board being required to hold further hearings. The longest time period for action by the Planning Board, whether it be for subdivision, conditional use or site plan approval, shall apply. Whenever approval of a conditional use is requested by the applicant pursuant to this subsection, notice of the hearing on the plat or site plan shall include reference to the request for such conditional use.

1.2 Supplemental Review Requirements for Cluster and Planned Developments

1.2.1 General – Cluster and Planned Development applications, upon receipt of favorable findings for a planned development by the Planning Board as stipulated in the Zoning chapter of this Ordinance, shall be reviewed, where applicable, in accordance with the subdivision or site plan procedures and design regulations as they may apply to the application.

1.2.2 Common Open Space

- a. The final plan for a development containing common open space shall delineate and dimension such open space and shall designate the name of the person responsible for the maintenance thereof. The documents creating responsibility for such maintenance shall be approved by the Planning Board and filed with the Township tax assessor and the Gloucester County Clerk.
- b. All proposed improvements of the common open space, as indicated on the Final Plan of a development application, including recreational facilities, buildings and landscaping shall be completed before more than 25% of the Certificates of Occupancy will be granted. In the case of a development staged over time utilizing common open space areas, the extent of completion of such areas

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1.2.4 Additional Documentation in Support of Preliminary and/or Final Approvals – The Planning Board may require additional documentation and study by the applicant in support of a planned development application for preliminary or final approval. Such documentation may be based on earlier data submitted by the applicant in order to gain favorable findings of approval as required by the Zoning Ordinance, updated as appropriate for the development application. The Board may require, but shall not be limited to, one or all of the following:

- a. In the case of a proposed development which contemplates construction over a period of years, information indicating that the terms and conditions

intended to protect the interests of the public and the residents, occupants and owners of the proposed development in the total completion of the development are adequate.

- b. For the particular stage which approval is sought, information that indicates the stage is substantially self-functioning and self-sustaining with regard to access, utility services, parking, common open space, all amenities and other similar physical features and shall be capable of occupancy, operation and maintenance upon completion of construction and development.
- c. That each stage for which approval is sought is properly related to every other segment of the planned development and to the community as a whole and to all necessary community services which are available or which may be needed to serve the planned development in the future.
- d. That adequate protection is provided to ensure the proper disposition of each stage for which approval is sought through the use of maintenance and performance guarantees, covenants and other formal agreements.
- e. That the applicant demonstrate through a market feasibility study and other possible study techniques the demand for the principal proposed uses within each stage for which approval is sought, the probable rental prices or sales costs for such facilities and other relevant market data.
- f. That the applicant provide a cost benefit analysis of other similar study to review the relative estimated municipal costs, services and rates which might be anticipated for the stage of development for which approval is sought.
- g. That the applicant provide a circulation study indicating the effect of the planned development on its surrounding areas including estimates of total automotive trips generated, peak hour demand, present anticipated traffic volumes, existing street capacities and other elements which may influence and be influenced by the proposed planned development.

## ARTICLE II – IMPROVEMENT GUARANTEES

2.0 Guarantees Required; Surety; Release – Before recording final subdivision plats or as a condition of final site plan approval the Planning Board shall require and shall accept in accordance with the standards adopted herein the following guarantees:

- a. The furnishing of a performance guarantee in favor of the Township in an amount equal to 120% of the cost of installation for improvements as estimated by the Township Engineer and with a time limit for performance established by the

Planning Board, including: streets, grading, pavement, gutters, curbs, sidewalks, shade trees, surveyor's monuments, culverts, storm sewers, drainage structures and basins, erosion control and sedimentation control devices, public improvements of open space, and in the case of site plan only, other public on-site improvements and landscaping.

- b. The furnishing of a maintenance guarantee to be posted with the governing body for a period not to exceed two (2) years after final acceptance of the improvement, in an amount equal to 15 percent of the cost of the improvement. In the event that other governmental agencies or public utilities automatically will own the utilities to be installed or the improvements are covered by a performance or maintenance guarantee to another governmental agency, no performance or maintenance guarantee, as the case may be, shall be required by the Township for such utilities or improvements.
- c. The amount of any performance guarantee may be reduced by the governing body, by Resolution, upon certification by the Township Engineer that all improvements within a section of the development have been completed in accordance with the approved section plan pursuant to 3.6.3 of Chapter 9.
- d. If the required improvements are not completed or corrected in accordance with the performance guarantee, the obligor and surety, if any, shall be liable thereon to the Township for the reasonable cost of the improvements not completed or corrected and the Township may either prior to or after the receipt of the proceeds thereof complete such improvements.
- e. When all of the required improvements have been completed the obligor shall notify the governing body in writing, by certified mail addressed in care of the Township Clerk, of the completion of said improvements and shall send a copy thereof to the Township Engineer. Thereupon the Township Engineer, upon direction of the governing body, shall inspect all of the improvements and shall file a detailed report, in writing, with the governing body, indicating either approval, partial approval, or rejection of the improvements with a statement for reasons for any rejection. If partial approval is indicated, the cost of the improvements rejected shall be set forth.
- f. The governing body shall either approve, partially approve, or reject the improvements on the basis of the report of the Township Engineer and shall notify the obligor in writing, by certified mail, of the contents of said report and the action of said approving authority with relation thereto, not later than sixty-five (65) days after receipt of the notice from the obligor of the completion of the improvements. Where partial approval is granted, the obligor shall be released from all liability pursuant to the performance guarantee, except for that portion adequately sufficient to secure provision of the improvements not yet approved. Failure of the governing body to send or provide such notification to the obligor within sixty-five (65) days shall be deemed to constitute approval of the

improvements and the obligor and surety, if any, shall be released from all liability, pursuant to such performance guarantee.

- g. The performance guarantee may be released when:
  - (1) The Township Committee has authorized acceptance of improvements.
  - (2) The Township Engineer has issued a certification in the following form:

“I hereby certify that all of the improvements required to be installed by \_\_\_\_\_ in subdivision (site plan) known as \_\_\_\_\_ which are covered by a performance guarantee issued by \_\_\_\_\_ (explain performance guarantee instrument) have been installed in accordance with specifications of the Township of Logan and to my satisfaction.”
  - (3) There has been delivered to the Township Clerk a maintenance guarantee which may be in the form of a maintenance bond. Such bond shall be issued by a bonding or surety company as approved by the Township Committee and shall be in the appropriate amount as determined from Section 2.0 (b) herein.
- h. If any portion of the required improvements are rejected, the approving authority may require the obligor to complete such improvements and, upon completion, the same procedure of notification, as set forth in this section shall be followed.
- i. Nothing herein, however, shall be construed to limit the right of the obligor to contest by legal proceedings any determination of the governing body or the Township Engineer.
- j. The obligor shall reimburse the Township for all reasonable inspection fees paid to the Township Engineer for the foregoing inspection of improvements as provided in Chapter V of this Ordinance.
- k. Performance guarantees shall be approved by the Township Attorney as to form, sufficiency, and execution.

ARTICLE III – DESIGN STANDARDS AND IMPROVEMENTS

3.0 General – Prior to the granted of final approval, the developer shall have installed improvements required by the Planning Board or have posted a performance guarantee or surety sufficient to cover the costs of said improvements. The Planning Board may solicit local, county, state, federal, public or semi-public agencies and knowledgeable individuals on what improvements shall be required. Improvements recommended by other agencies, such as utilities authority, county, state or other

governmental agencies, may be required by the Planning Board as a condition of final approval. The following construction standards and improvements are necessary to protect the health, safety, welfare, and convenience of the residents and public as well as needed to meet local, county, regional, state, and national goals and objectives. It is recognized, however, that in peculiar situations, all of the improvements listed below may not be appropriate or needed.

### 3.1 Street Design Standards

- a. The Developer shall submit plans, profiles, cross sections and design for the work to the Township Engineer for approval prior to the start of any construction and, at his own expense, grade all streets for their full width, in conformity with the terrain and good engineering practices, shall have all underground utilities installed prior to any street paving construction, shall construct adequate underground pipe drainage systems to carry off surface waters, shall construct streets in accordance with specifications shown below and shall install a base course.
- b. The paved roadway areas shall be constructed in accordance with Figure 1 and 1A.
- c. Prior to placing the surface course, the base course shall have a tack coat of bituminous material. All of the above construction shall be in accordance with current New Jersey Department of Transportation Standard Specifications and supplements thereto on file in the office of the Township Engineer. The Standard Specifications are further supplemented to require that, prior to placing final surface course, the intermediate base course shall be open to traffic and shall so remain for at least four (4) months. Thereafter, the Township Engineer shall inspect the pavement and will require areas of pavement failure to be removed and replaced, settled areas shall be leveled with hot mixed bituminous concrete. The Township Engineer may require compacted select fill or approved subbase material as needed to replace native subgrade material.
- d. If required, all traffic lanes, both moving and parking, shall be striped in accordance with the Manual on Uniform Traffic Control Devices, as amended. (U.S. Department of Transportation, Federal Highway Administration, 1971.)
- e. Grades – Grades on all streets shall not exceed eight percent (8%). No streets shall have a minimum grade of less than three-fourths (3/4) of one percent (1%).
- f. Street Intersections
  1. Angle of Intersections – No more than two streets shall cross the same point. The intersections of two minor streets shall be as nearly at right angles as is possible and in no case shall be less than 60 degrees. The intersections of a minor street with a minor collector, industrial road, or major collector street

shall be as nearly at right angles as is possible and in no case shall be less than seventy-five (75) degrees. The block corners at intersections shall be rounded at the curb line with a curve having a radius of not less than twenty-five (25) feet.

2. Spacing – Only one point of access and one point of egress may be allowed each property except where large frontages are present. In those latter cases, streets shall not enter the same side of major collector roads at intervals of less than 800 feet, or State or County roads at intervals of less than 1,200 feet. Streets which enter a minor or major street from opposite sides shall either be directly opposite to each other or they shall be separated by at least 200 feet between their centerlines measured along the centerline of the intersected street.
3. Approaches – The approaches of any street to any intersection of a through street shall follow a straight line course from the through street for a minimum distance of 100 feet as measured along the center line from the intersection.
4. Extra Widths – Where a minor collector or industrial road serves more than 100 residential lots or dwelling units and intersects with another minor collector, industrial road or State or County road, both the right-of-way and the pavement shall be widened by 8 feet for a distance of 150 feet from the intersection of the right-of-way lines.
5. Sight Triangles – In addition to right-of-way widths required for full length of streets and wider intersections as specified above, sight triangles shall be dedicated as follows: the area bounded by the R.O.W. lines and a straight line connecting “sight points” on street centerlines which are the following distances from the intersection of the centerlines:
  - a. Where a minor street intersects another minor street, 90 feet.
  - b. Where a minor street intersects a collector street or industrial road, 90 feet on the minor and 200 feet on the collector or industrial road.
6. Sight Triangle Prohibition Obstructions – No fences or any other obstruction, nor any planting exceeding 24” in height as measured on a horizontal from the centerline of the road may be placed in any sight triangle.
7. Property Access – Unless necessary to provide access to a lot in separate ownership existing before the date of this ordinance, no driveway access to property or additional street intersection may be permitted within the “Extra Widths” or “Sight Triangles” as specified herein.
8. Acceleration-Deceleration Lanes – Acceleration-Deceleration lanes shall be required at all major collector street intersections.

9. Street and Neighborhood or Directional Signs – Street signs shall have reflectorized white letters on a contrasting color background. Letters shall be 4 inches high except those marking collector streets, which shall be 6 inches high. Signs shall be placed in accordance with the Manual on Uniform Traffic Control Devices, latest edition.

In planned developments the Planning Board may accept a varied sign over that specified herein provided such signs conform to an overall sign plan for the development.

- g. Jogs – Street jogs with center line offsets of less than 125 feet shall be prohibited.
- h. Reverse Curves – A tangent at least 100 feet long shall be introduced between reverse curves on all streets.
- i. Street Alignment – When angle points are designed in streets, a connecting curve shall be used. On minor streets, a connecting curve with a minimum radius of 100 feet measured at the center line shall be provided at each angle point. On minor collector streets, industrial roads and major collector streets, each angle point shall be provided with a curve having a radius of 300 feet as measured at the centerline.
- j. Grade Changes – All changes in grade shall be connected by vertical curves of sufficient radius to provide a smooth transition and proper sight distance as determined by the Township Engineer.
- k. Dead-End Streets (Cul-de-Sacs) – Dead-end streets (cul-de-sacs) shall not be longer than 600 feet and shall provide a turnaround at the end with the radius of fifty (50) feet to the outside edge of the cartway or curb line and sixty (60) feet to the outside edge of the right-of-way and be tangent whenever possible to the right side of the street. This distance may be increased to 800 feet if an emergency vehicular access and pedestrian walkway of at least ten (10) feet in width is provided from the head of a cul-de-sac to the adjacent street. The length of a cul-de-sac may be in excess of 600 feet if it serves no more than 20 dwelling units or uses generating equivalent traffic. The length of the cul-de-sac shall be measured along its center line from its intersection with the intersecting streets' center line to the center of the radius of the cul-de-sac.

If a dead-end is of a temporary nature, a similar turnaround shall be provided and provisions made for future extension of the street and reversion of the access right-of-way to the adjoining property owners.

- l. Names – No street shall have a name which will duplicate or so nearly duplicate, as to be confused with the names of existing streets. The continuation of an existing street shall have the same name.

### 3.2 Curbs and Sidewalks

- a. All sidewalks shall be a minimum of four (4) feet wide and four (4) inches thick, except at driveway crossings where they shall be six (6) inches thick. Sidewalks and concrete aprons shall be constructed of 2% to 4% Portland Air-entrained concrete, having a compressive strength of 3500 pounds per square inch. Surface shall be wood float or broom finish.
- b. Concrete curbs shall be in accordance with the construction standards shown on Figure 2.

3.3 Water Mains – Water mains are to be installed in accordance with the requirements of the regulating agencies and utility.

3.4 Sanitary Sewers – Sanitary sewer facilities shall be designed and constructed in accordance with requirements of the Utility Authority.

### 3.5 Street Signs

- a. Street signs shall be placed at each street intersection and each street name will be clearly marked. Unless approval for other types is granted by the Planning Board, each sign unit shall consist of four sign plates with theft-proof fixtures and hardware for assembling and mounting on a steel post.
- b. The sign plates shall be .080 gage aluminum, six (6) inches high and of sufficient length to accommodate the names without unduly crowding the sign.
- c. The letters for name shall be four (4) inches high. The abbreviation for road, street, court, etc., shall be two (2) inches high. All letters shall be of white reflectorized “Scotchlite”, or approval equal.
- d. Posts shall be two (2) inches inside diameter galvanized steel, ten (10) feet six (6) inches in length embedded in a twelve (12) inch circular concrete anchor, three (3) feet deep, along each post. There shall be one-half (½) inch hole drilled six (6) inches from the bottom of each post to accommodate a one-half (½) inch by nine (9) inch anchor rod which shall be furnished with each post.
- e. The Developer shall be responsible for the cost of labor and material for installation.

### 3.6 Street Lighting

- a. Street lighting shall be installed by the subdivider in locations in accordance with the Township’s street lighting policy.

- b. For normal street usage, thirty (30) foot high laminated gray poles shall be spaced at a minimum distance of 200 feet with standard utility luminaire.
  - c. At intersections, a thirty (30) foot high laminated gray wood pole shall be placed with a standard utility luminaire.
- 3.7 Secondary Electrical, Telephone Lines and Similar Utilities – All such lines shall be underground from existing utility poles.
- 3.8 Shade Trees – The developer shall plant trees as follows:
- a. Trees shall be planted no more than 40 feet on centers on both sides of every street, located at a minimum distance of six (6) feet from the inside edge of the sidewalk. The same number of trees may be clustered if approved by the Planning Board. Trees shall be:
    - (1) Of a variety approved by the Planning Board.
    - (2) Of a 2 inch or greater caliper measured 3 feet above the ground.
    - (3) Of nursery stock.
    - (4) Properly planted, staked and guyed, and maintained or replaced by the Developer through two growing seasons following completion of the project.
  - b. Parking lots shall be landscaped with such trees in accordance with Chapter 8, Article 4.6.
  - c. At least two trees shall be planted in the center islands of all cul-de-sac turnarounds.
  - d. Every effort should be made to avoid removal of trees having a caliper of five (5) inches or greater from the property in the process of sub-dividing, grading or installing improvements. Where in the judgment of the Planning Board, such removal is unavoidable, the applicant shall install trees in such locations and of such size, variety, and quantity as the Planning Board shall direct. A plan and a statement of material to be removed and/or demolished shall be submitted for review.
- 3.9 Additional Elements Necessitated by Topography – Retaining walls, cribbing, ground cover, diversionary swales, and guard rails shall be installed as necessary to prevent erosion, hazard, and unusual problems or maintenance.

3.10 Topsoil Protection

Topsoil moved during the course of construction shall be redistributed so as to provide as least six inches of cover in all areas of the subdivision and shall be stabilized, seeded or planted, so as to remain in place.

3.11 Monuments – All monuments are to be of the size and shape required by “The Map Filing Law (1960),” R.S. 46:23-9.9 et seq. or other applicable statutes, on both sides of all new streets placed at each point of curvature and each point of tangency.

3.12 Underdrains

- a. Underdrains shall be provided as required by the Township Engineer to carry water by gravity from below all basement floors to storm drains or other proper places of disposal. Where sump pumps are used on individual lots, they shall discharge into a pipe which shall run from the structure to the underdrain in the street.

A sump pump may only be used to supplement the underdrain system around the structure.

- b. No underdrains in streets shall be less than six (6) inches in diameter. The size of the underdrains shall be increased not less than ten percent (10%) in cross-section area for each one-thousand (1,000) feet of longitudinal drain.
- c. Cleanouts shall be provided at all changes in line or grade; however, the distances between cleanouts shall not exceed four hundred (400) feet. In no case shall cleanouts be permitted in sanitary manholes. One (1) cleanout with a screwed type cap shall also be provided in each basement floor in line with the pipe connecting the perimeter house underdrain to the underdrain in the street. Underdrains in the street shall be separated from the sanitary sewer by a horizontal and vertical distance of at least four (4) feet.

3.13 Storm Drainage System

- a. All storm drainage systems consisting of catch basins, underground sewers, paved swales, box culverts, rip-rap or otherwise stabilized stream banks, dams, retention basins, detention basins and swales, and other devices shall be installed so that all storm water is led to and confined in natural drainage channels without causing erosion.
- b. Design standards and criteria for such storm drainage systems shall be as shown on the following:

<u>Item</u>	<u>Figure Number</u>
Stormwater Manhole	3

Inlet Type B, B-1 and B-2	4
Inlet Type Double B	5
Inlet Type E and A	6
Headwall Detail	7
Concrete Pipe End Section	8

c. Any application for major subdivision or site plan approval shall include a stormwater drainage plan as outlined in Chapter 9, Article 3.6.3, Paragraph K.

d. Detention and Retention Basins

1. Retention and detention basins as may be required for surface runoff and drainage control shall be located on-site and within the zoning district permitting that use, subject to the requirements outlined herein. Such basins shall be considered accessory uses and also subject to the conditions of the Zoning chapter of this Ordinance.
2. Such storm water control improvements may be located within the setback lines of the area to be improved, excluding landscape transition buffers or landscape strips as may be required by the Zoning Chapter of this Ordinance.
3. Where it can be demonstrated, at the time of Planning Board review, that such on-site basin location within the zoning district permitting that use is impractical due to engineering feasibility factors, then the Planning Board may permit such basins to be located off-tract, and/or out of the zoning district provided the following requirements are met.
  - (a) All of the conditions noted in this Article are met
  - (b) Location of the basin does not hinder or discourage the appropriate development and use of the property on which it is located or the use of adjacent land and buildings.
  - (c) Permanent access or easement to the basin for maintenance purpose shall be provided.
  - (d) Utilization of other nearby off-tract basin facilities is not feasible or practicable as determined by the Township Engineer.
4. Basins other than those providing long-term water retention, such as at a recreational or irrigation lake or basin facility serving three or more properties, shall be designed to be dewatered with the side slopes and floor of such basins to be stabilized. Where dewatering is not practical, then areas adjacent to such basins shall contain protective landscaping (e.g., thorny, decorative shrubs), arranged so as to restrict access to its edge. Where basins in general are to be located in parking lots or areas adjacent to pedestrian or

vehicular traffic, dense plantings of shrubs to act as barriers and adequate low-level lighting for safety precautions shall be required.

5. No land area in the Township shall be developed so that:
  - (a) The drainage of adjacent areas is adversely affected;
  - (b) Soil erosion after development is increased over what natural occurs there;
  - (c) The natural drainage pattern of the area is significantly altered.
6. In order to duplicate as nearly as possible natural drainage conditions, regulation and control of storm water runoff and erosion for any land area to be developed shall be through on-site water detention and/or ground absorption systems which include, but are not limited to, the following:
  - (a) Detention areas which may be depressions in parking areas, excavated basins, basins created through use of curbs, stabilized earth berms or dikes, or any other form of grading which serves to temporarily impound and store water;
  - (b) Rooftop storage through temporary impoundment and storage of storm water on flat or slightly pitched building rooftops by use of drain outlets which restrict the storm water runoff from the roof surface;
  - (c) Drywells or leaching basins which control storm water runoff through ground absorption and temporary storage;
  - (d) Porous asphaltic pavement, which preserves the natural ground absorption capacity of a site and provides a subsurface reservoir for temporary storage of storm water;
  - (e) Any system of porous media, such as gravel trenches drained by porous wall or perforated pipe, which temporarily store and dissipate storm water through ground absorption; and
  - (f) Any combination of the above mentioned techniques which serve to limit storm water runoff from a given site to what presently occurs there.
  - (g) Utilization of natural vegetation.
7. Detention Control Considerations are as follows:
  - (a) In the case of detention facilities utilizing porous media for ground absorption, such as drywell, porous pavement, or the like, the volume of the porous media shall be large enough to contain the total volume or

rainfall excess within the voids. Ground absorption systems shall be used only where the infiltration rate of the receiving soil is acceptable as determined by percolation tests and soil borings, or as determined by the Township Engineer. Provisions shall be made to contain overflow of such systems on-site or to surface drain the overflow in such a way as not to adversely affect any other property.

- (b) If detention facilities utilizing surface impoundment, such as detention basins or rooftop storage, are used, sufficient volume to fully contain the total volume of rainfall excess shall be provided. The outlets of such facilities shall be designed to limit the maximum discharge rate of storm water runoff to what occurs at the site under existing conditions and shall discharge in such a way as not to adversely affect any other property. If rooftop storage is proposed, the weight of the impounded water on the roof shall be accounted for in the structural design of the building and the roof shall be designed to provide maximum protection against leakage. If berms or dikes are used to create the impounding area, they shall be adequately stabilized and the slopes protected with vegetative cover, paving, or rip-rap to protect against failure or breaching.
- (c) If a combination of different storm water detention techniques is used, combined volume of the systems shall be large enough to fully contain the total volume of rainfall excess.
- (d) Storm water detention facilities shall be constantly maintained by the owner to insure continual functioning of the systems at design capacity and to prevent the health hazards associated with debris buildup and stagnant water. In no case shall water be allowed to remain in any facility long enough to constitute a mosquito breeding, disease, or any other type of health problem, unless approved as a multi-function facility to include water such as a pond. If the land or storm water detention facility or facilities are proposed to be dedicated to the Township and said dedication is accepted by the Township, the procedures for the construction, dedication and acceptance and maintenance of such facilities set forth herein including but not limited to performance and maintenance bonds, inspections, etc., shall govern.

## 8. Detention Basin Design

- (a) Detention ponds will be required in all major developments unless deemed unnecessary by the Township Engineer.
- (b) Detention ponds shall be designed to limit the rate of storm water runoff equal to that prior to development. The required storage in the basin should be for 25-year storm in the fully developed state with the outflow of the basin limited to a 10-year storm in the undeveloped state. Complete

calculations for the basin should be supplied at the time the preliminary plan is submitted. These calculations should include 10 year storm runoff prior to the development, 25 year storm runoff after development and complete calculations for the sizing of the basin, including the outflow pipe.

Additionally, the following graphs should be included:

- (i) Depth in Pond vs. Storage in Pond
- (ii) Inflow to Pond vs. Time and Allowable Outflow from Pond vs. Time  
(On same graph)

The design calculations should be based on time intervals of five to ten minutes and indicate inflow, average inflow by time interval, outflow. Average outflow by time interval, incremental change in storage, and height of water in pond.

In most instances, detention ponds will be designed to completely empty after a rainstorm occurs, and will only have standing water for a short period of time during the storm. In those instances where existing or proposed permanent ponds will be used as retention ponds, they must have a minimum of four (4) feet in depth and provide adequate free board to function as a normal retention pond.

e. Design of Storm Water Facilities

1. Runoff Computations – Computation of the rate of flow at any given location shall be based on the rational formula:

$Q = C.I.A.$ , in which

$Q$  = volume in cubic feet per second

$C$  = runoff coefficient (see Figure 4)

$I$  = intensity of rainfall in inches/hour (see Figure 10 and 11)

$A$  = watershed area in acres

In setting the value of the runoff coefficient “C” (see Figure 9) consideration will be given to the physical features of the drainage basin and the best available data on the future density of development of the drainage basin. Calculations shall be submitted justifying the derivation of the weighted runoff factor used for the individual development of the watershed.

Alternate methods of stormwater computation may be used where required by regulatory agencies.

2. The intensity of the storm shall be based on the following (see Figure 11):
  - (a) As a minimum a ten (10) year storm and 20 minute time of concentration shall be used where excess flow can continue downhill in the street without flooding adjoining properties.
  - (b) As a minimum a ten (10) year storm shall be used for all storm water collection systems.
  - (c) As a minimum, all box culverts shall be based on a twenty-five year storm with surface relief and 100 years storm without relief.
  - (d) Standard headwalls or end sections shall be installed on all pipes.
3. Pipeline Design – Storm sewer pipe lines shall be designed, utilizing Figure 12, and shall be based on the Manning Equation and the following friction factors:

n = 0.013      Reinforced Concrete Pipe

n = 0.021      Corrugated Metal Pipe, ½” Corrugation, 50% paved

The minimum allowable pipe size is 15”. Reinforced concrete pipe shall be used unless corrugated metal pipe is approved by the Township Engineer in specific cases.

The minimum velocity shall be two (2) feet per second and maximum velocity within the piping system shall be ten (10) feet per second. Maximum velocity for discharge from headwalls or end sections shall be six (6) feet per second.

Pipe size changes shall be made at manholes or inlets and pipe crowns shall be matched.

4. Inlet Design Capacity – Storm water inlets shall be equal to New Jersey State Highway Department Inlet Type “B” as shown on Figure 4. The maximum collecting capacities of the Type B inlet shall be considered as follows:
  - (a) When installed on streets where the grade is 0.75” – 5 cubic feet per second.
  - (b) When installed on streets where the grade is 2.00% – 4.8 cubic feet per second.

- (c) When installed on streets where the grade is 3.00% – 4.6 cubic feet per second.
- (d) When installed on streets where the grade is 4.00% – 4.4 cubic feet per second.
- (e) When installed on streets where the grade is 5.00% – 4.2 cubic feet per second.
- (f) When installed on streets where the grade is 6.00% – 4.0 cubic feet per second.

Sufficient inlets shall be located and constructed so that the length of surface run-off will not contribute a run-off: to the inlet exceeding the preceding designated collecting capacities.

The gutter grate of all inlets shall be set not more than two (2) inches below the gutter grade. The surface of the paving adjacent to the inlets shall be constructed to blend into the lowered gutter grade at the inlet in such a manner that a sudden dropoff or dip at the inlet will not be created. At such locations where drainage is entirely dependent on inlets, the collecting capacities of the inlets shall be designed for two-thirds the preceding considered capacities.

Access manholes shall be spaced at four hundred (400) foot intervals (maximum) through rights-of-way and at sewer junctions where there are no inlets.

5. Open Channel Design – Where permitted by the Township Engineer, open channel design should be based on the following hydraulic considerations (see Figure 11):

- (a) Manning’s Equation

n = .014 – concrete lined ditch

n = .025 – unlined ditch

n = .03-.15 fair to poor water streams and water courses

- (b) VELOCITY ALLOWABLE  
EXCAVATION MATERIAL VELOCITY

Fine sand & firm loam  
Stiff clay & hardpan  
Concrete lined ditch

(Refer to Figure 13)

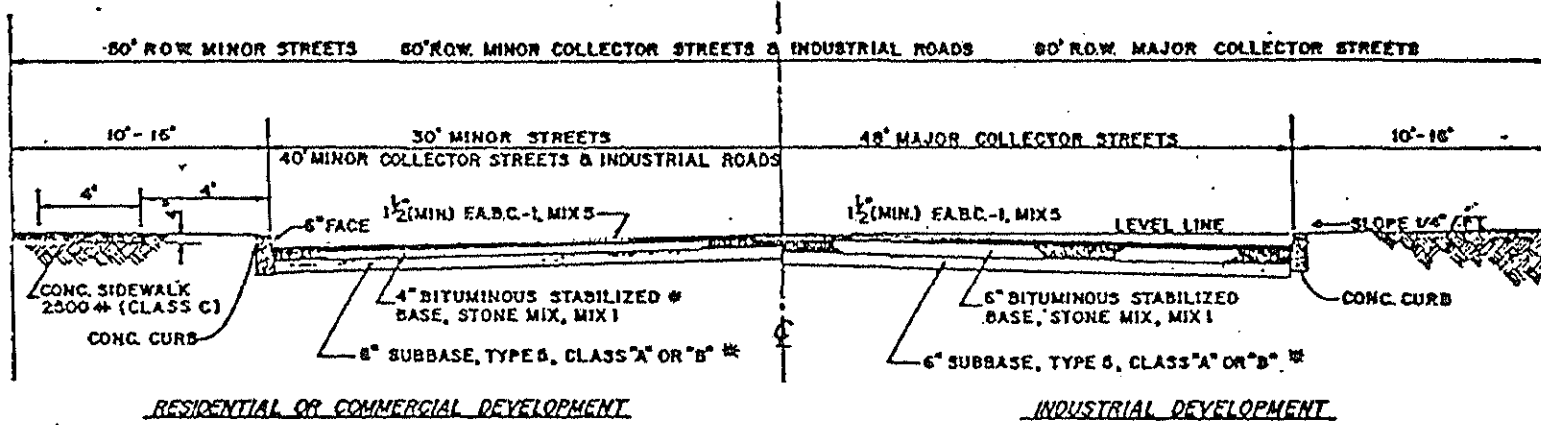
- (c) Minimum of one (1) free board foot shall be provided on all channels.
- (d) The channel should be designed to conform, wherever possible, to the adjacent ground conditions.
- (e) Continuous profiles for each reach of open channel shall be plotted, along with the adjacent average ground and the hydraulic information pertinent to each reach within the system. This information shall include the type of channel lining, the “n” factor, the width of the channel bottom, the side slopes, the water depth, the design capacity and the velocity at the design capacity.
- (f) Open channels shall have slopes not steeper than three (3) to one (1) and shall have adequate slope protection as required by the Soil Erosion & Sediment Control Ordinance and New Jersey State Law.

3.14 Other Improvements – In the event the Township has not adopted standards for a specific type of improvement, then generally accepted engineering standards as set forth in engineering and construction manuals as may be approved and modified by the Township Engineer for a specific situation, shall be used.

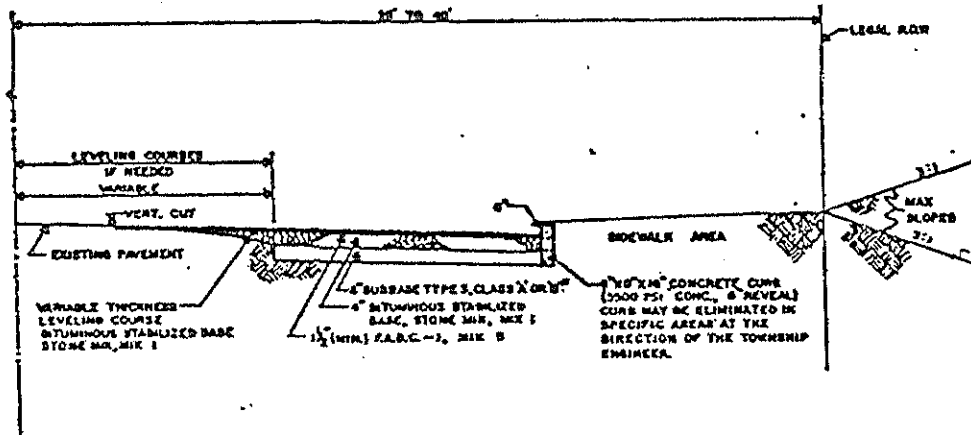
3.15 Inspection of Improvements

- a. All of the required improvements shall be subject to inspection and approval by the Township Engineer, who shall be notified by the developer at least twenty-four (24) hours prior to the start of construction.
- b. The following minimum number of inspections will be made by the Township Engineer.
  - (1) Roadway subgrade prior to placing subbase material and/or bituminous stabilized base course material
  - (2) The bituminous stabilized base course material after complete compaction and prior to applying bituminous material tack coat for the bituminous concrete surface course.
  - (3) Bituminous concrete surface course material while it is being laid
  - (4) Finished bituminous concrete surface course pavement
  - (5) Concrete curb and sidewalks, when the forms are laid and the subgrade is leveled and tamped prior to placing concrete, also during the placing and finishing of the concrete

- (6) Such inspections as the Township Engineer shall deem necessary of the pipe drains, inlets, municipal utilities lines and appurtenances, etc. while pipes, etc. are being laid and prior to backfilling trenches, inlets and manholes while being constructed.
  
- c. Prior to starting any construction of the required improvements, the developer must submit final detailed construction plans to the Township Engineer for his review and approval and shall pay to the Township Treasurer the inspection-charge fee as stated in Chapter V of this Ordinance.

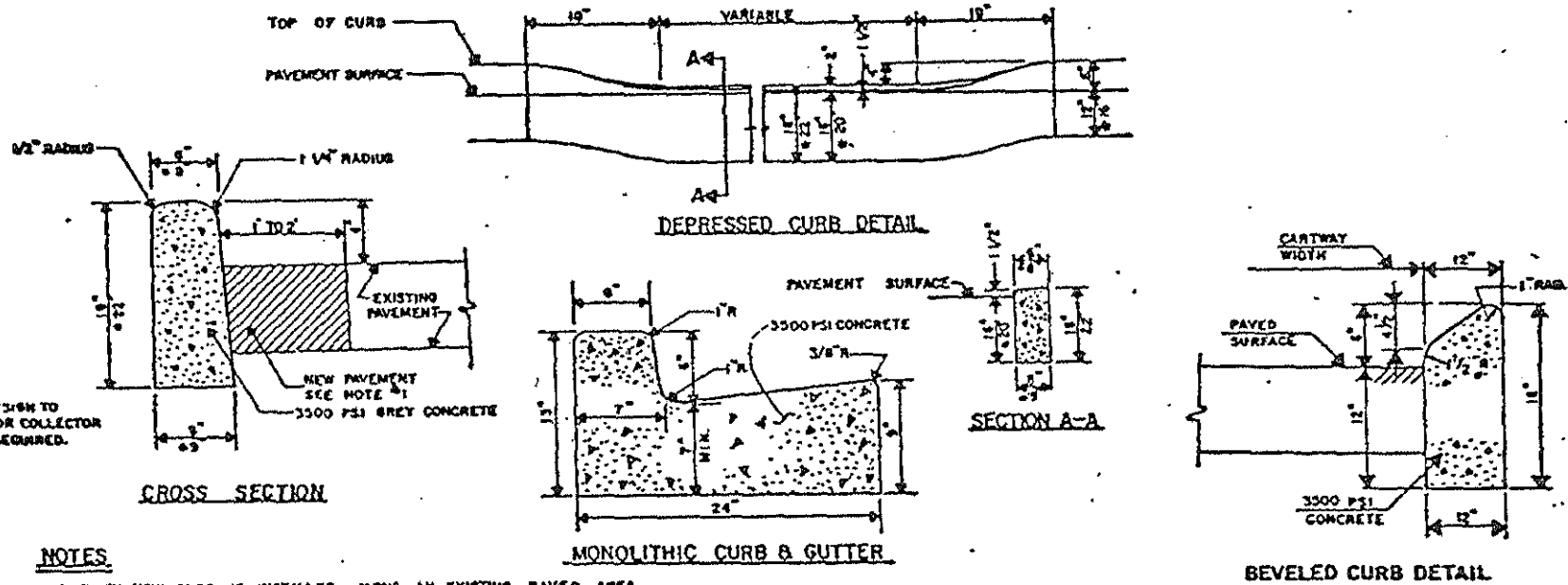


\* DEPENDING ON EXISTING SOIL CONDITIONS  
THIS ITEM MAY BE INCREASED OR DECREASED  
SUBJECT TO THE TOWNSHIP ENGINEER, BASED ON  
ACTUAL CBR TEST RESULTS. ABOVE CONSTRUCTION IS  
BASED ON ASSUMED CBR OF 10.



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THIS ITEM MAY BE INCREASED OR DECREASED  
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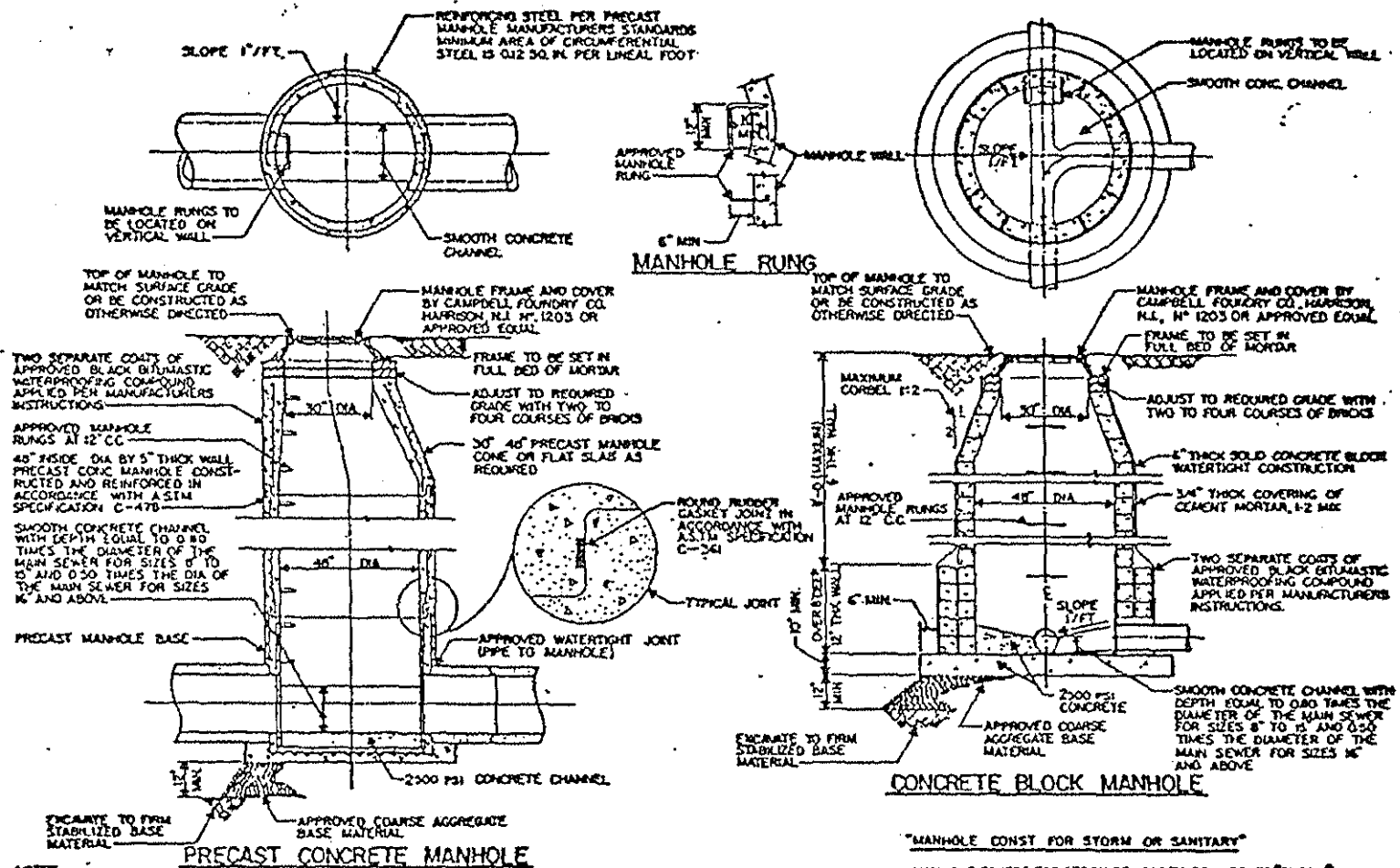


HEAVIER CURB DESIGN TO BE USED ON MAJOR COLLECTOR STREETS OR AS REQUIRED.

**NOTES**

1. WHEN NEW CURB IS INSTALLED ALONG AN EXISTING PAVED AREA, THE EXISTING PAVEMENT SHALL BE CUT IN A STRAIGHT LINE WITH A SHARP TOOL AND THE NEW PAVEMENT SHALL BE TACKED & BUTTED TO EXISTING PAVEMENT.
2. TRANSVERSE JOINTS  $\frac{1}{2}$ " WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO SPEC. M-213, RECESSED  $\frac{1}{4}$ " IN FROM FRONT FACE AND TOP OF CURB. CUT JOINTS AT 40'-0" INTERVALS WITHOUT JOINT FILLER MAY BE USED.
3. CURB SHALL BE CONSTRUCTED OF 3500 PSI, 2% TO 4% AIR ENTRAINED CONCRETE.

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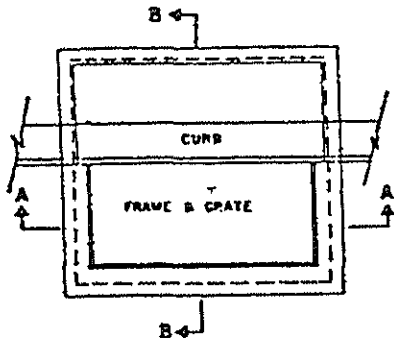


**NOTES**

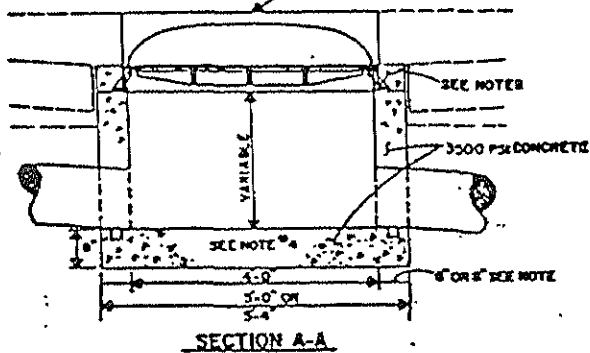
1) ALL MANHOLES SHALL BE CONSTRUCTED WATER TIGHT AND REINFORCED AS SHOWN AND/OR AS REQ'D BY THE ENGINEER. PRECAST CONCRETE MANHOLES AND COMPONENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH A.S.T.M. SPECIFICATION C-478 AND ALL RUBBER GASKETS CONFORMING TO A.S.T.M. SPECIFICATION C-36.

2) THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTING ADEQUATE BALLAST TO OFFSET FLOTATION FORCES ACTING ON MANHOLES INSTALLED IN WET AREAS.

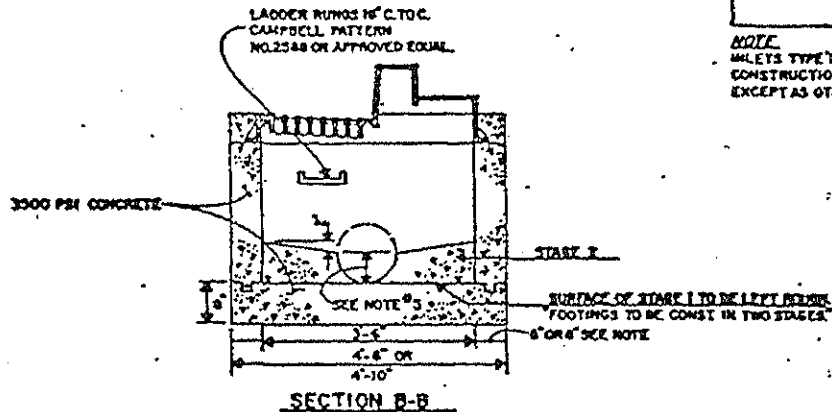
**TYPE B INLET**



FRAME, CURB PIECE, BACK AND GRATE, CAMPBELL PATTERN NO. 2348 OR APPROVED EQUAL.



**SECTION A-A**

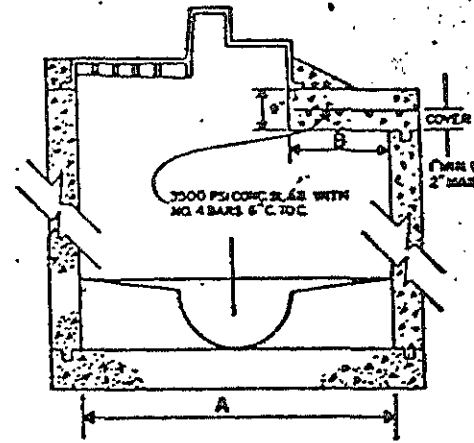


**SECTION B-B**

**NOTES**

1. TOP OF INLET CURB PIECE TO MATCH WITH TOP OF CONCRETE CURB.
2. FRAMES TO BE SET IN FULL BED OF MORTAR.
3. WALLS OF INLETS TO BE 8" THICK IF CONST. OF BRICK 6" THICK IF CONST. OF CONCRETE, OR CONCRETE BLOCK.
4. WHERE DEPTH EXCEEDS 8' INLET FOUNDATIONS SHALL BE INCREASED 12" IN WIDTH, AND EXCEPT IN ROCK THE DEPTH INCREASED FROM 8" TO 12".
5. DEPTH OF INVERT TO BE 0.80 OF DIA. OF MAIN SEWER THROUGH INLET. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. BOTTOMS SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE AT A RATE OF GRADE OF 2" PER FT.
6. FOR INLETS WHERE ADDITIONAL DEPTH IS REQUIRED WALLS BELOW THE DEPTH OF 8' MEASURED FROM TOP OF INLET OUTER, TO INVERT, SHALL BE 12" THICK.

**TYPE B-1 & B-2 INLET**



INLET TYPE	DIM. A'	DIM. B'
B-1	4'-6"	5'-0"
B-2	5'-0"	2'-0"

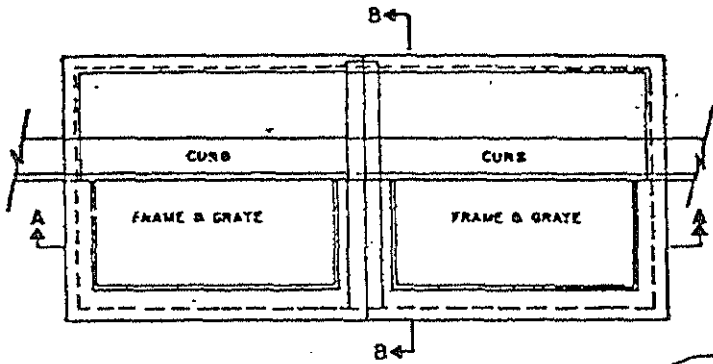
**NOTE**  
INLETS TYPE B-1 OR TYPE B-2 SHALL BE OF SAME CONSTRUCTION AND DIMENSIONS AS INLET TYPE B, EXCEPT AS OTHERWISE INDICATED ABOVE.

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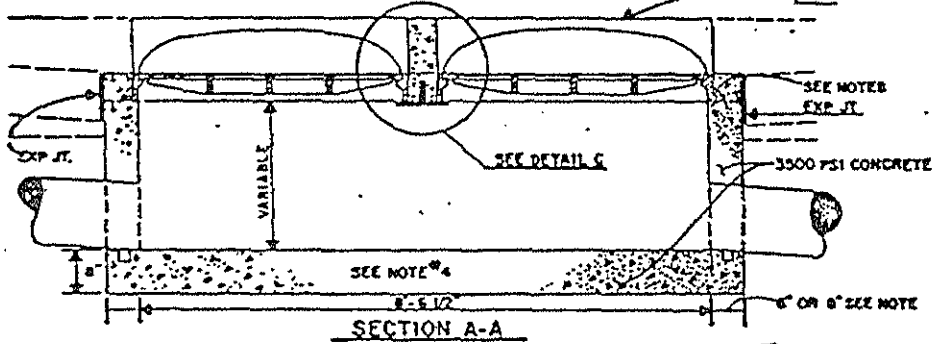
# DOUBLE B INLET

## NOTES

1. TOP OF INLET CURB PIECE TO MATCH WITH TOP OF CONCRETE CURB
2. FRAMES TO BE SET IN FULL BED OF MORTAR
3. WALLS OF INLETS TO BE 8" THICK IF CONST. OF BRICK & THICK IF CONST. OF CONCRETE, OR CONCRETE BLOCK.
4. WHERE DEPTH EXCEEDS 8' INLET FOUNDATIONS SHALL BE INCREASED 12" IN WIDTH, AND EXCEPT IN ROCK THE DEPTH INCREASED FROM 8" TO 12"
5. DEPTH OF INVERT TO BE 0.00 OF DIA. OF MAIN SEWER THROUGH INLET. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. BOTTOMS SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE AT A RATE OF GRADE OF 2" PER FT.
6. FOR INLETS WHERE ADDITIONAL DEPTH IS REQUIRED WALLS BELOW THE DEPTH OF 8' MEASURED FROM TOP OF INLET GUTTER, TO INVERT, SHALL BE 12" THICK.



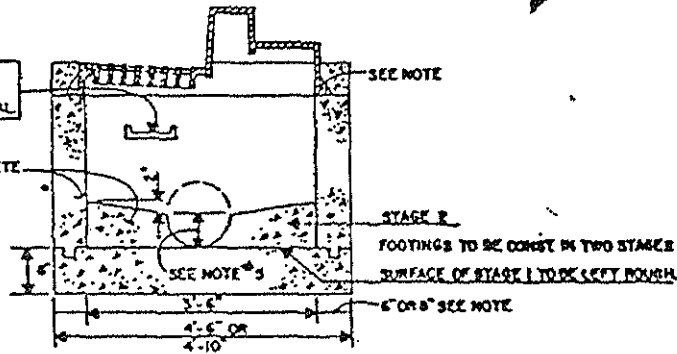
2-FRAME, CURB PIECE, BACK AND GRATE, CAMPBELL PATTERN NO. 2348 OR APPROVED EQUAL.



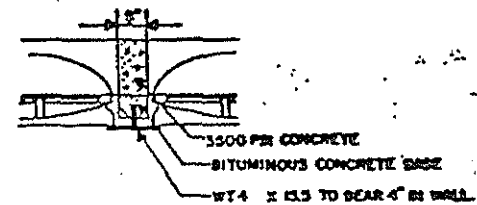
SECTION A-A

LADDER RUNGS 18" C TO C, CAMPBELL PATTERN NO. 2306 OR APPROVED EQUAL.

3500 PSI CONCRETE



SECTION B-B

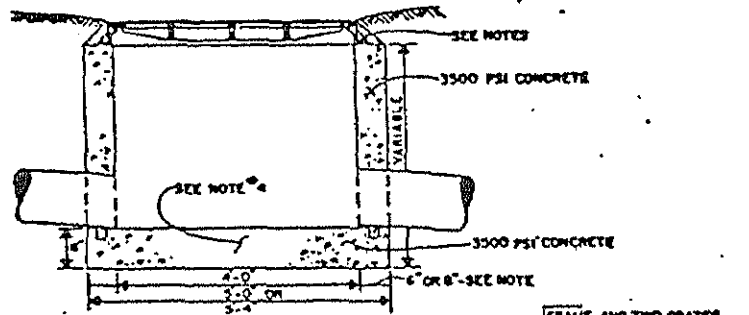
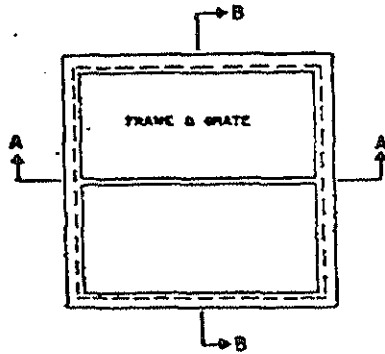


DETAIL C

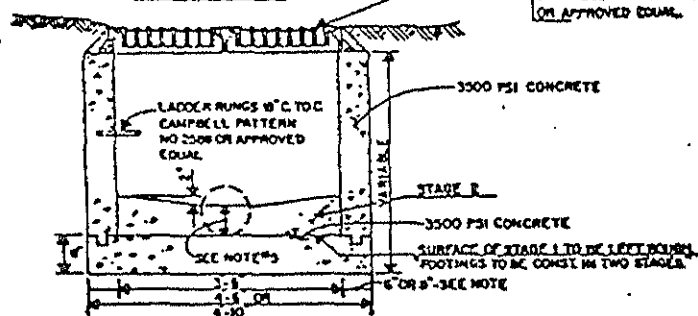
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### TYPE E INLET



SECTION A-A

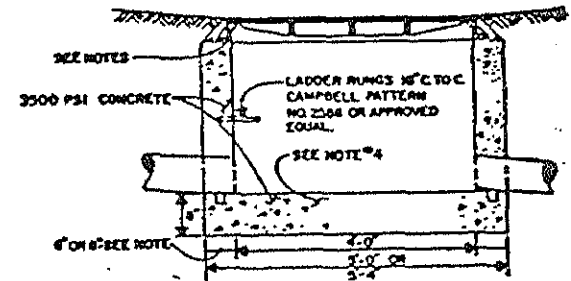
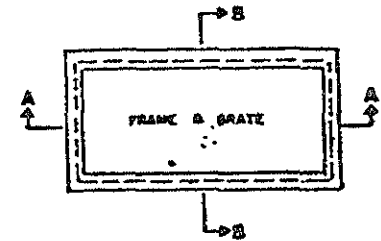


SECTION B-B

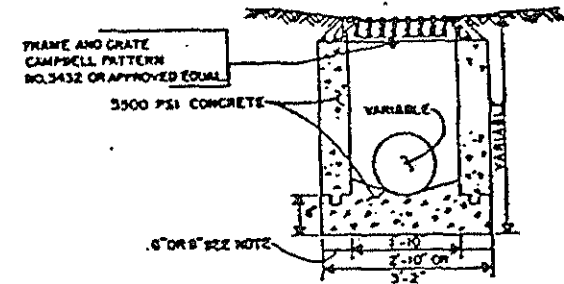
### NOTES

1. TOP OF INLET CURB PIECE TO MATCH WITH TOP OF CONCRETE CURB.
2. FRAMES TO BE SET IN FULL BED OF MORTAR.
3. WALLS OF INLETS TO BE 8" THICK IF CONST. OF BRICK 6" THICK IF CONST. OF CONCRETE, OR CONCRETE BLOCK.
4. WHERE DEPTH EXCEEDS 8' INLET FOUNDATIONS SHALL BE INCREASED 12" IN WIDTH, AND EXCEPT IN ROCK THE DEPTH INCREASED FROM 8" TO 12".
5. DEPTH OF INVERT TO BE 0.80 OF DIA. OF MAIN SEWER THROUGH INLET. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. BOTTOMS SHALL BE DISHD AND SLOPED TOWARDS THE OUTLET PIPE AT A RATE OF GRADE OF 2" PER FT.
6. FOR INLETS WHERE ADDITIONAL DEPTH IS REQUIRED WALLS BELOW THE DEPTH OF 8' MEASURED FROM TOP OF INLET BUTTER, TO INVERT, SHALL BE 12" THICK.

### TYPE A INLET

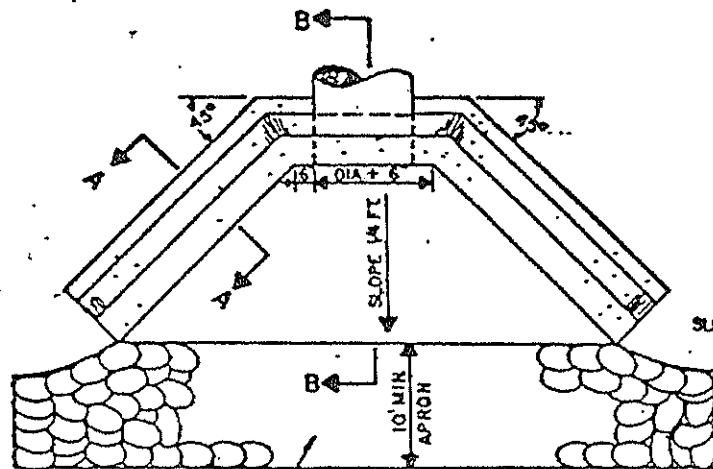


SECTION A-A

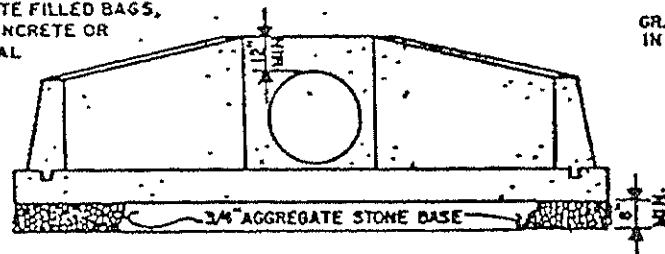


SECTION B-B

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CONSTRUCT APRON OF 6" AGGREGATE STONE, CONCRETE FILLED BAGS, REINFORCED CONCRETE OR APPROVED EQUAL

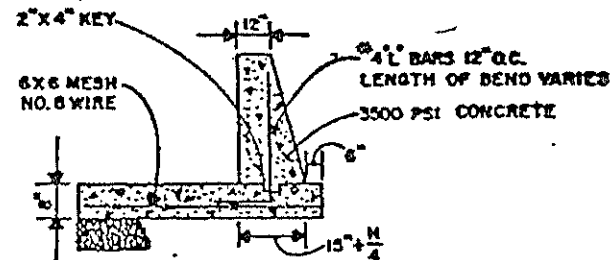


NOTE

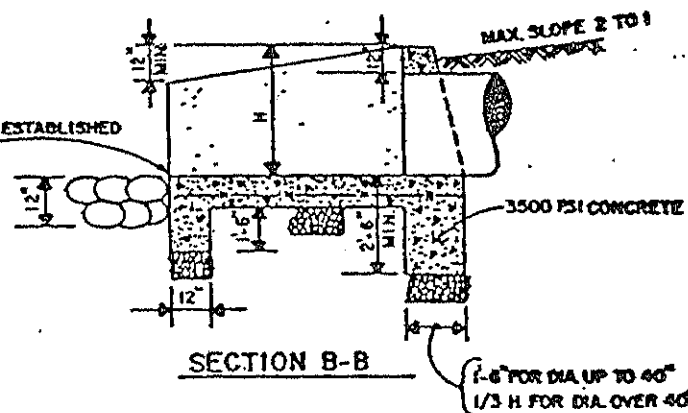
1. ALL EDGES TO BE CHAMFERED 1".
2. DEPTH OF AGGREGATE BASE VARIES WITH EXIST. SOIL CONDITIONS.
3. STRUCTURE FLOOR SHALL BE EITHER AT OR ABOVE DITCH BED ELEVATION.
4. MAXIMUM PIPE SIZE EQUALS 72" DIAMETER
5. TAPERED VERTICAL WALLS MAY BE FORMED STRAIGHT USING MAXIMUM DESIGN THICKNESS FOR ENTIRE HEIGHT.

SLOPE PROTECTION

SECTION A-A

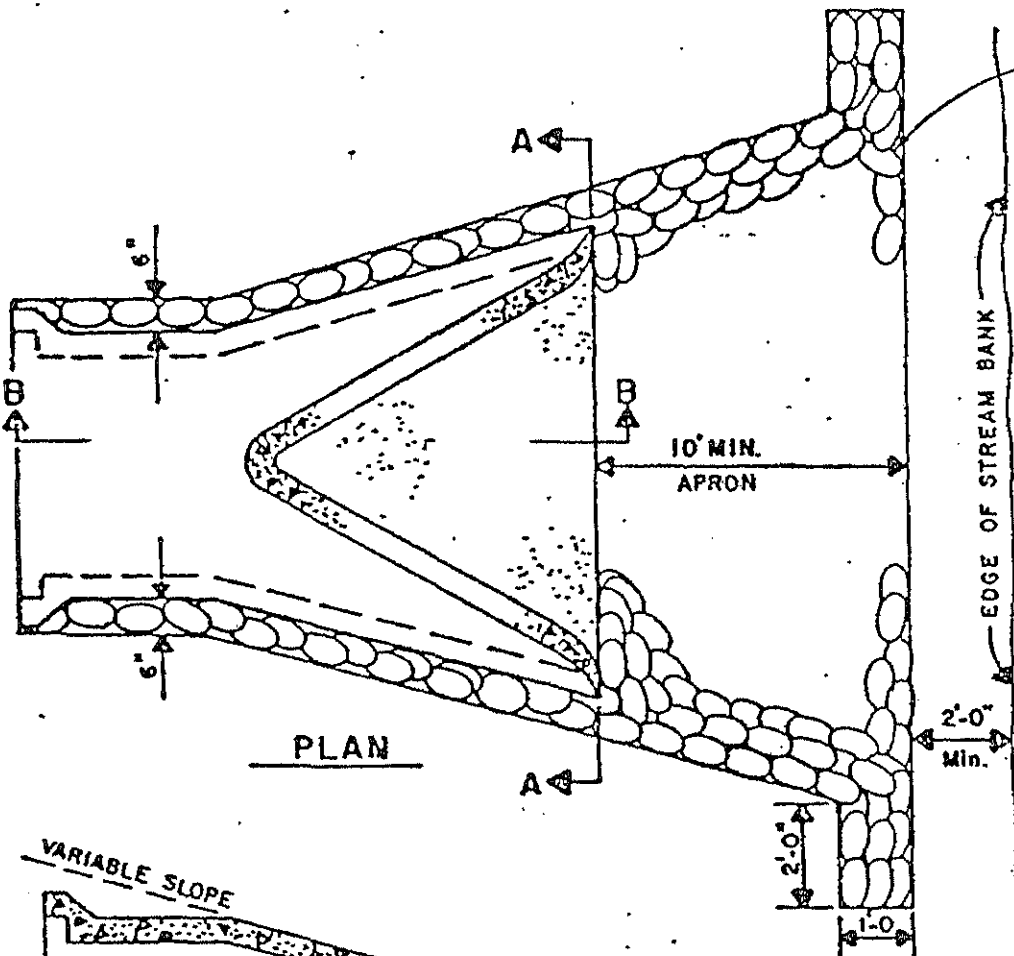


GRADE TO BE ESTABLISHED IN FIELD.

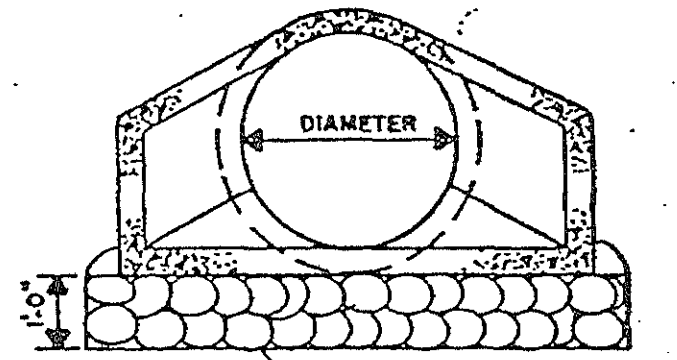


HEADWALL & PLACEMENT

**SIPPEL & MASTELLER ASSOCIATES, INC.**  
 ENGINEERING • PLANNING • SURVEYING  
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 609-983-7260



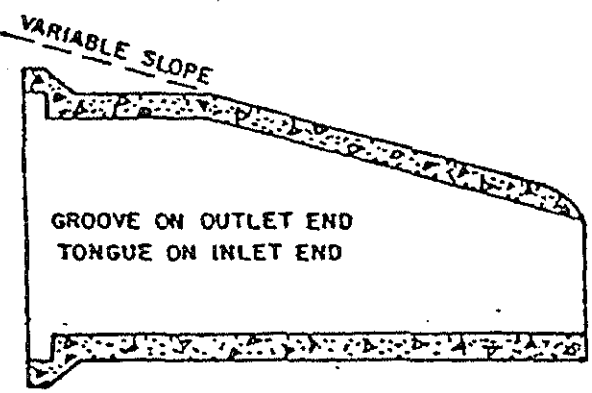
CONSTRUCT APRON OF 6" AGGREGATE STONE, CONCRETE FILLED BAGS, REINFORCED CONCRETE OR APPROVED EQUAL.



6" AGGREGATE STONE BASE "SEE NOTE"  
**END SECTION A-A**

**NOTE:**

1. END SECTION SHALL BE OF THE SAME MATERIAL AS THE PIPE OR PIPE ARCH CULVERT TO WHICH IT IS ATTACHED.
2. DEPTH OF AGGREGATE BASE VARIES WITH EXIST SOIL CONDITIONS.
3. SIZE AND DIMENSIONS OF CONCRETE END SECTION VARIES WITH DIAMETER OF PIPE.



**SECTION B-B**

**CONC. END SECTION & PLACEMENT**

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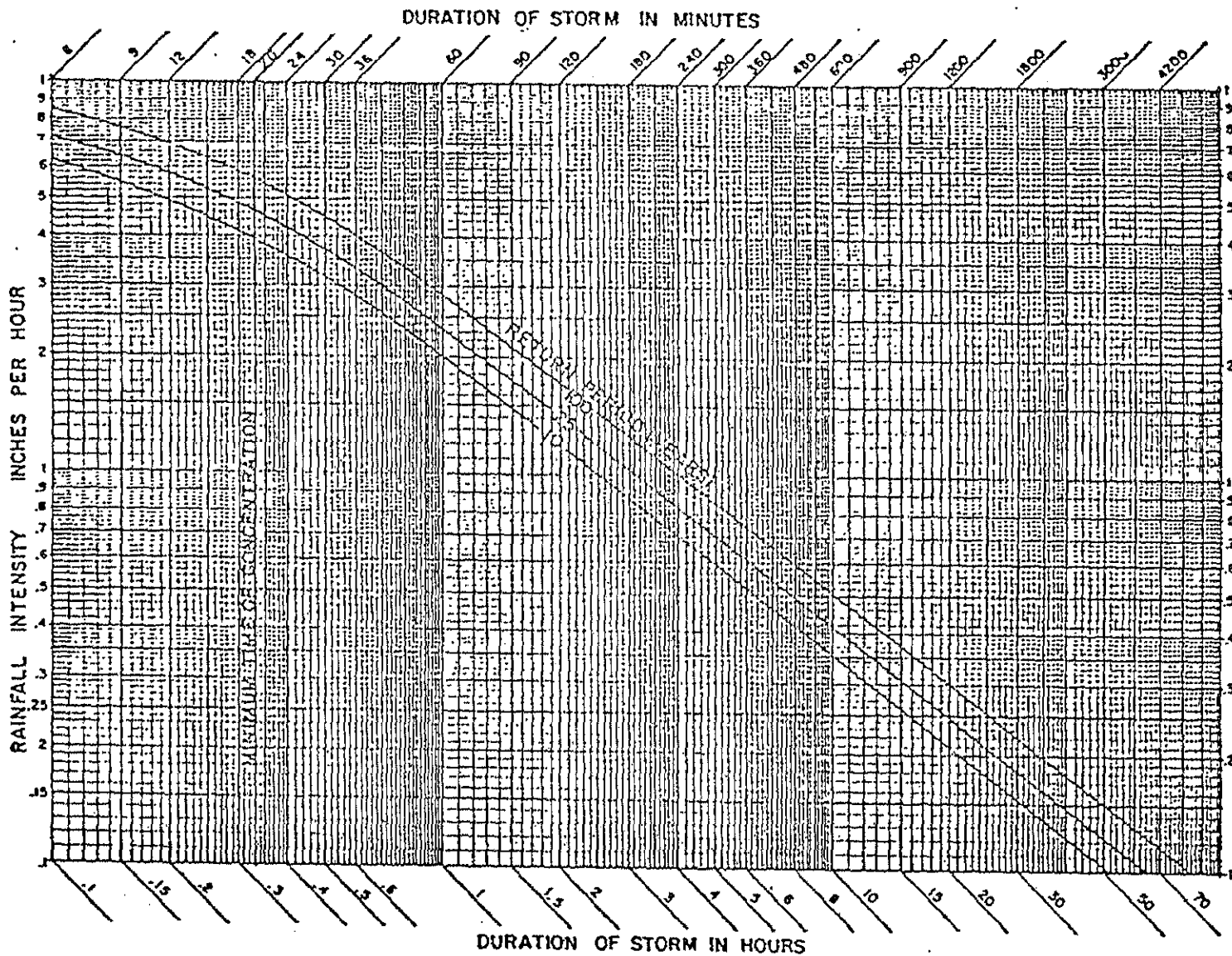
128

**COEFFICIENT OF RUNOFF VALUES ("C")  
FOR RATIONAL METHOD  
FOR SPECIFIC SOIL AND COVER TYPES**

<u>AREA TYPE</u>	<u>COEFFICIENT "C"</u>
Pavement	.90
Gravel	.30
Sand - Bare	.15
Sand w/Vegetation	.10
Loam - Bare	.20
Loam w/Vegetation	.10
Gravel - Bare	.25
Gravel w/Vegetation	.15
Clay - Bare	.30
Clay w/Vegetation	.20

FOR USUAL TYPES OF LAND FILL

Suburban (Typical)	.45
Rural (Farm & Woodland, Park, Golf, etc.)	.15
Residential	.10
Shopping Center	.45
Industrial Parks	.50
Parking Area, Roofs	.60
Lawns 2% slope	.90
Lawns 2 to 7% slope	.15
	.20



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1971

## DESIGN STORM FREQUENCY

### APPLICATION

### DESIGN STORM FREQUENCY

Stormwater Collection System	10 Year
Retention / Detention Basin	25 Year Developed Inflow 10 Year Undeveloped Outflow
Emergency Flood Spillway	25 Year
Open Channels & Swales	10 Year
Bridges or Culverts w/ Surface Relief	25 Year
Bridges or Culverts w/o Surface Relief	100 Year

**STORM SEWER DESIGN:**

**PROJECT:** \_\_\_\_\_  
 \_\_\_\_\_

SHEET \_\_\_\_ OF \_\_\_\_

DESIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

1881

DESCRIPTION (POINT TO POINT)	DRAINAGE AREA (A) TO INLET	DRAINAGE AREA (A) IN PIPE	RUNOFF COEFF. (C)	(A x C)	TIME OF CONCEN. Tc (MIN) & 20 MIN.	DESIGN PERIOD (YEAR) 10YR. MIN.	RAINFALL INTENSITY (IN / HR) 4"/HR. MIN.	RUNOFF (AxCxI) (CFS)	PROPOSED SEWER: TYPE = R.C.P. N = 0.013						
									LENGTH (FT)	SLOPE (FT / FT)	DIAMETER (IN)	CAPACITY (CFS)	VELOCITY (FT / SEC)	INVERT ELEV.	
														IN	OUT

# ALLOWABLE STORM WATER VELOCITIES IN EARTH CHANNELS

<u>SOIL TEXTURE</u>	<u>MAX. VELOCITY (FT./SEC.)</u>
Sand	2.0
Sandy Loam	2.5
Fine Sandy Loam	2.5
Silt Loam	3.0
Loam	3.5
Loamy Fine Sand	2.0
Loamy Sand	2.0
Sandy Clay Loam	3.5
Silt (noncolloidal)	3.5
Clay Loam	4.0
Stiff Clay	5.0
Silt (colloidal)	5.0
Fine Gravel	5.0
Graded Loam to Cobbles (noncolloidal)	5.0
Graded Silt to Cobbles (noncolloidal)	5.5
Cobbles & Shingles	5.5
Shale & Hardpan	6.0
Coarse Gravel	6.0
Grass Types and Slopes	6.0

- c. Water Supply (It must be shown that an adequate potable water supply is available and not threatened by nearby use of other land.)
- (1) Compliance with State and local regulations.
  - (2) If supply is from public facilities off-site, including private water companies, amount of diversion granted by the Division of Water Resources (maximum gallons of water pumped during any month), present diversion (maximum gallons of water pumped during the past 24 months), diversions expected from other approved subdivisions which are dependent upon the present diversion granted by the Division of Water Resources.
  - (3) If supply is from on-site sources, Realty improvements (less than 50 dwelling units): location and depth of all private and public water supplies to serve the proposed realty improvement, geological description of subsurface conditions including expected ground water yields (using published geologic reports or report by a geologist.)  
Realty improvements (more than 50 dwelling units): No preliminary subdivision approval until the NJDEP, Division of Water Resources has determined that the proposed water supply and sewage disposal facilities are adequate.
- d. Drainage (It must be shown that storm water run-off from the site is so controlled on- and off-site erosion is neither caused nor worsened, and that potential of downstream flooding is not increased.)
- (1) Volume of storm water run-off now existing from site and volume to be generated by new improvements.
  - (2) Data on landscaping, vegetation map, tree and ground cover, existing on site compared with that proposed.
  - (3) Changes of run-off to be caused by change of such landscape and all roofs and paved surfaces.
  - (4) Plans for disposition of storm water, whether by retention on site or means of channeling so as to protect downstream property.
  - (5) Stream Encroachments. A stream encroachment permit, if required, shall be obtained from the Division of Water Resources, N.J. DEP for fill or diversion of a water channel, alternation of a stream, repair or construction of a bridge, culvert, reservoir, dam, wall, pipeline or cable crossing.
  - (6) Flood Plains. Description of potential flood damages, including a summary of flood stages from state and federal sources.

- e. Solid Waste Disposal. A plan for disposal by means of a facility operating in compliance with the state Sanitary Code.
- f. Noise Quality. It must be shown that uses proposed will not exceed permitted noise quality ratings as outlined in Chapter VII of this Ordinance.
- g. Air Quality. It must be shown that no visible smoke or deleterious chemical changes are produced in the atmosphere by heating or incinerating devices nor by any processing of materials which exceed technical standards as outlined in Chapter VIII of this Ordinance.
- h. Critical Impact Areas. (Plans should include any area, condition, or feature which is environmentally sensitive, or which, if disturbed during construction would adversely affect the environment.)
  - (1) Critical impact areas include, but are not limited to, stream corridors, streams, wet-lands, estuaries, slopes greater than 20%, highly acid or highly erodible soils, areas of high water table, and mature stands of native vegetation, and aquifer recharge and discharge areas. The review basis for such areas shall either be: soil survey and interpretation as available from the Gloucester County Planning Board, U.S. Soil Conservation District, DEP Wetlands Maps or Flooding Maps, HUD flood delineation maps or field survey of actual conditions prepared by applicant's engineer. All such material shall be verified by the Township's Engineer. Delineation of environmentally sensitive areas in the Township's Master Plan shall only be used as a general indicator of such areas and not be considered definitive with respect to this Chapter.
  - (2) A statement of impact upon critical areas and of adverse impacts which cannot be avoided.
  - (3) Environmental protective measures, procedures and schedules to minimize damage to critical impact areas.
  - (4) A list of all licenses, permits and other approvals required by municipal, county or state law and the status of each.
  - (5) A listing of all adverse environmental impacts (especially irreversible damage) that cannot be avoided.
  - (6) An assessment of the environmental impact of the project.
  - (7) A listing of steps proposed to minimize environmental damage to the site and region during construction and operation.

## ARTICLE II – SOIL EROSION

- 2.0 General – A soil erosion and sediment control plan shall be prepared by the applicant and submitted to the Gloucester County Soil Conservation District for approval.

## ARTICLE III – FLOOD HAZARD AREA REQUIREMENTS

### 3.0 Site Plan Data

In addition to the site plan approval requirements contained in this ordinance, no building or structure shall hereafter be erected, enlarged, expanded, externally altered or modified nor any paving, fill excavation or improvement be permitted within any flood hazard area unless a site plan shall have been submitted to the Township Planning Board for its review and approval.

### 3.1 Approvals

No person or persons shall engage in development within a delineated flood hazard area until a stream encroachment permit, if necessary, has been issued by the Department of Environmental Protection where appropriate and all necessary approvals have been obtained from the Township.

### 3.2 Conditions

The Planning Board may impose such conditions on permitted uses as it deems appropriate to promote the public safety, health and welfare, to protect public and private property, wildlife and fisheries, and to preserve, protect and enhance the natural environment of the flood hazard area. No certificate of occupancy shall be issued unless all conditions of approval have been complied with.

### 3.3 Performance Standards

In reviewing any proposed construction or development, the planning board shall be reasonably assured upon evidence submitted by the applicant that any structure, when built or altered, can be occupied without peril to the health or safety of the occupant and that the proposed land use:

- (1) Has an inherent low flood damage potential;
- (2) Either acting alone or in combination with existing or future use, does not obstruct flood flows or increased flood heights and/or velocities, or reduce ground absorption of storm water;
- (3) Does not affect adversely the water carrying or storage capacity of any channel floodway, or flood fringe area;

- (4) Does not increase local runoff and erosion;
- (5) Does not unduly stress or degrade the natural environment of the flood plain or degrade the quality of surface water or the quality and quantity of ground waters;
- (6) Does not require channel modification or relocation;
- (7) Is set forth in this Ordinance as a permitted use for that portion of the flood plain where proposed; and
- (8) Is not a prohibited use in that portion of the flood plain where proposed.

#### 3.4 Permitted Uses in Channels

Within any channel, structures may be erected, enlarged, expanded or externally altered and fill, excavation, or other improvements or changes may be permitted only in connection with stream improvements or stabilization, which improvements or changes shall have the specific approval of the state Department of Environmental Protection, the Gloucester County planning board, the Township planning board.

#### 3.5 Permitted Uses in Floodways

Within any floodway, structures may be erected, enlarged, expanded or externally altered, and fill, excavation or other improvements or changes may be permitted, only in connection with stream improvement or stabilization, which improvement or changes shall have the specific approval of the State Department of Environmental Protection, the Gloucester County planning board, and the Township planning board.

The accepted practices of soil husbandry and farming, as well as recreational uses in the nature of parks, wildlife preserves, playgrounds, picnic areas, golf courses, and boat landings shall be permitted in accordance with the issuance of a permit as provided by this Chapter. No material equipment or vehicles shall be parked or stored in the floodway even in conjunction with a permitted use.

#### 3.6 Permitted Uses in Flood Fringe Areas

Within any flood fringe area, structures may be constructed, erected, enlarged, expanded, externally altered or modified and fill, excavation, and other improvements may be permitted only after issuance of a permit as provided herein for a use allowed by the Zoning Ordinance and further subject to the conditions set forth herein.

### 3.7 Criteria for Approval of Development in Flood Fringe Area

In reviewing the application and arriving at findings, the planning board shall consult with the Township Engineer and other experts and consider the following criteria which the applicant shall document:

- (a) The danger to life and property to increased flood heights or velocities caused by encroachments;
- (b) The danger that materials may be swept onto other lands or downstream to the injury of others;
- (c) The proposed water supply and sanitation systems and the insulation of these systems from disease, contamination, and unsanitary conditions resulting from flooding;
- (d) The susceptibility of the proposed use to flood damage and the effects of such damage;
- (e) The need for a location on a stream, river or other waterway;
- (f) The availability of alternate locations not subject to flooding.
- (g) The duration, rate of rise and sediment transport of flood waters expected at the site;
- (h) The safety of access to the property in time of flood for ordinary and emergency vehicles;
- (i) The extent to which the hydraulic capacity of the floodway will be disrupted;
- (j) The degree to which the proposed use serves the general public's health, safety and welfare;
- (k) The degree to which any aspect of food chain or plant, animal, fish, or human life processes are affected adversely within or beyond the proposed use area;
- (l) The degree to which the proposed activity alters natural water flow or water temperature.
- (m) The degree to which the proposed use provides facilities for the proper handling of litter, trash, refuse, and sanitary and industrial waste;
- (n) The degree to which archeological or historic sites and structures, endangered or rare species of animals or plants, high quality wildlife habitats, scarce

vegetation types and other irreplaceable land types would be degraded or destroyed;

- (o) The degree to which the natural, scenic, and aesthetic values at the proposed activity site can be retained; and
- (p) The degree to which materials not subject to major damage by floods are firmly anchored to prevent flotation and/or are readily removable from the area within the time available after flood warning.

### 3.8 Burden of Proof

No application for development with the flood fringe area shall be approved unless it is affirmatively established that the proposed development is compatible with the public safety, health and welfare and that it will not endanger public and private property, wildlife and fisheries or the natural environment of the flood plain.

### 3.9 Conditions of Approval for Permitted uses

The planning board shall impose such conditions to approval as it deems necessary to promote the public safety, health, and welfare, to protect public and private property, wildlife and fisheries, and to preserve, protect and enhance the natural environment of the flood plain.

1. General Conditions: These conditions may include, but are not limited to, the following:

Modification of waste disposal and water supply facilities.

- (a) Imposition of operational controls, sureties, deed restrictions, and maintenance bonds;
- (b) Requirements for construction of storm water detention facilities, channel modifications, dikes, levees, and other protective measures;
- (c) Installation of an adequate flood warning system; and
- (d) Postponement of development until such time as protective measures are installed.

2. Specific Conditions: Where applicable, the planning board shall condition approval as follows:

- (a) 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 15 feet beyond the limits of any structure erected thereon;

- (b) Structures on fill shall be built so that the basement, or in the event there is no basement, the lowest floor level is, at a minimum of one (1) foot above the flood hazard design elevation;
- (c) Structures not placed on fill shall be otherwise elevated so that the first floor is at a minimum of one (1) foot above the flood hazard design elevation or shall be flood-proofed as set forth in subparagraph (d) below. Flood-proofing alone shall not be adequate for residences, hospitals, nursing homes, schools, day care centers, food and drinking establishments, places of public accommodations, and similar uses; and
- (d) Flood proofing measures shall be consistent with the flood protection elevation for the particular area, flood velocities, durations, rates of rise, hydrostatic and hydrodynamic forces, and other similar factors. The planning board shall require the applicant to submit a plan or document certified by a registered professional engineer that the flood proofing measures are consistent with the flood hazard design elevation and associated flood factors. Any or all of the following proven measures may be required:
  - (1) Anchorage to resist flotation and lateral movement;
  - (2) Installation of watertight doors, bulkheads, and shutters, or similar devices;
  - (3) Reinforced walls to resist water pressures;
  - (4) Use of paints, membranes, or mortars to reduce seepage of water through walls;
  - (5) Addition of weight to structures to resist flotation;
  - (6) Installation of pumps to lower water levels in structures;
  - (7) Construction of water supply and waste treatment systems in a manner which prevents the entrance of flood waters;
  - (8) Pumping facilities, or comparable measures, for the subsurface drainage systems of buildings to relieve external foundation wall and basement flood pressures;
  - (9) Construction that resists rupture or collapse caused by water pressure or floating debris;
  - (10) 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;

(11) Location of all electrical equipment, circuits and installed electrical appliances in a manner which will assure they are not subject to inundation and flooding;

(12) Storage facilities for chemicals, explosives, buoyant materials flammable liquids, or other toxic or hazardous materials shall be situated above the flood hazard design elevation and shall be flood-proofed to prevent flotation of storage containers or damage to storage containers which could result in the escape of toxic materials into the flood waters; and

(13) Use of construction materials which are resistant to water damage.

### 3.10 Prohibited Uses in Channels, Floodways and Flood Fringe Areas

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:

1. Placing, depositing, or dumping any vehicles, solid waste, garbage, refuse, trash, rubbish, or debris;
2. Pumping or discharging untreated domestic sewerage or industrial wastes, either solid or liquid;
3. The storage or disposal of pesticides;
4. The storage or processing of materials that are in time of flooding buoyant, flammable, or explosive; and
5. The storage or processing of hazardous materials that could be injurious in time of flooding to human, animal, or plant life.

### 3.11 Pre-existing Nonconforming Structures and Uses

1. Structures of land uses in any flood hazard area which existed on or before the effective date of this Ordinance may be permitted to continue subject to the following conditions:
  - (a) If any pre-existing structure is destroyed by any means, including floods, to an extent of 50 percent or more of its replacement cost at time of destruction, it shall not be reconstructed, except in conformity with the provisions of this Ordinance; and

(b) No pre-existing structure shall be moved, expanded, or enlarged unless the provisions of this Ordinance are complied with. This provision does not apply to routine maintenance and repair, provided that such maintenance and repair does not increase the flood damage potential of the structure.

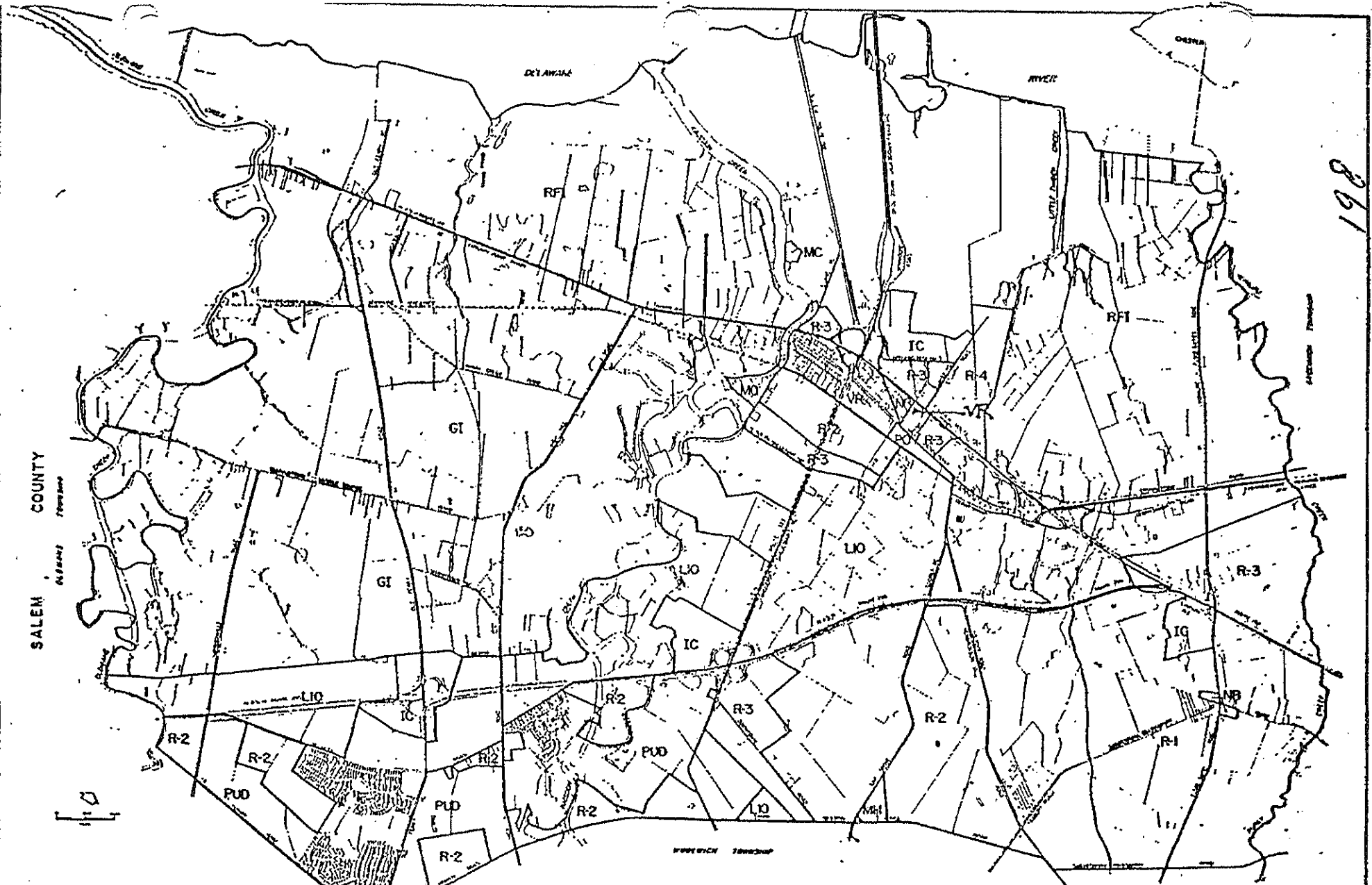
In any portion of the flood plain, an existing nonconforming use or structure may be altered or expanded provided that such alteration or expansion does not increase its ground coverage or flood damage potential.

2. If actual construction of a structure is underway on or before the effective date of this Ordinance, then such construction may be completed. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. The provisions of Item 1 above shall apply to such structures upon completion of construction.
3. Structures in the floodway abandoned for six (6) consecutive months or longer and structures abandoned for twelve (12) consecutive months or longer in the flood fringe area after the effective date of this Ordinance shall not qualify as pre-existing uses.

### 3.12 Flood Insurance

Flood Insurance, in accordance with the National Flood Insurance Program of the United States Department of Housing and Urban Development, shall be required for all development in the flood plain.

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- |     |                                 |     |                         |
|-----|---------------------------------|-----|-------------------------|
| —   | ZONE BOUNDARY                   | IC  | INTERCHANGE COMMERCIAL  |
| R-1 | LOW DENSITY RESIDENTIAL         | NB  | NEIGHBORHOOD COMMERCIAL |
| R-2 | MEDIUM DENSITY RESIDENTIAL      | PO  | PROFESSIONAL OFFICE     |
| R-3 | MEDIUM-HIGH DENSITY RESIDENTIAL | LIO | LIGHT INDUSTRY-OFFICE   |
| R-4 | HIGH DENSITY RESIDENTIAL        | GI  | GENERAL INDUSTRY        |
| VR  | VILLAGE RESIDENTIAL             | RFI | FRONTIER INDUSTRY       |
| PUD | PLANNED UNIT DEVELOPMENT        | MC  | MOBILE COMMERCIAL       |
| MB  | MOBILE HOME                     |     |                         |

PROPOSED ZONING  
 Logan Township, New Jersey

## CHAPTER XII ZONING

### ARTICLE I – TITLES, PURPOSES, ESTABLISHMENT OF DISTRICTS, GENERAL CONDITIONS

- 1.0 Short Title – This Ordinance shall be known and may be cited as the zoning Ordinance of the Township of Logan, New Jersey.
- 1.1 Purposes – This Ordinance is adopted pursuant to the Municipal Land Use Law of 1975 (N.J.S. 40:55D-1 et seq.) and subsequent amendments and supplements thereto, in order to promote and protect the public health, safety, and general welfare.
- 1.2 Application and Implementation of Zoning Ordinance – The application, implementation and enforcement of this zoning Ordinance, shall be accomplished as prescribed in Chapter XIII of this Land Use Ordinance of Logan Township.
- 1.3 Establishment of zoning Districts – The Township of Logan is hereby divided into the following zoning districts, differentiated according to use, area, and bulk requirements, to be designated as follows:
- R-1 Residence District
  - R-2 Residence District
  - R-3 Residence District
  - R-4 Residence District
  - MH Mobile Home Residence District
  - VR Village District
  
  - PUD Planned Unit Development
  
  - I-C Interchange Commercial
  - N-B Neighborhood Business
  - P-O Professional Office
  - MC Marine Commercial
  - LI-O Light Industry-Office
  - GI General Industry
  - RFI Riverfront Industry
- 1.4 Zoning Map – The boundaries of the said zoning districts are hereby established as shown on the "Zoning Map, Township of Logan" which, with all explanatory matter thereon, is hereby adopted and made a part of this Ordinance. An official copy of said map, indicating the latest amendments, shall be kept up to date in the offices of the Construction Official for the use and benefit of the public. The said zoning map shall be the official reference as to the current zoning classification of any land within the boundaries of the Township of Logan.

- 1.5 Interpretation of District Boundaries – In determining the boundaries of districts shown on the map, the following rules shall apply:
- 1.5.1 Along Transportation Rights-of-Way Lines and Waterways. Where district boundaries are indicated as approximately following the center lines of streets, highways, street lines or highway right-of-way lines, waterways, of railroad rights-of-way of such lines extended, such center lines shall be construed to be such boundaries.
  - 1.5.2 District Lines Parallel to Streets. Where district boundaries are so indicated that they are running parallel to the center lines or street lines of streets, such district boundaries shall be construed as being parallel thereto, and at such distances therefrom as indicated on the Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale shown on said zoning Map.
  - 1.5.3 Vacation of Streets. Whenever any street or public way is vacated by official action, the zoning districts adjoining the side of such public way shall be automatically extended to include the right-of-way thus vacated which shall thenceforth be subject to all regulations of the extended district of districts. Where the vacated right-of-way is bounded on either side by more than one district, the former center line of such right-of-way shall determine extension of each district.
  - 1.5.4 District Lines Divide Lot. In the event a district boundary line divides one or more lots, other than as provided in Subsection 1.5.5 below, then the district boundary line shall be utilized in all area, bulk, yard, buffer and any other dimension requirements in this Ordinance.
  - 1.5.5 District Lines Parallel to Lot Lines of Record. In all cases where a district boundary line is located not farther than fifteen (15) feet away from a lot line of record, such boundary line shall be construed to coincide with such lot line.
  - 1.5.6 Map Dimensions. In all other cases where dimensions are not shown on the map, the location of boundaries shown on the map shall be determined by the Construction Official by application of a scale thereto.
  - 1.5.7 Determination of Doubtful Lines. In cases of uncertainty or disagreement as to the true location of any district boundary line, the determination thereof shall be with the Board of Adjustment.
- 1.6 Effect of Establishment of Districts – Following the effective date of this Ordinance.
- a. Any use not permitted by this Ordinance shall be deemed to be prohibited.

- b. Where the provisions this Zoning Ordinance impose greater restrictions than those of any statute, other ordinance, or regulation, the provisions of this Zoning Ordinance shall be controlling. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than this Zoning Ordinance, the provisions of such statute, other ordinance or regulation shall be controlling.
- c. Every principal dwelling structure and its accessory structure(s), except as otherwise provided for under planned residential neighborhood development, shall be built upon a lot with frontage upon a street.
- d. Every building hereafter erected or moved shall be on a lot adjacent to a public street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking.

1.7 Conditional Uses - Uses listed as a conditional use in a particular district may be permitted by the Planning Board, only after it has determined that the development proposal complies with the conditions and standards set forth in this ordinance for the location and operations of such use. In addition to the conditions and standards set forth elsewhere in this ordinance, all conditional uses shall comply with the following conditions and standards.

- a. That all proposed structures, equipment, or material shall be readily accessible for fire and police protection.
- b. That the proposed use shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated, will be free of nuisance characteristics, and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties.
- c. That, in addition to the above, in the case of any use located in, or directly adjacent to, a Residence District:
  - (1) The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets, shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, the said Residence District, or conflict with the normal traffic of the neighborhood; and
  - (2) The location and height of buildings, the location, nature, and height of walls and fences, and the nature and extent of landscaping on the site,

shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, nor materially affect property value thereof.

- d. Each application for a conditional use shall be accompanied by a proposed Site Plan showing the size and location of the lot, the location of all buildings and proposed facilities including access drives, parking areas, and all streets within two hundred (200) feet of the lot.
  - e. Any lot for which a conditional use may be granted shall be deemed to be a conforming use in the district in which such use is located, except as provided in Sub-section f. below, provided that such approval shall affect only the lot or portion thereof for which such use shall have been granted.
  - f. In case of review of the non-conforming use of vacant land, the Planning Board may impose such reasonable conditions, including, but not limited to, the placing of fencing and screening, as will minimize the impact such open use has upon surrounding residential properties.
- 1.8 Building prohibition within Flood Hazard Areas – Any use or building to be erected, moved, altered, rebuilt or enlarged within flood hazard areas shall conform to the conditions and standards contained in Chapter XI of the Land Use Ordinance of the Township of Logan.
- 1.9 Planning Board/Zoning Board of Adjustment Jurisdiction – In this Ordinance, any reference to the "Planning Board" shall be considered to refer to the Zoning Board of Adjustment in those instances where the Zoning Board of Adjustment has jurisdiction as granted by the Municipal Land Use Law (N.J.S. 40:550-1 et seq.) and vice versa.

## ARTICLE II – SUMMARY: SCHEDULE OF BULK AND AREA REGULATIONS

- 2.0 Summary Regulations Included; Schedule – The schedule of regulations shows in summary tabular form on Table I, the applicable bulk and area regulations in each zoning district. For detailed requirements or special conditions, the applicable zoning district should be examined.

## ARTICLE III - REGULATIONS FOR RESIDENCE DISTRICTS

### 3.0 General.

The regulations applicable to the Residence Districts are as follows:

### 3.1 Use Regulations – R-1 Residence District.

3.1.1 Permitted uses – In an R-1 District, no building or premises shall be used and no building shall be erected or altered on a lot which is arranged, intended or designed to be used, except for one or more of the following uses:

- a. One single-family detached dwelling, including farm houses and farm tenant dwellings used as residences by not more than two families.
- b. Home occupations subject to the regulations contained in Article VII of this Ordinance.
- c. Public park, playground, athletic field; private, nonprofit recreation and community buildings, swimming pools and activities of a recreational character, such as golf and tennis clubs.
- d. Farm and agricultural activities or uses of land, subject to the regulations contained in Article VII of this Ordinance.
- e. The processing of agricultural products, and the sale of agricultural products at a roadside market which market shall be operated in conjunction with a farm on the premises which operation shall be limited to eight months per calendar year. These uses shall be subject to the regulations contained in Article VII of this ordinance.
- f. Temporary buildings, temporary construction office and temporary storage of materials, provided that such use is located on the lot where construction is taking place or on a lot adjacent to or part of the development site, and that such temporary use is to be terminated upon completion of construction.
- g. Church or other places of worship; parish house or religious school building.
- h. School or other educational institution, including playgrounds, parks, and accessory buildings, not conducted as a business.
- i. Public buildings of a governmental or cultural nature.
- j. Private clubs, lodges or social buildings.

- k. Public utility installations which involve no storage yard or commercial office space.
- l. Accessory uses and accessory buildings incidental to the above uses and located on the same lot as the above uses.

3.1.2 Conditional Uses – In an R-1 District, the following uses may be permitted as conditional uses:

- a. Migrant housing facilities subject to the following special conditions:
  - 1. Such facilities shall be used only on a seasonal basis for migratory farm workers.
  - 2. Such facilities shall be located on the farm property where migrant workers perform their labor for occupants of farm.
  - 3. Such facilities shall comply with State of New Jersey statutes and New Jersey State Department of Health regulations concerning migrant housing.
  - 4. Such facilities shall be located a minimum of two hundred (200) feet from any public street, and a minimum of one hundred and fifty (150) feet from any adjoining property line, and a minimum of one hundred (100) feet from any permanent dwelling unit.
- b. Cluster development subject to the provisions of certain Planning Board findings for planned developments and other requirements as outlined in Article VII of this Ordinance.

GENERALIZED, SPECIFIC ZONING TEXT SHOULD BE REVIEWED FOR

REQUI District or Planned Development	S. Minimum Lot Area Acres or Square Feet	Minimum Lot Frontage (Feet)	Minimum Lot Width (Feet)	Minimum Yards (feet)			Maximum FAR	Maximum Permitted Gross Density (dwelling units/acre)	Maximum Improvement Coverage (%)	Maximum Building Height (stories, foot)
				Front	Rear	Side				
R-1	1	100	150	50	30	30	-	-	15	2½ - 35'
R-2	10,000 ft <sup>2</sup> *	75	80	30	20	15	-	-	35	2½ - 35'
R-3	5*	75	varies per acceptable site plan				-	6	40	(1-4) - 45'
R-4	5*	75	varies per acceptable site plan				-	10	40	(1-6) - 70'
MB	4,000 ft <sup>2</sup>	50	50	10	10	10	-	-	40	2½ - 35'
VR	7,500 ft <sup>2</sup>	50	50	30	15	10	-	-	30	40'
PUD	100	200	varies per acceptable site plan				-	6 - 9	40 res. 60 non-res.	(1-4) - 45'
IC**	50,000 ft <sup>2</sup>	200	200	varies	35	20	.23 ls .28 ms	-	65	3 - 45'
NB	1	125	150	30	15	15	.23 ls .28 ms	-	65	2½ - 35'
PO	50,000 ft <sup>2</sup>	150	200	30	15	15	.23 ls .28 ms	-	65	2½ - 35'
MC	2	250	300	30	15	15	.40	-	65	3 - 45'
LYO**	4	250	250	75	40	40	.28-.35 ls .35-.40 ms	-	65	3 - 45'
GI**	(10)	500	500	150	100	75	.30 ls .40 ms	-	65	100'
RPI	20	500	500	150	100	75	.40	-	65	200'

\*When public water/sewer available; if not, R-1 stds. apply.  
ls = 1 story buildings; ms = 2 or more stored buildings

\*\*Special stds. apply to planned commercial and  
Industrial developments.

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3.2 Bulk and Area Regulations – R-1 District.

The following shall be the standards for the R-1 District:

3.2.1 Minimum Lot Area: 1 acre.

3.2.2 Minimum Lot Frontage: 100 feet.

3.2.3 Minimum Lot Width: 150 feet.

3.2.4 Minimum Yards:

a. Front yard: 50 feet.

b. Rear yard: 30 feet.

c. Side yard: 30 feet.

3.2.5 Maximum Improvement Coverage: 15 percent.

3.2.6 Maximum Building Height: Two and one-half (2½) stories, but not to exceed thirty-five (35) feet.

3.3 Use Regulations – R-2 Residence District.

3.3.1 Permitted Uses – In an R-2 District, no building or premises shall be used and no building shall be erected or altered which is arranged intended or designed to be used, except for one or more of the following uses:

a. Any use permitted in an R-1 District.

3.3.2 Conditional Uses – In an R-2 District, the following uses may be permitted as conditional uses:

a. Any use permitted by condition in an R-1 District.

3.4 Bulk and Area Regulations – R-2 District.

The standards for the R-2 District shall be same as stipulated for the R-1 District, except where such development is served by public sewer and water facilities; then the following standards shall apply:

3.4.1 Minimum tot Area: 10,000 sq. ft.

3.4.2 Minimum tot Frontage: 75 feet.

3.4.3 Minimum Lot Width: 80 feet.

3.4.4 Minimum Yards:

a. Front yard: 30 feet.

b. Rear yard: 20 feet.

c. Side yard: 15 feet.

3.4.5 Maximum Improvement Coverage: 35 percent.

3.4.6 Maximum Building Height: Two and one-half (2½) stories, but not to exceed thirty-five (35) feet.

3.5 Use Regulations – R-3 Residence District.

3.5.1 Permitted Uses – In an R-3 District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used, except for one or more of the following uses:

a. Any use permitted in an R-2 District.

3.5.2 Conditional Uses – In an R-3 District, the following uses may be permitted as conditional uses:

a. Any use permitted by condition in an R-2 District.

b. Multiple dwellings to include: Garden apartments; townhouses; two or four-family units; and patio or zero lot line dwellings; provided such developments are served by public water and sewer facilities and they conform to the Bulk and Area Regulations and requirements of this section.

3.6 Bulk and Area Regulations – R-3 District.

Single family permitted uses shall be governed by the same bulk and area regulations governing the R-2 District, except where they may be part of a development tract containing multiple dwellings. In such case R-3 regulations shall govern. The multiple dwelling conditional uses shall meet the following standards:

3.6.1 Minimum Tract Size: 5 acres.

3.6.2 Maximum Gross Density: 6 dwelling units per acre.

3.6.3 Minimum Tract Frontage: 75 contiguous feet as measured along a public street which provides access to the development tract.

3.6.4 Maximum Net Density for Dwelling Unit Types: Net density of particular types of dwelling units shall be in accordance with the schedule below. In calculating permitted net densities, the area of land covered by such residential uses shall include internal local streets, parking areas, and all private yards, but not areas designated as common open space or development collector streets.

<u>Dwelling Unit Type</u>	<u>Maximum Net Density</u>
a. Single-family detached	4 dwelling units per acre
b. Patio or zero lot line	6 dwelling units per acre
c. Two or four family units	8 dwelling units per acre
d. Townhouses	10 dwelling units per acre
e. Garden apartments	15 dwelling units per acre

3.6.5 Design – The standards and principles for site design set forth in Chapter VIII of the Land Use Ordinance of Logan Township shall be used in the design of multiple dwelling uses. Lot sizes and dimensions, yard sizes and building arrangements may be freely disposed provided a site plan and/or subdivision subject to Chapter VIII and/or Chapter IX, X of the Land Use Ordinance of Logan Township is approved by the Planning Board.

3.6.6 Maximum Improvement Coverage: 40 percent.

3.6.7 Maximum Building Height: Building heights may vary from 1 to 4 stories, but in no case shall they exceed forty-five (45) feet in height.

3.6.8 Common Open Space. A minimum of twenty-five percent (25%) of the gross area of a development tract shall be developed as common open space. Design, ownership and maintenance of common open space shall be the same as regulated for cluster or planned developments by Chapter VIII and Chapter X of the Land Use Ordinance for Logan Township.

### 3.7 Use Regulations – R-4 Residence District.

3.7.1 Permitted Uses – In an R-4 District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used, except for one or more of the following uses:

a. Any use permitted in an R-3 District.

3.7.2 Conditional Uses – In an R-4 District, the following uses may be permitted as conditional uses:

- a. Any use permitted by condition in an R-3 District.
- b. Mid-rise elevator apartments; provided such developments are served by public water and sewer facilities and conform to the Bulk and Area Regulations and requirements of this section.

3.8 Bulk and Area Regulations – R-4 District.

Single family and multiple dwellings shall be governed by the same bulk and area regulations governing the R-3 District, except as may be changed by the following:

3.8.1 Maximum Gross Density: 10 dwelling units per acre.

3.8.2 Maximum Net Density for Dwelling Unit Types:

- a. Mid-rise apartments – Maximum net density shall not exceed twenty-five (25) dwelling units per acre.
- b. Other dwelling types – Maximum net density shall conform to those set forth for such dwellings in the R-3 District.

3.8.3 Maximum Building Height:

- a. Single family and multiple dwellings shall conform to height regulations of R-3 District.
- b. Mid-rise elevator apartments shall not exceed 6 stories or seventy (70) feet in height.

3.9 Use Regulations – MH – Mobile Home Residence District.

3.9.1 Permitted Uses – In an MH District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used, except for one or more of the following uses:

- a. Mobile home or trailer occupied as living quarters and located in a mobile home or trailer park.
- b. Accessory uses and accessory buildings incidental to the above uses.
- c. Public park, playground, athletic field; private, nonprofit recreation and community buildings, swimming pools and other activities of a recreational character.

3.9.2 Conditional Uses – In an MH District no conditional uses are permitted.

3.9.3 General Requirements and Bulk Area Regulations – MH District.

- a. Procedures for licensing registration operation of a mobile home or trailer park shall be governed by the Township's "Ordinance for the Creation and Regulation of Trailers and Trailer Parks" (#4-1974) and any amendments thereto.
- b. Bulk and area regulations as well as minimum space requirements per mobile home unit shall be governed by the Township's "Ordinance for the Creation and Regulation of Trailers and Trailer Parks" (#4-1974) and any amendments thereto.
- c. No mobile home park or trailer camp shall be used as an agency or business for the sale of such mobile homes or trailers.
- d. Mobile home park or trailer camp shall be subject to an approved site plan by the Planning Board in conformance with site design standards governing multiple dwellings regulated by Chapter VIII of the "Land Use Ordinance of Logan Township" notwithstanding those site design criteria contained in the "Ordinance for the Creation and Regulation of Trailers and Trailer Parks" (#4-1974) of the Township. The more restrictive site design provisions shall apply.

3.10 Use Regulations – VR – Village Residence District.

3.10.1 Permitted Uses – In a VR District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used, except for one or more of the following uses:

- a. Any use permitted in an R-1 District.

3.10.2 Conditional Uses – In a VR District, the following uses may be permitted as conditional uses:

- a. Professional office or studio subject to the following special requirements:
  1. Such office or studio use shall not exceed 1/3 the area of the total floor area of the building.
  2. Site Plan approval subject to Chapter VIII of the "Land Use Ordinance of Logan Township" shall have been granted by the Planning Board.

3.11 Bulk and Area Regulations – VR District.

The following shall be the standards for the VR District:

3.11.1 Minimum Lot Area: 7500 sq. ft.

3.11.2 Minimum Lot Frontage: 50 feet.

3.11.3 Minimum Lot Width: 50 feet.

3.11.4 Minimum Yard:

a. Front yard: 30 feet.

b. Rear yard: 15 feet.

c. Side yard: 10 feet.

3.11.5 Maximum Improvement Coverage: 30 percent.

3.11.6 Maximum Building Height: Not to exceed forty (40) feet.

ARTICLE IV – REGULATIONS FOR PLANNED UNIT DEVELOPMENT DISTRICT

4.0 General.

The regulations applicable to the Planned Unit Development District are as follows:

4.1 Use Regulations – PUD-Planned Unit Development Residence District.

4.1.1 Permitted Uses – In a PUD District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used, except for one or more of the following uses:

a. Any permitted use in an R-2 Residence District.

4.1.2 Conditional Uses – In a PUD District, the following uses may be permitted as conditional uses:

a. Any use permitted by condition in an R-2 District with the exception of migrant housing facilities.

b. Planned Unit Developments (PUD) served by public water and sewer facilities and subject to the following conditions and standards and

conforming to the requirements for planned developments stipulated in Article VII of this Ordinance.

1. Minimum Development Area. The planned development shall consist of a contiguous area of at least one hundred (100) acres.
2. Minimum frontage. The planned development shall have frontage of at least 200 feet contiguous to a State or federal highway or a road classified as a County road on the Gloucester County Official Map or a road identified as an arterial or major collector road on the Township Master Plan.
3. Permitted Uses.
  - (i) Single family detached; two family, semi-detached, attached, multi-family non-elevator and multi-family elevator dwelling or any combination thereof.
  - (ii) Public and private educational, recreational, common open space and community facilities and any other similar non-residential use which is primarily designed and intended to serve the residents of the planned unit development.
  - (iii) Commercial, office and industrial uses provided such commercial uses are primarily designed and intended to serve the present and future needs of residents of the planned unit development. The aggregate area planned and devoted to commercial, office and industrial uses shall not exceed twenty percent (20%) of the gross area of the planned unit development. Permitted commercial uses shall be governed by those permitted uses in the NB District, and office, industrial uses shall be governed by those permitted uses in the LIO District.
  - (iv) Compatible residential, commercial, public and quasi-public uses shall be permitted within a single structure or group of structures subject to the requirements that non-residential uses shall not occupy more than thirty-three percent (33%) of the floor area of any structure intended primarily for residential use and the particular uses in any such structure or group of structures shall comply with the provisions of this Article.
  - (v) Additional community facilities and services as will be necessary to serve the residents and owners of dwellings proposed within the planned unit development, in consultation

with and in accordance with the service standards of the appropriate service agencies, including, but not limited to:

the Municipal Utilities Authority  
the School Board  
the Fire Department  
the Police Department  
the Township and County Library Systems

4. Maximum Average Gross Density: Six (6) dwelling units per acre except that allowances for higher density as noted herein shall be permitted; however, in no event shall the average gross density exceed nine (9) dwelling units per acre.
  - (i) For each additional one percent (1%) of land developed as common open space above twenty-five percent (25%) acceptable to the Planning Board, the maximum allowable average gross density shall be increased by three percent (3%) of the otherwise permissible average gross density prior to provision for any density increase.
  - (ii) Within a planned unit development to be developed in sections, the Planning Board may allow for a greater concentration of density within some section or sections of the development, whether it be earlier or later in the development, than within others. The approval of the Planning Board of a greater density or intensity of land use for any section to be developed must be offset by a lesser density in any completed prior stage, or there must be an appropriate reservation of common open space within the remaining land by a grant of easement or covenant in favor of the Township. Such reservation shall, as far as practicable, defer the precise location of such common open space until an application for final approval is filed.

From and after tentative approval of any plan for a planned unit development, if densities have been averaged within a planned unit development, the land or lands involved shall continue to be subject to the consequences of such averaging, that is, no landowner shall be entitled to abandon and reapply for a planned unit development in respect of any part of such land or lands except at densities that shall not exceed the maximum permissible average gross density when averaged with the average gross densities that have been approved or established for all of the land or lands involved in the original averaging.

5. Maximum Residential Net Density. The maximum residential net density for particular types of dwelling units shall be as follows:
  - (i) The net density of single family detached units shall not exceed five (5) dwelling units per acre.
  - (ii) The net density of semi-detached and two family units shall not exceed eight (8) dwelling units per acre.
  - (iii) The net density of attached units shall not exceed fifteen (15) dwelling units per acre.
  - (iv) The net density of multi-family non-elevator building units shall not exceed twenty-five (25) dwelling units per acre.
  - (v) The net density of multi-family elevator building units shall not exceed forty (40) dwelling units per acres.
6. Maximum Improvement Coverage: In residential designated use areas, forty percent (40%); in non-residential designated use areas, sixty percent (60%).
7. Bulk Requirements.
  - a. Buildings shall not exceed forty-five (45) feet in height.
  - b. Lot sizes and dimensions, yard sizes and building arrangement may be freely disposed and arranged, provided the PUD conforms to a development plan approved by the Planning Board pursuant to the provisions contained in Chapters VIII, IX and X of the Land Use Ordinance of Logan Township.
8. Common Open Space
  - (i) General Requirements – Not less than 25 percent of the development area shall be designed as and devoted to common open space for use primarily by the residents of the planned unit development. Such designated open space shall be in major continuous parcels, having adequate access to public and private roads and consisting of land in a natural state or land developed for specific recreational purposes according to recreational guidelines established in the Township's Site Plan Ordinance.
  - (ii) Ownership Requirements – Such common open space may be deeded to the Township or dedicated to a homeowners' association or trust, which incorporation and by-laws shall be

approved by the Planning Board. If common recreation and open space areas are not dedicated and accepted by the Township or another governmental agency, the landowner shall provide for and establish an organization for the ownership and maintenance of any common recreation areas and open space and such organization shall not be dissolved nor shall it dispose of any of same by sale or otherwise (except to an organization conceived and established to own and maintain the common recreation areas and development open space) without first offering to dedicate the same to the Township or any other government agency.

(iii) Open Space Maintenance Requirements.

In the event that the organization created for open space management shall, at any time after the establishment of a planned development, fail to maintain any open space or recreation area in a reasonable order and condition in accordance with the plan, the Township may serve written notice upon such organization or upon the owners of the development setting forth the manner in which the organization has failed to maintain said areas in reasonable condition, and said notice shall include a demand that such deficiencies of maintenance be cured within thirty-five (35) days thereof and shall set the date and place of a hearing thereon which shall be held within fifteen (15) days of the notice. At such hearing the Township may modify the terms of the original notice as to the deficiencies and may give an extension of time not to exceed sixty-five (65) days, within which they shall be cured.

If the deficiencies set forth in the original notice or in modifications thereof shall not be cured within said thirty-five (35) days or any extension thereof, the Township, in order to preserve the open space and maintain the same for a period of one (1) year may enter upon and maintain such land. Said entry and said maintenance shall not vest in the public any rights to use the open space and recreation areas except when the same is voluntarily dedicated to the public by the owners.

Before the expiration of said year, the Township shall, upon its initiative or upon the request of the organization theretofore responsible for the maintenance of said areas, call a public hearing upon fifteen (15) days written notice to such organization and owners of the development to be held by the Township at which hearing such organization and owners of the development shall show cause why such maintenance by

the municipality shall not, at the election of the Township, continue for a succeeding year. If the Township shall determine that such organization is ready and able to maintain said open space and recreation areas in reasonable condition, the Township shall cease to maintain said open space and recreation areas at the end of said year. If the Township shall determine such organization is not ready and able to maintain open space and recreation areas in a reasonable condition, the Township may, in its discretion, continue to maintain said open space and recreation areas during the next succeeding year and, subject to a similar hearing a determination in each year thereafter. The decision of the Township in any such case shall constitute a final administrative decision subject to judicial review.

The cost of such maintenance by the municipality shall be assessed pro rata against the properties within the development that have a right of enjoyment of the open space in accordance with the assessed value at the time of imposition or the lien, and shall become a lien and tax on said properties and be added to and be a part of the taxes to be levied and assessed thereon, and enforced and collected with interest by the Township and in the same manner as other taxes.

9. Extensions of PUD. Any planned unit development for which approval has been obtained may be increased by the addition of contiguous land containing at least thirty (30) and not more than one hundred (100) acres which shall be subject to the conditions of a planned unit development, as governed herein.
  
10. Procedures for PUD Approvals. The Planning Board is authorized to adopt special procedures for the efficient processing of PUD applications including procedures for the informal submission of sketch plans, preliminary and final plans and to require such information, analysis and professional evaluations as it deems necessary to evaluate the proposed development at each stage of the application process. Specific development projects within a PUD shall be reviewed as development applications for their conformity with the applicable sections of the Land Use Ordinance of Logan Township.

## ARTICLE V – REGULATIONS FOR BUSINESS DISTRICTS

### 5.0 General.

The regulations applicable to the Business Districts are as follows:

5.1 Use Regulations – I-C Interchange Commercial Business District.

5.1.1 Permitted Uses – In an I-C District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended, or designed to be used, except for one or more of the following uses and all such uses shall be subject to the performance standards set forth in the Township's Site Plan Ordinance:

- a. Hotels and motels, but not tourist cabins, trailer camps or campsites.
- b. Restaurants including drive-in establishments.
- c. Banks and financial institutions.
- d. Commercial recreation facilities within enclosed structures, such as indoor tennis or racquetball courts, health spas and similar facilities.
- e. Indoor theaters.
- f. Corporate office facilities.
- g. Accessory uses and accessory buildings incidental to the above uses located on the same lot and within the same zoning district permitting the principal use.

5.1.2 Conditional Uses – In an I-C District, the following uses may be permitted as conditional uses:

- a. Motor vehicle service stations and motor vehicle commercial garages, subject to the following special requirements:
  1. Minimum lot width including any lot side which permits access: 150 feet.
  2. Minimum setback line from all street lines: 40 feet.
  3. Minimum distance of buildings from all property lines other than street lines: 25 feet.
  4. Minimum distance between any buildings, including accessory uses, and any Residence District: 50 feet.
  5. Minimum distance between any access driveway and any Residence District: 50 feet.

6. Minimum distance between any access driveways and the lot line of the following uses – church, library, school, college, nursing home, hospital, and similar uses: 200 feet, measured along the same street line in the same block.
  7. Minimum distance between structures of any service station and/or repair garage and another service station and/or repair garage, or those for which a building permit has been issued, shall be three hundred (300) feet, measured along the same street line in the same or adjoining block. For similar use establishments located on opposite sides of the street the point of beginning measurement shall be off-set to the opposite street line.
  8. Minimum distance between gasoline pump island, compressed air connections, and similar equipment and facilities and any street lines: 25 feet.
  9. Spacing of access driveways:
    - (a) Minimum distance from adjoining property lines: 10 feet.
    - (b) Minimum distance from minor intersections: 30 feet. Where intersecting street(s) is (are) major collectors, as defined by the Township's Master Plan, the minimum distance under this subsection shall be fifty (50) feet. This distance shall be measured from right-of-way lines of intersecting streets involved.
    - (c) Minimum distance between access driveways: 30 feet.
  10. Hydraulic hoists, pits, and all lubrication, greasing, washing, and repair equipment shall be entirely enclosed within buildings.
  11. Exterior lighting shall be shielded so that it is deflected away from adjacent properties and from passing motorists.
  12. Wrecked or junked or stripped vehicles or vehicles in an inoperative condition shall not be permitted on the premises for a period of more than two (2) weeks. No motor vehicle shall be kept on the site for sale, lease or rental.
- b. Warehousing, retail lumber and building supplies, wholesale storage subject to the following special conditions:
1. Such activities shall be conducted within completely enclosed buildings.

- c. New automobile, farm machinery, construction equipment and recreation vehicle sale facilities subject to the following special conditions:
1. Such uses shall have a minimum lot area of five (5) acres.
  2. Used cars, machinery, equipment or vehicles shall not be sold except as an accessory use to a new car, machinery or equipment dealer.
  3. There shall be a building in conjunction with the use which shall contain not less than 10,000 square feet of usable floor area.
  4. The area devoted to outside display of new and used cars, machinery, equipment or vehicles shall not exceed the area of the building or twenty-five (25) percent of the total lot area, whichever is greater. All outdoor display and service areas including driveways and parking facilities shall be paved. Vehicles, machinery and construction equipment shall be kept at least twenty-five (25) feet from the right-of-way and property lines, and be neatly arranged on the lot.
  5. Buildings in addition to sale and display rooms, may contain administrative offices, parts rooms and space for storage of automobiles and trucks for sale and for repair, and service and repair facilities incidental to the business of sale of automobiles and trucks. Front yards may be used only for necessary driveways and customer parking, and subject to the regulations provided by this ordinance governing driveways and parking. As an accessory to the use of the principal building, side and rear yards not devoted to required seeding and buffer areas may be used for storage, display and sale of automobiles and trucks. The areas so used for storage, display or sale of automobiles or trucks shall be enclosed and shielded from adjoining properties and streets by shrubbery. Where the yard or portion thereof faces a State or Federal Highway, the height of said shrubbery shall be at least three (3) feet, and for every other portion the height of said shrubbery shall be at least six (6) feet. Said shrubbery shall be of such size and species and density as will prevent the transmission of headlight glare from within the enclosure.
  6. All areas over which vehicles may travel or stand shall have durable and dustless pavements. All lighting within or upon the building or grounds shall be shielded so that the source of illumination shall not be visible from the street or other properties. No signs or banners, other than those specifically permitted by this Ordinance, shall be permitted.
  7. All vehicular repair, service and maintenance shall be conducted within a fully enclosed building.

d. Planned Commercial Development, notwithstanding any other requirements of this Article, except as changed herein shall also be subject to the following special conditions:

1. Permitted Uses: Uses in a Planned Commercial Development shall be limited to those principal permitted uses of an I-C district and retail trade or service establishments customarily found in a shopping center.
2. Minimum Development Area: Five (5) acres.
3. Minimum Lot Frontage: 200 feet.
4. Maximum FAR: The maximum permitted FAR shall be allowed to vary according to the following schedule:

	<u>Maximum FAR</u>
(a) Uses in one story buildings	0.30
(b) Uses in multi-story buildings	0.35

5. Maximum Improvement Coverage: 75 percent.
6. Building Arrangement, Lot Width, Frontage, Depth and Yards: Buildings, lot, yard sizes and dimensions may be freely disposed and arranged on a lot provided the development conforms with a site plan approved by the Planning Board, subject to the Township's Site Plan Ordinance.
7. Common Open Space: The organization, administration and financial arrangements and guarantees governing the common open space or other common facilities which may be part of a Planned Commercial Development shall be subject to the requirements as set forth herein for Planned Unit Development.

## 5.2 Bulk and Area Regulations – I-C District

The following shall be the standards for the I-C District:

- 5.2.1 Minimum Lot Area: 50,000 square feet.
- 5.2.2 Minimum Lot Frontage: 200 feet.
- 5.2.3 Minimum Lot Width: 200 feet.

5.2.4 Minimum Yards:

a. Front Yard: As set forth in the following table:

<u>Location of Frontage</u>	<u>Front Yard Setback</u>	<u>Depth of Landscape Strip</u>
Along any existing or proposed expressway and its appurtenant ramps	80	30
Along any other street when parking is provided in the front yard	80	15
Along any other street when parking is excluded from the front yard	50	

b. Rear Yard: 35 feet.

c. Side Yards: There shall be two side yards with a minimum of 20 feet each.

d. Yards Abutting Residential Districts: Except for the front yard, the above yards shall be increased by ten (10) feet in those instances where they abut, in whole or in part, a residential district or lot line.

5.2.5 Maximum FAR: The maximum permitted FAR shall be allowed to vary according to the following schedule:

	<u>Maximum FAR</u>
a. Uses in one story buildings	0.23
b. Uses in two or more story buildings	0.28

5.2.6 Maximum Improvement Coverage: 65 percent.

5.2.8 Maximum Building Height: Three (3) stories, or forty-five feet.

5.3 Use Regulations – NB Neighborhood Business District.

5.3.1 Permitted Uses – In an NB District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended, or designed to be used, except for one or more of the following uses:

- a. Stores and shop for the conduct of any retail business, excluding retail drive-in establishments.
- b. Personal service establishments (eg., tailor, barber shop, or beauty salon).
- c. Offices for professional services (eg., physicians, lawyers or architects); small business offices (eg., realtors or travel agencies); small governmental offices (eg., post office branch); and, offices, incidental to uses permitted in this paragraph.
- d. Restaurant and neighborhood tavern, excluding drive-in and curbside service establishments.
- e. Repair and servicing, indoor only, of any article for sale, which is permitted in this district, except as otherwise indicated in this section.
- f. Funeral parlors.
- g. Attended laundry and retail dry cleaning services, not including bulk processing and in the case of dry cleaning establishments, not providing for the storage of more than five (5) gallons of inflammable or toxic cleaning fluid on the premises.
- h. Municipal and public facilities.
- i. Accessory uses and accessory buildings incidental to the above uses located on the same lot.

5.3.2 Conditional Uses – NB District – In an NB District, the following uses may be permitted as conditional uses:

- a. Motor vehicle service stations and motor vehicle commercial garages, subject to the special requirements listed for such uses in the I-C District.

5.4 Bulk and Area Regulations – NB District – The following shall be the standards for the NB District:

- 5.4.1 Minimum Lot Area: 1 acre.
- 5.4.2 Minimum Lot Frontage: 125 feet.
- 5.4.3 Minimum Lot Width: 150 feet.

5.4.4 Minimum Yards:

- a. Front Yard: 30 feet.
- b. Rear Yard: 15 feet.
- c. Side Yards: There shall be two (2) side yards with a minimum of fifteen (15) feet each.
- d. Yards Abutting Residential Districts: Except for the front yard, the above yards shall be increased by ten (10) feet in those instances where they abut, in whole or in part, a residential district or lot line.

5.4.5 Maximum FAR: The maximum permitted FAR shall be allowed to vary according to the following schedule:

	<u>Maximum FAR</u>
a. Uses in one story buildings	0.23
b. Uses in two or more story buildings	0.28

5.4.6 Maximum Improvement Coverage: 65 percent.

5.4.7 Maximum Building Height: Two and one-half (2½) stories, or thirty-five (35) feet.

5.5 Use Regulations – PO Professional Office Business District.

5.5.1 Permitted Uses – In a PO District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended, or designed to be used, except for one or more of the following uses:

- a. Offices for professional, financial and administrative activities, business sale and similar uses.
- b. Banks and financial institutions.
- c. Municipal and public facilities.

5.6 Bulk and Area Regulations – PO District – The following shall be the standards for the PO District:

5.6.1 Minimum Lot Area: 50,000 square feet.

5.6.2 Minimum Lot Frontage: 150 feet.

5.6.3 Minimum Lot Width: 200 feet.

5.6.4 Minimum Yards:

- a. Front Yard: 30 feet.
- b. Rear Yard: 15 feet.
- c. Side Yards: There shall be two side yards with a minimum of 15 feet each.
- d. Yards Abutting Residential Districts: Except for the front yard, the above yards shall be increased by ten (10) feet in those instances where they abut, whole or a part, a residential district or lot line.

5.6.5 Maximum FAR: The maximum permitted FAR shall be allowed to vary according to the following schedule:

	<u>Maximum FAR</u>
a. Uses in one story buildings	0.23
b. Uses in two or more story buildings	0.28

5.6.6 Maximum Improvement Coverage: 65 percent.

5.6.7 Maximum Building Height: Two and one-half (2½) stories, or thirty-five (35) feet.

5.7 Use Regulations – MC Marine Commercial Business District.

5.7.1 Permitted Uses. In a MC district, no building or premises shall be used and no building shall be erected or altered which is arranged, intended, or designed to be used, except for one or more of the following uses:

- a. Marina and pleasure boat facilities, boat yards for sale, repair and open storage of boats, including launching ramp and dockside services (e.g., sale of gas/oil and similar services) subject to applicable Township ordinances and state regulations governing such services.
- b. Marine supply retail sales and service establishments.
- c. Accessory uses and accessory buildings, incidental to the above uses.

5.8 Bulk and Area Regulations – MC District – The following shall be the standards for the MC district:

5.8.1 Minimum Lot Area: 2 acres.

5.8.2 Minimum Lot Frontage: 250 feet.

5.8.3 Minimum Lot Width: 300 feet.

5.8.4 Minimum Yards:

a. Front Yard: 30 feet.

b. Rear Yard: 15 feet.

c. Side Yards: There shall be two side yards with a minimum of fifteen (15) feet each.

d. Yards abutting residential districts: The above yards, including the landscape transition buffer and screen requirements shall be increased by twenty (20) feet in those instances where they abut whole or in part a residential district or lot line.

5.8.5 Maximum FAR: 0.40

5.8.6 Maximum Improvement Coverage: 65%

5.8.7 Maximum Building Height: Three (3) stories but not more than forty-five (45) feet.

## ARTICLE VI – REGULATIONS FOR INDUSTRIAL DISTRICTS

6.0 General.

The regulations applicable to the Industrial Districts are as follows:

6.1 Use Regulations – LIO Light Industrial Office Industrial District.

6.1.1 Permitted Uses – In an LIO district, no building or premises shall be used and no building shall be erected or altered which is arranged, intended, or designed to be used, except for on or more of the following or similar uses and all such uses shall be subject to the performance standards set forth in the Township’s Site Plan and Environmental Considerations Ordinances:

a. Any manufacturing, processing or industrial use listed below:

1. Manufacturing of light machinery, comprising any of the following: carburetors and small machine parts; cash registers; sewing machines; typewriters; calculators; other office machines and electrical appliances.
2. Fabrication of metal products comprising any of the following: baby carriages, bicycles and other vehicles; metal foil, such as aluminum, gold, silver, metal furniture; musical instruments; sheet metal products; and toys.
3. Fabrication of paper products, comprising any of the following: bags; book-binding; boxes and packaging materials; office supplies; and toys.
4. Fabrication of wood products, comprising any of the following: boats, boxes; cabinets and woodworking; furniture; and toys.
5. Food and associated industries, comprising any of the following: bakeries; bottling of food and non-alcoholic beverages; food and cereal mixing and milling; food processing; food sundry manufacturing; ice cream manufacturing.
6. Office buildings for executive or administrative purposes.
7. Laboratories, research, experimental or testing, comprising any of the following: biological, chemical, dental, pharmaceutical and genetical research.
8. Open storage, adequately screened so that items stored shall not be visible from any lot line, of building supplies, contractors equipment, or crated or baled material in connection with a wholesale establishment; but not including the open storage of junk, such as scrap metals or other scrap materials, or automobiles or other vehicles or machinery intended for dismantling or demolition.
9. Radio or television broadcasting towers with accessory transmitting station, provided any principal part of such tower, excluding guy cables, shall be set back from the street line of the lot on which it is located a distance of not less than the height of such tower and shall be set back from any other lot line of said lot a distance of not less than one-half the height of such tower. No guy cables for such tower shall extend within any required yard, and any blinking or rotating light thereon

shall be screened so as not to throw its light below the horizontal plane in which it is installed.

10. Other limited manufacturing establishments engaged in preparing, processing or fabricating products.
  11. A public utility substation, including open storage of materials, trucks or repair equipment.
- b. Customary and conventional agricultural uses and farm dwellings, as permitted in R-1 Residence District.
  - c. Any facility designated or set aside for the landing, taking off, of fixed wing or helicopters accessory to a principal use permitted in the LIO District.
  - d. Municipal and public facilities.
  - e. Accessory uses and accessory buildings on the same lot with and customarily incidental to any permitted principal use.

6.1.2 Conditional Uses – LIO District – In an LIO District, the following uses may be permitted as conditional uses:

- a. Planned industrial developments notwithstanding any other requirements of this Ordinance, except as changed herein, shall also be subject to the following special requirements:
  1. Minimum Development Area: Twenty (20) acres in contiguous parcels.
  2. Minimum Lot Area in Developments: Two (2) acres.
  3. Minimum Planned Development Frontage: Two hundred (200) feet.
  4. Maximum FAR: The maximum permitted FAR shall be allowed to vary according to the following schedule depending on the intended use and building height:

<u>Primarily Research/Office Uses*</u>	<u>Maximum FAR</u>
a. Uses in one story buildings	0.35
b. Uses in multi-story buildings	0.45

Primarily Manufacturing/  
Warehouse Uses\* Maximum FAR

a. Uses in one story buildings 0.45

b. Uses in multi-story buildings 0.50

\*"Primarily" shall mean more than 80% of total buildings use on a lot.

5. Maximum Improvement Coverage: 75%

6. Building Arrangement, Lot Width, Frontage, Depth and Yards: Buildings, lot yard sizes and dimensions may be freely disposed and arranged and shall conform to the Township's Site Plan Ordinance, and subject to the following minimum standards:

(a) Minimum setback from street line: Fifty (50) feet for lots located along the planned development internal access road including a 25 foot landscape area at the street right-of-way and seventy-five (75) feet including a 50 foot landscape area at the street right-of-way when located along major arterials as designated in the Master Plan. In those instances where a major arterial forms the boundary with a residence district boundary or residential use, the setback and landscape area shall be increased by twenty (20) feet.

(b) Minimum setback from side and rear property lines: Thirty (30) feet except where such yards abut a residential district where they shall be sixty (60) feet, or where they are located on the perimeter of the planned development where they shall be forty (40) feet.

(c) Where more than one structure is located on a lot, the structures shall be no closer than thirty-five (35) feet, or the average height of the structures concerned, whichever is greater.

7. Common Open Space: The organization, administration and financial arrangements and guarantees governing the common open space or other common facilities which may be part of the planned development shall be subject to the requirements as set forth for planned unit developments in this Ordinance.

- b. Land fill by disposal from dredging of the Delaware River or its tributaries, provided that such fill shall not exceed a height of forty (40) feet above mean sea level, as established by the New Jersey Geodetic Control Survey and subject to the following special requirements:
  - 1. The owner of the land shall file with the Planning Board a development application for such land fill which shall include a statement of the height to which the area will be filled, and the manner and rate of such fill, with plans showing the area to be filled, the contour of the area, all streams or other waterways, drainageways, ditches, or other drainage facilities, roads, streets and highways, within and abutting the area; said plans shall also specify all proposed dikes and provisions for drainage.
  - 2. The Planning Board shall consider said application and plans and shall determine (i) whether said fill or disposal will cause any damage to existing roads, streets or highways or to any surrounding lands, (ii) whether existing flood plains and drainageways will be damaged or destroyed, or whether adequate provision has been made to prevent any damage by such fill or disposal, and (iii) complies with Chapter XI of the Township's Land Use Ordinance.

6.2 Bulk and Area Regulations – LIO District – The following shall be the standards for the LIO District:

6.2.1 Minimum Lot Area: 4 acres.

6.2.2 Minimum Lot Frontage: 250 feet.

6.2.3 Minimum Lot Width: 250 feet.

6.2.4 Minimum Yards:

- a. Front Yard: 75 feet with a 25 foot landscape area at street right-of-way.
- b. Rear Yard: 40 feet.
- c. Side Yards: There shall be two side yards with a minimum of forty (40) feet each.
- d. Yards abutting residential districts: The above yard, including the landscape transition buffer and screen requirements shall be increased

by twenty (20) feet in those instances where they abut whole or in part, a residential district or lot line.

6.2.5 Maximum FAR: The maximum permitted FAR shall be allowed to vary according to the following schedule depending on the intended use and building height:

<u>Primarily Research/Office Uses*</u>	<u>Maximum FAR</u>
a. Uses in one story buildings	0.28
b. Uses in multi-story buildings	0.35
<u>Primarily Manufacturing Warehousing Uses*</u>	
a. Uses in one story buildings	0.35
b. Uses in multi-story buildings	0.40

\*"Primarily" shall mean more than 80% of total building use on a lot.

6.2.6 Maximum Improvement Coverage: 65%

6.2.7 Maximum Building Height: Three (3) stories but not more than forty-five (45) feet.

### 6.3 Use Regulations – GI General Industry District.

6.3.1 Permitted Uses: In a GI District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended, or designed to be used, except for one or more of the following or similar uses and all such uses shall be subject to the performance standards set forth in the Township's Site Plan and Environmental Considerations Ordinances:

- a. Any use permitted in the Light Industrial Office LIO District subject to the regulations of that District.
- b. Body and collision repairs, painting and refinishing or motor vehicles.
- c. The following manufacturing and industrial uses:
  1. Freight terminal – sea, land, or air.

2. Chemical manufacture not involving noxious odors or danger from fire or explosives, such as adhesives, calcimine, salt processing, and vegetable proportioning plants.
  3. Concrete central mixing and proportioning plants.
  4. Electricity or illuminating gas production plants.
  5. Food products, manufacture of.
  6. Machinery, light and heavy, manufacture and repair, including power forges.
  7. Metal and metal products manufacturing, processing, fabrication, and assembly, excepting the processing of products of metals from raw materials.
  8. Rubber products, including tires and tubes and tire recapping.
  9. Shipbuilding and ship repair yards.
  10. Wood and lumber, bulk processing u=including saw mills, planing mills, and wood-preserving treatment.
  11. Railroad lines, railroad shops, and all appurtenances thereto.
- d. Municipal and public facilities, utilities.
- e. Accessory uses and accessory buildings on the same lot with and customarily incidental to any permitted principal use.

6.3.2 Conditional Uses – GI District – In a GI District, the following or similar uses may be permitted as conditional uses:

- a. Planned Industrial Developments notwithstanding any other requirements of this Ordinance, except as changed herein, shall also be subject to the following special requirements:
1. Minimum Park Area: Fifty (50) acres in contiguous parcels.
  2. Minimum Lot Area: Five (5) acres.
  3. Minimum Park and Lot Frontage: Three hundred (300) feet.
  4. Maximum FAR: The maximum permitted FAR shall be allowed to vary according to the following schedule:

Maximum FAR

(a) Uses in one story buildings 0.40

(b) Uses in multi-story buildings 0.50

5. Maximum Improvement Coverage: 75%

6. Building Arrangement, Lot Width, Frontage, Depth and Yards: Buildings, lot yard sizes and dimensions may be freely disposed and arranged and shall conform to the Township's Site Plan Ordinance, and subject to the following minimum standards:

(a) Minimum setback from street line: One hundred (100) feet for lots located along a planned development internal access road with a 50 foot landscape area at the street right-of-way; and one hundred and twenty-five (125) feet with a 75 foot landscape area at the street right-of-way when located along major arterials as designed in the Master Plan.

(b) Minimum setback from side and rear property lines: Thirty (30) feet except where such yards are located on the perimeter of the planned development where they shall be forty (40) feet.

(c) Where more than one structure is located on a lot, the structures shall be no closer than thirty-five (35) feet, or the average height of the structures concerned, whichever is greater.

7. Common Open Space: The organization, administration and financial arrangements and guarantees governing the common open space or other common facilities which may be part of the planned development shall be subject to the requirements as set forth herein for planned unit development.

b. A junk yard, including the open storage of metal or other scrap materials, or of automobiles or other vehicles or machinery intended for dismantling or demolition, in each case provided it is within an area fully enclosed by a solid fence or wall, with adequate landscaping, of sufficient height to screen adequately the operation from public view.

- c. Storage of illuminating or natural gas, provided that no tank with a capacity in excess of five hundred thousand (500,000) cubic feet shall be within less than one hundred (100) feet of any lot line, and that, if the pressure is greater than one hundred pounds per square inch, no tank with a capacity in excess of two hundred (200) cubic feet shall be within less than one hundred (100) feet of any lot lines.
- d. Oil storage for wholesale purposes or accessory to a plant for the refining of crude oil or manufacture of petroleum products, including pipelines for the transportation of oil and refined products accessory to such storage, refining, or manufacturing uses; provided that no storage above the ground in quantity exceeding ten thousand (10,000) gallons shall be within fifty (50) feet of any lot line, and that in case of storage above the ground in quantity exceeding one hundred thousand (100,000) gallons all containers shall be surrounded by adequate moats in accordance with oil industries' standards of practice and conforming to underwriters' regulations.
- e. The additional manufacturing and industrial uses listed below subject to the performance standards of the Site Plan and Environmental Considerations Ordinances of the Township and such protective methods available to the particular industry for reducing the hazard from fire or explosion and provided that there will be no impairment of the value of nearby residential or commercial property through excessive noise or the emission of excessive smoke, fumes, or odor.
  - 1. Bleaching powder, ammonia or chlorine manufacture.
  - 2. Corrosive acid manufacture, such as sulphuric, nitric, picric, or hydrochloric acid.
  - 3. Fertilizer manufacture from organic material, or the compounding or such fertilizers on a commercial scale.
  - 4. Incineration of refuse or garbage subject to control by the statutes of the State of New Jersey and the ordinance of the Township of Logan.
  - 5. Municipal plant for the disposal of sewage.
  - 6. Linoleum manufacture.
  - 7. Oil refinery, including the processing of natural crude petroleum products and processes related and accessory thereto.

- 8. Ore smelting, blast furnace, coke oven, open hearth furnace, or Bessemer converter.

6.4 Bulk and Area Regulations – GI District – The following shall be the standards for the GI District:

6.4.1 Minimum Lot Area: 10 acres.

6.4.2 Minimum Lot Frontage: 500 feet.

6.4.3 Minimum Lot Width: 500 feet.

6.4.4 Minimum Yards:

- a. Front yard: 150 feet with a 75 foot landscape area at the street right-of-way.
- b. Rear yard: 100 feet.
- c. Side yards: There shall be two side yards with a minimum of seventy-five (75) feet each.

6.4.5 Maximum FAR: The maximum permitted FAR shall be allowed to vary according to the following schedule:

	<u>Maximum FAR</u>
a. Uses in one story building	0.30
b. Uses in multi-story buildings	0.40

6.4.6 Maximum Improvement Coverage: 65%

6.4.7 Maximum Building Height: One hundred (100) feet.

6.5 Use Regulations – RFI Riverfront Industry Industrial District.

6.5.1 Permitted Uses. In an RFI District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended, or designed to be used, except for one or more of the following uses and all such uses shall be subject to the performance standards set forth in the Township’s Site Plan and Environmental Considerations Ordinance:

- a. Any uses permitted in the light industrial office LIO District, subject to the regulations of that District, except single family detached dwellings and agricultural uses and farm dwellings.

- b. Body and collision repairs, painting and refinishing of motor vehicles.
- c. Boat marinas, which shall include boat slips and docks, sale of outboard motor parts and accessories, repairing and servicing boats, and sale of gasoline and oil to boats, subject to applicable Township ordinance and State regulations governing the sale, facility installation and operation of such gasoline and oil activities.
- d. Freight terminal – sea, land, or air.
- e. Chemical manufacture not involving noxious odors or danger from fire or explosives, such as adhesives, calcimine, salt processing, and vegetable proportioning plants.
- f. Concrete central mixing and proportioning plants.
- g. Electricity or illuminating gas production plants.
- h. Manufacture of food products.
- i. Machinery, light and heavy, manufacture and repair, including power forges.
- j. Metal and metal products manufacturing, processing, fabrication, and assembly, excepting the processing of products of metals from raw materials by open hearth furnaces and Bessemer converters.
- k. Rubber products, including tires and tubes and tire recapping.
- l. Shipbuilding and ship repair yards.
- m. Wood and lumber, bulk processing including saw mills, planing mills, and wood-preserving treatment.
- n. Railroad lines, railroad shops, and all appurtenances thereto.
- o. Municipal and public facilities, utilities.

6.5.2 Conditional Uses – RFI District – In an RFI District, the following uses may be permitted as conditional uses:

- a. Any use permitted by condition in a GI District.

6.6 Bulk and Area Regulations – RFI District – The following shall be the standards for the RFI District:

- 6.6.1 Minimum Lot Area: 20 acres.
- 6.6.2 Minimum Lot Frontage: 500 feet.
- 6.6.3 Minimum Lot Width: 500 feet.
- 6.6.4 Minimum Yards:
  - a. Front yard: 150 feet with a 100 foot landscape area at the street right-of-way.
  - b. Rear yard: 100 feet.
  - c. Side yards: There shall be two side yards with a minimum of seventy-five (75) feet each.
  - d. Yards abutting residential districts: The above yard, including the landscape transition buffer and screen requirements shall be increased by fifty (50) feet in those instances where they abut whole or in part, a residential district or lot line.
- 6.6.5 Maximum FAR: 0.40
- 6.6.6 Maximum Improvement Coverage: 65%
- 6.6.7 Maximum Building Height: Two Hundred (200) feet.

ARTICLE VII – GENERAL PROVISIONS AND SUPPLEMENTAL REGULATIONS GOVERNING CERTAIN USES

7.0 Non-conforming Buildings and Uses.

- a. Continuance. Except as otherwise provided in this article, the lawful use of land or buildings existing at the date of the adoption of this Ordinance may be continued, even though such use or building does not conform to the provisions of this Ordinance for the zone in which such land or building is located.
- b. Extension. A nonconforming use of a building or land may be extended up to fifty (50) percent of the area occupied by such use at the effective date of this Ordinance. Any extension or enlargement shall be immediately adjacent to the existing nonconforming use and shall conform to the area and height regulations of the District in which it is situated.

- c. Abandonment. A nonconforming use shall be adjusted as abandoned when there occurs a cessation of any such use or activity by an apparent act or failure to act on the part of the tenant or owner to reinstate such use within a period of one (1) year from the date of cessation or discontinuance.
- d. Restoration. A nonconforming building wholly or partially destroyed by fire, explosion, flood, or other phenomenon, or legally condemned, may be reconstructed, repaired and used for the same nonconforming use, provided that building reconstruction shall be commenced within one (1) year from the date the building was destroyed or condemned and shall be carried on without interruption. Nothing in this Ordinance shall prevent the strengthening or restoring to a safe condition any wall, floor or roof which has been declared unsafe by the Building Inspector.
- e. Reversion. No nonconforming use shall, if once changed into a conforming use, be changed back again into a nonconforming use.

## 7.1 Accessory Structures and Uses.

- 7.1.1 General Requirements. Accessory uses shall be permitted only on the same lot and within the same zoning district unless otherwise indicated, with the principal building to which they are accessory except for parking as required in the Site Plan Chapter and retention/detention basins as noted in the Provisions Applicable to Site Plan and Subdivisions Chapter of the Township's Land Use Ordinance. All accessory uses shall be such as do not alter the character of the premises on which they are located or impair the neighborhood. Such accessory uses shall not be located in any front, side or rear yard area, unless otherwise permitted in this Ordinance. Accessways to off-street parking and loading areas may cross front yard areas or the yard area abutting a principal street from which site access is to be provided.
  - a. Bulk and Area Regulations. No distinction is made in the dimensional limitations between principal and other buildings or structures referred to as accessory, except those outlined in Section 7.2.2 of this Article. All such accessory buildings, or structures or uses shall be governed by the bulk and area regulations of the district within which they are located.

## 7.2 Farm and Agricultural Uses.

In the districts where farm and agricultural uses are permitted, the following additional provisions governing their use shall apply:

- a. Such uses are conducted upon a lot not less than five (5) acres in size.

- b. No building or structure used for shelter or enclosure of fowl, game, horses, farm livestock shall be closer to any property line than two hundred (200) feet.

### 7.3 Landscape Transition Buffers, Strips, Fences and Screening of Non-Residential Uses.

7.3.1 Landscape Transition Buffer. A landscape transition buffer satisfactory to the Planning Board of not less than twenty-five (25) feet in width shall be provided and maintained by the owner or lessee of a property between any non-residential use and contiguous residentially zoned districts.

- a. The Planning Board may waive the requirements to provide a transition buffer where natural or manmade physical barriers exist such that an effective visual separation exists between residential and non-residential uses or a landscape strip, screen or fence as stipulated in Section 7.3.2 of this Article is provided.
- b. Yard requirements shall be deemed to be counted as part of the landscape transition buffer area. Where yard areas are less than the required buffer area, they shall be increased accordingly.

7.3.2 Landscape Strips, Fences or Screens. A landscape strip of at least ten (10) feet in width, or in lieu thereof, a fence, shall be provided and maintained by the owner or lessee of a property within landscape transition buffers or in any case where a non-residential use as permitted in this Ordinance, is contiguous to or abuts upon any property or area classified for residential purposes, or the rear or either side line which abuts upon a street separating it from any property classified for residential purposes. Such landscape strip, screen or fence shall be of such a type and designed in such manner as to obscure from view at ground level such non-residential property from the contiguous or abutting or neighboring residential properties and be constructed of materials and be of a design subject to the special requirements for such strips, screens or fences as stipulated in the Site Plan Ordinance. Such planting strip, screen or fence shall be not less than six (6) feet high at the time of installation nor shall a fence be more than eight (8) feet high.

7.3.3 Fences, Residential District. No fence or wall forward of the front setback line shall exceed four (4) feet in height.

### 7.4 Landscaping

7.4.1 Landscaping in Non-Residential Districts. Other provisions of this Ordinance notwithstanding, in any non-residential district, the entire lot, except for areas covered by buildings or surfaced as parking, recreation or service areas, shall be seeded, sodded or planted with ground cover and suitably landscaped in accordance with an overall landscape plan consistent with natural surroundings. All landscaping shall be properly maintained throughout the life

of any use on said lot. Existing trees or landscaping located within twenty (20) feet of any street line, lot or zoning district line shall not be removed except upon written approval by the Planning Board; nor shall the existing grade within that space be disturbed without such approval.

- 7.4.2 Landscaping Requirements Where Parking is in Front Yard Areas. So as to obstruct from view, at the street line, any parking area in the front yard, the front yard area not containing parking shall contain a landscape strip, or screen. Landscaped earth berms may also be used in front yard areas where there is sufficient area to allow for their construction and long term maintenance. Such landscaping shall be subject to the approval of the Planning Board and shall be maintained throughout the effective period of any certificate of occupancy on a lot.
    - a. Landscaping within Parking Areas. Any single parking area with fifty (50) or more spaces shall, notwithstanding other requirements of this Ordinance and the Site Plan Ordinance, provide at least five (5) percent of its area in landscaping.
  - 7.4.3 Natural Landscape Area Along Water Courses. No building or parking area shall be located within two hundred (200) feet from the center line of major streams as shown on the Master Plan, or within a flood hazard area, except as may be modified by Chapter XI, Article IV. Such area shall be deemed to be part of any landscape area or landscape transition buffer when required.
  - 7.4.4 Screening of Outdoor Storage. Any article or material stored outside an enclosed building as an incidental part of the primary operation on a lot shall be so screened by fencing, walls or evergreen planting that it cannot be seen from adjoining public streets or adjacent lots when viewed by a person standing on the ground level.
- 7.5 Exceptions and Supplemental Requirements to Bulk and Area Regulations, All Districts
- 7.5.1 Corner Lots
    - a. Obstruction to Vision at Street Intersections

At all street intersections in all districts, no obstructions to vision exceeding thirty (30) inches in height above curb level shall be erected or maintained on any lot within the triangle formed by the street lines of such lot and a line drawn between points along such street lines thirty (30) feet distant from their point of intersection.
    - b. Yards. On a corner lot, one (1) yard other than the front yard shall be deemed to be a rear yard and the other, or others, side yards.

- 7.5.2 Through Lots. On a through lot, front yards are required on all street lines.
- 7.5.3 Lot Frontage. When a lot adjoins a cul-de-sac or is on a curved alignment with an outside radius of less than 500 feet, such frontage may be reduced to not less than one-half (½) the required lot width.
- 7.5.4 Measurement of Setback. Where a building lot has frontage upon a street, or streets, in the case of a corner lot, which on the Master Plan or official Map of Logan Township is contemplated for right-of-way widening, the required setback distance shall be measured from such proposed right-of-way line.
- 7.5.5 Height Limitations. The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas, and domes, not used for human occupancy; nor to chimneys or radio and television antennae, less than sixty (60) feet above grade.
- 7.5.6 Minimum Net Habitable Floor Area. Minimum net habitable floor areas for permitted residential uses in this Ordinance shall comply with the least restrictive of the most current minimum floor area as promulgated by the New Jersey Housing Finance Agency or by the U.S. Department of Housing and Urban Development minimum property standards manuals.
- 7.5.7 Number of Buildings Restricted. There shall be not more than one (1) principal structure on each lot in any residence districts except as may be allowed in Planned Unit Development or Planned Development districts. In any other zone, applicants seeking to develop more than one (1) principal structure on each lot shall comply with the provisions of the site plan ordinance and submit for Planning Board approval a site plan showing existing, proposed and all future developments on the site.
- 7.5.8 Frontage Upon a Street. Every principal building shall be built upon a lot with the minimum lot width fronting upon an improved and approved street in accordance with the road standards established by the Township or on a private road shown on an approved site plan.
- 7.6 Off-Street Parking and Loading Requirements. Off-street parking and loading for uses allowed in this Zoning Ordinance shall be subject to the requirements stipulated in the Township's Site Plan Ordinance.
- 7.7 Signs. Signs shall be subject to the requirements stipulated in the Township's Site Plan Ordinance.

7.8 Environmental Considerations.

- a. Any lot containing soils with engineering problems, streams, lands controlled by New Jersey Wetlands Act or flood hazard areas shall conform to requirements of Chapter XI of the Township's Land Use Ordinance. The documentation of the extent of such environmentally sensitive areas shall be submitted with a development application to be verified by the Township Engineer as part of the development application review process prior to granting of preliminary approval.
- b. Any application for conditional uses on lands located in the RFI or GI district, in addition to compliance with performance standards contained in the Township's Site Plan Ordinance and other applicable ordinances, shall also include reports from the appropriate State of New Jersey Department of Environmental Protection agency having review or permit jurisdiction with regard to the proposed conditional use, activity or industrial process, stating their opinion as to whether or not the proposed use will comply with the accepted industrial tolerance standards of that agency and the effect on the general health and welfare of the public.

7.9 Home Occupations. Home occupations shall be permitted in all residence districts provided that:

- a. No person other than members of the family residing on the premises plus one outside employee shall be engaged in such occupation.
- b. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25% of the floor area of all structures on the lot, except those used for farm purposes, shall be used in the conduct of the home occupation.
- c. Such occupation may be pursued in the principal dwelling structure, but shall give no external evidence of non-residential use other than a small nameplate sign and no display of products shall be parked off-street.
- d. No traffic or parking shall be generated in excess of three passenger automobiles in addition to those used by the owner or tenant, all of which must be parked off-street, in properly designed spaces.
- e. The retail sale of goods and services in structures designed or altered to make such activities the primary use of any structure shall not be construed to be a home occupation user the terms of this Ordinance.
- f. There are no deed restrictions of record.

7.10 Calculation of Common Open Space. For purpose of this Ordinance, calculation of common open space shall not include: parking areas or accessways thereto, lands privately owned or in fee simple, or, open space lands that are part of a residential condominium or rental project and used for the calculation of net density requirements.

7.11 Planned Developments.

- a. General. Various types of planned developments listed as permitted or conditional uses in certain districts herein may be permitted by the Planning Board only after it has determined that the development proposal complies with the conditions and standards set forth in this Section, notwithstanding other applicable regulations of this Ordinance or additional conditions for the particular planned development.
- b. General Application Requirements.
  1. Unless expressly zoned therefor, applications for planned developments shall be deemed applications for a conditional use. Such applications shall be accompanied by an overall development plan for the planned development. The development plan shall include identification of land uses, access points, internal road layout, topography, soils, utilities, drainage, parking areas and traffic, environmental data required by Article I of Chapter XI, tentative lot layouts or areas designated for large lot uses as opposed to small lot uses and basic planned development landscaping, signing and lighting. Detailed plans for all or portions of the development may also be submitted.
  2. Within 45 days after receipt of a complete application, the Planning Board shall review the application for the overall development plan and approve, conditionally approve or deny the conditional use application. Approval or conditional approval shall be supported by findings warranting granting of the planned development conditional use application as identified hereinbelow. No action shall be taken until a public hearing regarding the application has been held in accordance with the procedural requirements of Chapter V.
  3. Approval or conditional approval of the overall development plan shall have the effect of granting to the applicant the uses and development controls appearing in the approved planned development.
  4. Specific development projects in an approved planned development shall be reviewed as development applications seeking site plan and/or subdivision plat approval within the context of the overall development plan.

5. Approval of the planned development shall expire unless within 18 months of the date of approval construction has commenced and the applicant is proceeding with dispatch toward final completion. In the event of expiration of the approval, the conditional use shall be deemed terminated and existing zoning requirements shall govern.
  6. Major revisions which substantially alter access patterns, major traffic conditions or substantially change floor area requirements or approved land uses, shall require the applicant to submit a revised overall development plan for approval by the Planning Board. Such revised applications may be approved, modified or denied by the Planning Board. In the event of Planning Board denial, the originally approved planned development shall remain in effect. Submittal of a revised development plan shall require a public hearing prior to action thereon by the Planning Board.
- c. Findings for Planned Developments. Prior to approval of any planned development the Planning Board shall find as required by NJS 40:55D-45, the following facts and conclusions:
1. That departures by the proposed development from zoning regulations otherwise applicable to the subject property conform to the zoning standards applicable to the planned development;
  2. That the proposals for maintenance and conservation of the common open space are reliable, and the amount, location and purpose of the common open space are adequate;
  3. That provision through the physical design of the proposed development for public services, control over vehicular and pedestrian traffic, and the amenities of light and air, recreation and visual enjoyment are adequate;
  4. That the proposed planned development will not have an unreasonably adverse impact upon the area in which it is proposed to be established;
  5. In the case of a proposed development which contemplates construction over a period of years, that the terms and conditions intended to protect the interests of the public and of the residents, occupants and owners of the proposed development in the total completion of the development are adequate.

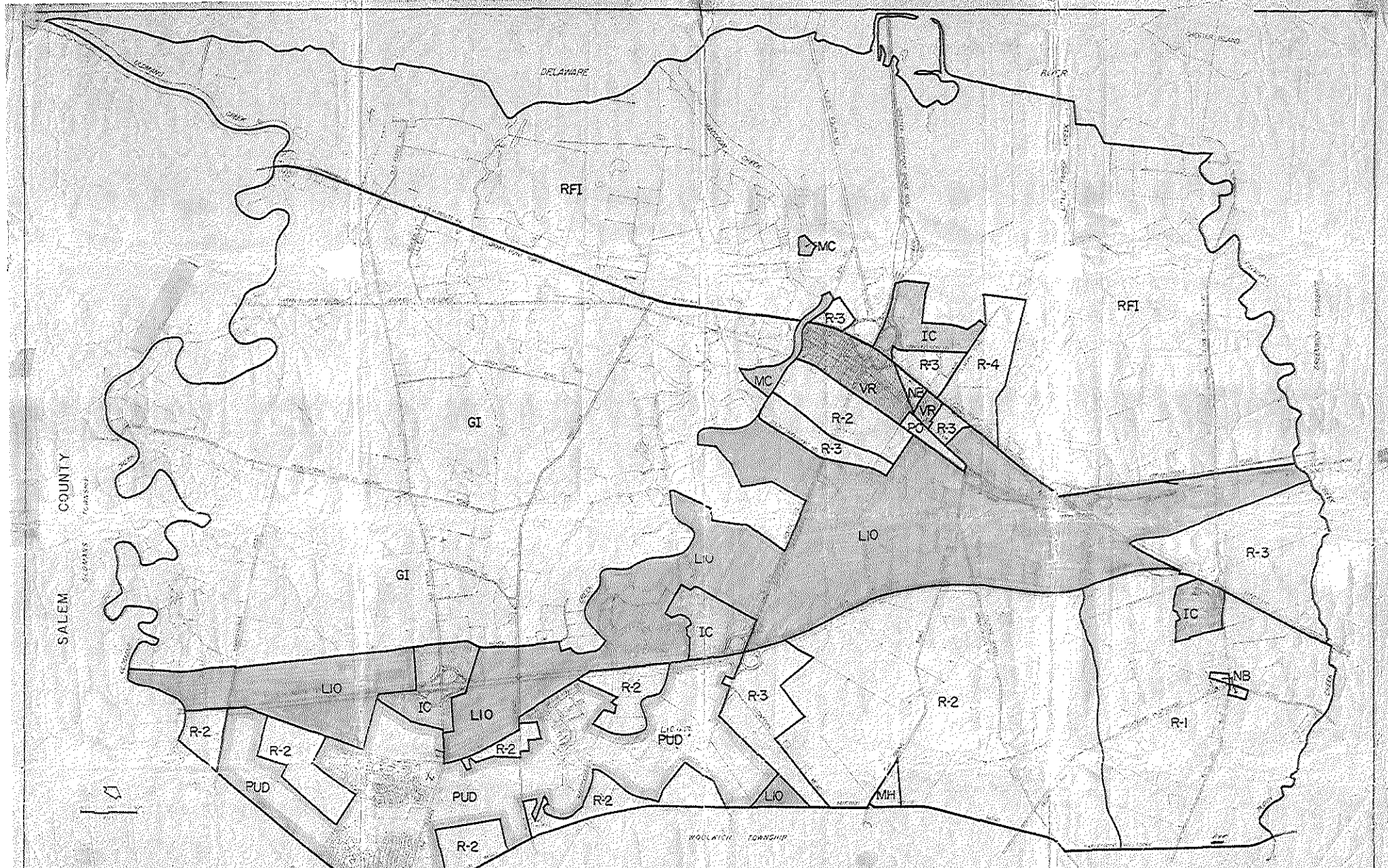
#### 7.12 Cluster Development.

- a. General. In residential zones, where permitted, an applicant for a major subdivision may apply to the Planning Board for a cluster development. Such

application, as proposed in a letter, shall be accompanied by a sketch plat indicating in general the plan and the area to be retained in open space or used for other municipal purposes.

If, in the opinion of the Planning Board, such a development will assist in achieving the objectives of the Master Plan, official map, or other codes and ordinances, and the applicant proposes that the open space shall be dedicated to the Township, then the Planning Board shall request approval from the Governing Body that the open space or land resulting from the application of cluster development will be accepted by the Township. If approval is not granted within sixty (60) days from the date of referral, the applicant may submit a cluster plan providing only for ownership of common land as provided for in a Planned Unit Development District of this Ordinance.

- b. Maximum Number of Lots. The maximum number of lots to be permitted shall be arrived at by applicant submitting a sketch plat showing a conventional subdivision and meeting all design criteria established in Chapter IX and elsewhere of the Township's Land Use Ordinance.
- c. Criteria for Cluster Development.
  1. Minimum Tract Size – Not less than ten (10) acres.
  2. Minimum Lot Size – The building lot may be reduced to no less than two-thirds the minimum lot size otherwise required in the applicable residence district, so that when an amount of land reserved as common open space is added to it, the two will be equal to the lot size requirements of the district in which it is located.
  3. Minimum Yard Height and Other Bulk Requirements
    - (a) Maximum building height shall remain identical to the restrictions imposed by the residential zoning district for single family detached homes.
    - (b) Minimum distances for lot width at building setback line, setback, side yards, and rear yards may be reduced by one-third (1/3);
    - (c) In determining the percent of lot coverage, a lot shall include the actual building lot and the proportion of land reserved for that lot in open space.
  4. Common Open Space – The requirements pertaining to ownership and administration of common open space shall be the same as those conditions established for a Planned Unit Development District.



- ZONE BOUNDARY**
- R-1 LOW DENSITY RESIDENTIAL
  - R-2 MEDIUM DENSITY RESIDENTIAL
  - R-3 MEDIUM-HIGH DENSITY RESIDENTIAL
  - R-4 HIGH DENSITY RESIDENTIAL
  - VR VILLAGE RESIDENTIAL
  - PUD PLANNED UNIT DEVELOPMENT
  - MH MOBILE HOMES

- IC INTERCHANGE COMMERCIAL
- NB NEIGHBORHOOD COMMERCIAL
- PO PROFESSIONAL OFFICE
- LI0 LIGHT INDUSTRY-OFFICE
- GI GENERAL INDUSTRY
- RFI RIVERFRONT INDUSTRY
- MC MARINE COMMERCIAL

**PROPOSED ZONING**  
**Logan Township, New Jersey**  
 JUNE 2015

Raymond, Parish, Pine & Associates, Inc. Consultants | www.rppinc.com | 908.761.1000

RESOLUTION OF FINDINGS AND CONCLUSIONS  
PLANNING BOARD  
OF THE  
TOWNSHIP OF LOGAN

WHEREAS, the Pureland Industrial Complex has applied to the Logan Township Planning Board for the following approvals:

(1) Classification as a planned commercial development of approximately fifty-two acres, which parcel is located in the interchange commercial zone and consists of Block 44, part of Lot 7; Block 44, Lot 7-C, and Block 48, part of Lot 2-E;

(2) Classification as a planned industrial development approximately three hundred thirty acres, which parcel is located in the light industrial/office zone, and consists of Block 43 Lot 6; Block 44, Lot 7; Block 44, Lot 22; Block 48, Lot 3; Block 48, part of Lot 2-E; Block 46, Lot 6-J; and Block 46, part of Lot 6;

(3) Classification as a planned industrial development of approximately one thousand two hundred fifty-two acres, which parcel is located in the general industrial zone; and consists of Block 7, Lot 3; Block 8, Lot 1; Block 39, Lot 1; Block 39, Lot 7; Block 39, Lot 11; Block 40, Lot 2; Block 40, Lot 3; Block 41, Lot 1; Block 48, Lot 2; Block 48, Lot 2-J; Block 48, Lot 2-H; Block 48, Lot 1; Block 48, Lot 2-L; Block 47, Lot 1; Block 47, Lot 3; Block 46, Lot 1; Block 46, Lot 3; and Block 46, part of Lot 6; and

WHEREAS, the Logan Township Planning Board has had an opportunity to:

(1) review the subject application;

(2) hear the advice of the Logan Township Planning Board Solicitor;

(3) hear the advice and review the report of the Logan Township Planning Board Engineer;

(4) review the application for classification;

(5) question the applicant concerning the proposed classification;

(6) hear comment from members of the public at a public hearing on the application;

(7) receive a report from the Logan Township Environmental Commission; and

WHEREAS, the applicant has submitted an application for classification consisting of the following exhibits:

<u>Exhibit</u>	<u>Form</u>	<u>Title</u>
I	Booklet	Declaration of Environmental Standards & Declaration of Reciprocal Easements
Ia	Booklet	Amendments 1 & 2 to Exhibit I
II	Map	Permit & Protected Areas
III	Map	L.T.M.U.A. – Sewer Service Map
IV	Map	Pureland Water Company Distribution Drawings
	Map	Sheet 1 of 3
	Map	Sheet 2 of 3
	Map	Sheet 3 of 3
V	Map	Pureland Master Development Plan
VI	Report	A Study of Ecological Relationships & Pollution Control Requirements at the Pureland Industrial Park, Swedesboro, New Jersey
VII	Report	Implementation of Pureland Concept in the Development and Operation of a Coordinated Industrial Park in Logan Township, Gloucester County, New Jersey
VIII	Report	Ecological Effects of Industrial Development at the Pureland Site in Logan Township, Gloucester County, New Jersey
IX	Report	Characterization of Vegetation, Soils and Fauna at the Logan Site
X	Report	Air Pollution Potential of Industrial Processes
XI	Map	Zone Boundary Map – Pureland Industrial Complex
XII	Map	Vegetation – Pureland Industrial Park
XIII	Report	Design and Maintenance Guidelines for the Pureland Industrial Complex
XIV	Map	Drainage Study – Pureland Industrial Park

XV	Map	Logan Township, Gloucester County, New Jersey, Road System
XVI	Map	Land Use Map

AND WHEREAS, the Planning Board has made the following findings:

(1) the owner of Block 48, Lot 2-H is High Hill Assoc.; the owner of Block 48, Lot 2-L is Sharptown Assoc.; the owner of all other property which is the subject of this classification is the State Mutual Life Assurance Company of America.

(2) the property which is the subject of the application is part of a larger tract which has been developed over a period of years by the Pureland Industrial Complex;

(3) based upon the materials submitted with the application and upon the information obtained by the Planning Board at the public hearing, and upon the reports of the Planning Board Engineer and Planning Board Solicitor, the Planning Board has made the following findings:

(a) The application for classification of approximately fifty-two acres in the interchange commercial zone as a planned commercial development conforms, to the extent possible at this stage of development, to the zoning standards applicable to planned commercial developments in the interchange commercial zone;

(b) The application for classification of approximately three hundred thirty acres as a planned industrial development in the light industrial/office zone conforms to the zoning standards applicable to planned industrial developments in the light industrial/office zone;

(c) The application for classification of approximately one thousand two hundred fifty-two acres as a planned industrial development in the general industrial zone conforms to the zoning standards applicable to planned industrial developments in the general industrial zone;

(d) The proposals for maintenance and conservation of the common open space, if any, in the three tracts which are the subject of the application for classification, are adequate;

(e) The provision through physical design of the propose development for public services control over vehicular and pedestrian traffic and the amenities of light and air recreation and visual enjoyment are adequate;

(f) The proposed planned developments will not have an unreasonably adverse impact upon the area in which it is proposed to be established;

(g) The terms and conditions intended to protect the interest of the public and the residents, occupants and owners of the proposed development in the total completion of the development are adequate;

(h) The Planning Board Engineer, by report dated July 3, 1979, copy of which is attached to and made a part hereof, recommends approval of the application for classification contingent upon the satisfactory revision and submission to the offices of the Engineer and items deemed necessary by the Engineer's office or by the Planning Board Solicitor to satisfy all engineering and Township requirements for the planned developments. Additional engineering detail is required for a final engineering evaluation;

NOT, THEREFORE, BE IT RESOLVED, by the Logan Township Planning Board, that:

(1) The application for classification of Block 44, part of Lot 7; Block 44, Lot 7-C, and Block 48, Lot 2-E of the interchange commercial application as a planned commercial development be and is hereby approved;

(2) That the application for classification of Block 43, Lot 6; Block 44, part of Lot 7; Block 44, Lot 2; Block 48, Lot 3; Block 48, part of Lot 2-E; Block 46, Lot 6-J; and Block 46, part of Lot 6 of the light industrial/office zone, as a planned industrial development be and is hereby approved;

(3) That the application for classification of Block 7, Lot 3; Block 8, Lot 1; Block 39, Lot 1; Block 39, Lot 7; Block 39, Lot 11; Block 40, Lot 2; Block 40, Lot 3; Block 41, Lot 1; Block 48, Lot 2; Block 48, Lot 2-J; Block 48, Lot 2-H; Block 48, Lot 1; Block 48, Lot 2-L; Block 47, Lot 1; Block 47, Lot 3; Block 46, Lot 1; Block 46, Lot 3; and Block 46, part of Lot 6 of the general industrial zone, as a planned industrial development be and is hereby approved;

(4) That the approvals contained in this Resolution be subject to the following conditions:

(a) That the applicant comply with all representations made in Exhibits I, IA, II, V, XI and XVI, submitted with the application for classification;

(b) That the applicant submit to the Planning Board Engineer any engineering information deemed necessary by the Engineer for a final engineering review of the application, and that the applicant comply with any revisions to the applications for classification deemed necessary by the Planning Board Engineer.

ADOPTED at a meeting of the Planning Board of the Township of Logan, held July 3, 1979.

ATTEST:

PLANNING BOARD OF THE  
TOWNSHIP OF LOGAN

\_\_\_\_\_  
Jackie Kupsey, Secretary

BY: \_\_\_\_\_  
Walter Shiveler, Chairman

# Pennoni Associates Inc.

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515 Grove Street, Haddon Heights, NJ 08035, Tel: 609-547-0505, Fax: 609-547-9174

July 27, 1990

PURE 8415.081.08

Ms. Sylvia Rodgers, Secretary  
Logan Township Planning Board  
Logan Township Municipal Building  
73 Main Street  
Bridgeport, NJ 08014

RE: Pureland Planned Industrial Development Amendment Application Lot 3/Block 39

Dear Ms. Rodgers:

Please accept this letter as an application to the Logan Township Planning Board for approval of an amendment to permit annexation of Lot 3, Block 39, into the existing Pureland Planned Industrial Development.

A brief history of Pureland is in order:

1. The Complex was conceived in 1965 as a "Pure Land" (a haven for all types of industry) subject to strict environmental controls. In 1969, Pureland was started in Logan Township and; in 1970, land assemblage and acquisition began. Pureland has been developed under existing zoning restrictions since 1970.
2. In 1979, application was made pursuant to the provisions of the Township Land Use Ordinance to designate a substantial portion of Pureland as a Planned Industrial Development, as defined in Section 1.0 of the Ordinance. At that time, 25 separate parcels, or portions thereof, were requested to be included in the P.I.D. This application was approved by the Planning Board on July 2, 1979, and memorializing resolution number 18-1979 was adopted.
3. Subsequent to this initial approval, various additional tracts of land were acquired by Pureland. On June 27, 1985, an application was made for annexation of 84.3 acres into the Pureland P.I.D. This amendment was approved in July of 1985 by the Planning Board. The tax lots included in the 1985 annexation were:
  - Block 47, Lots 5, 5A and 6
  - Block 40, Lots 9 and 9A
4. In late 1989, Pureland acquired 64 acres of land. formerly owned by Shell Oil Company. This tract was the subject of Subdivision #213-89, approved on December

14, 1989. This 64 acre tract was annexed into the Pureland P.I.D. by Conditional Use Application 400-90. The Planning Board approved this Conditional Use Application on February 22, 1990, and Memorializing Resolution 400-90 was approved on March 8, 1990. This tract has since been resubdivided into Lots 7.03, 7.04 and 7.05, Block 44.

Pureland has recently become the equitable owner of Lot 3, Block 39. This lot is surrounded on three sides by Pureland holdings. It takes access to Center Square Road, and can be easily serviced by the Pureland railroad loop.

This tract will be subject to the Pureland Declarations, which dictate development and environmental standards, as (if it were) part of the original Pureland land holding. Utility service will be extended from previously constructed sewer, water, gas and electric line in Birch Creek Road and Center Square Road. Thus, this tract is a very logical extension of the P.I.D.

In support of this amendment application, we are enclosing the following items. Please note that each of these items was submitted in connection with the original P. I. D. application in 1979 and is submitted herewith in either the same or revised form, as appropriate.

<u>Exhibit</u>	<u>Form</u>	<u>Title</u>
Ia	Booklet	<u>Declaration of Environmental Standards &amp; Declaration of Reciprocal Easements, and Amendments 1 &amp; 2</u> thereto. These same documents have been submitted to the Planning Board in conjunction with each individual application for development within Pureland since 1979.
II	Map	<u>Permit &amp; Protected Areas</u> . This item is submitted in amended form.
III	Map	<u>Sanitary Sewer Map</u> . This item is submitted in a new form, and reflects the latest additions to the sewer system.
IV	Map	<u>Logan Wells Water Company (formerly Pureland Water Company) Water Distribution Plan</u> . This item is submitted in amended form.
V	Map	<u>Pureland Master Development Plan</u> . – Pureland Industrial Complex. This item is submitted in amended form, indicating access points.

VI-X	Reports	<u>Note</u> : These documents are five separate reports pertaining to the ecological relationship and impact of the Pureland Industrial Park. Each of these documents was submitted in its entirety in connection with the 1979 application. No amendment to any of these documents is deemed necessary as a result of this application to annex additional lands into the development since no new or increased impact will be caused by this annexation.
XI	Map	<u>Zoning Boundary Map</u> – Pureland Industrial Complex. This Hem is submitted in amended form.
XII	Map	<u>Vegetation and Land Use Types</u> – Pureland Industrial Park. This item is submitted in amended form.
XIII	Report	<u>Design and Maintenance Guidelines</u> for Purelands Industrial Complex and Sign Manual. These documents have been revised and have been previously submitted in conjunction with individual applications for development within the Pureland complex. Nevertheless, additional copies are enclosed for the Board's convenience.
XIV	Map	<u>Drainage Map</u> – Pureland Industrial Park. This item is submitted in a new format, specifically pertaining to the subject parcel.

We believe that a review of the foregoing Exhibits demonstrates that approval of this application will contribute significantly to uniformity and consistency in development within Pureland. These goals are in the best interests of both Pureland itself and Logan Township.

Pursuant to the Township Land Use Ordinance, an application fee in the amount of \$5,000 is required in order to process this application. Our understanding that \$1,000 of this fee constitutes a non-refundable filing fee, with the balance being an escrow to defray the cost of professional services and miscellaneous expenses incurred by the Planning Board in conjunction with review of this application. Ms. Susan Geese, Assistant Township Treasurer, advises us that a balance of \$3,436.55 remains in the escrow posted in January 1990 for Conditional Use Application #400-90. We request that the unspent balance be applied to this application. We have enclosed a check for \$1,563.45 to bring the application fee to a full \$5,000.00.

At your earliest opportunity, would you please confirm either to the undersigned or directly to Mr. Michael Hoover at Pureland (467-2333) that this application will be on the agenda at the regularly-scheduled meeting of the Planning Board on Thursday, August 23, 1990, beginning at 7:00 P.M.

Please also be advised that appropriate notice will be served by the applicant upon all landowners within 200 feet of the subject parcels and will be published in the official newspaper of the Township, all in accordance with the New Jersey Municipal Land Use Law. Proof of service and publication will be submitted as soon as available.

Should you or any recipient of a copy of this application require any additional information in order to assure that it will be on the Board's August 23rd agenda, please contact me or Michael Hoover immediately.

Thank you for your attention to this matter.

Very truly yours,

PENNONI ASSOCIATES INC.

Vincent R. Mariani, P.E.  
NJ Professional Engineer #22196  
NJ Professional Planner #1902

VRM:jm

Enclosure

cc: Logan Township Environmental Commission  
Glendon C. Bell, Esq.  
Robert Bucknam, Esq., Archer & Greiner  
Jerry Canter, P.E., Horner & Canter Associates  
William Hampton, P.E., James C. Anderson Associates, Inc.  
Michael Hoover, Pureland Industrial Complex  
Peter P. Karabashian, Peter P. Karabashian & Associates

RESOLUTION APPROVING CONDITIONAL USE

WHEREAS, the Planning Board of Logan Township has received an application and plan for a conditional use submitted by Pureland Industrial Complex affecting a parcel known as Block 39, Lot 3 of the Logan Township Tax Maps; and

WHEREAS, said conditional use application seeks to annex the above identified 67.17+ acre tract to the previously approved Planned Industrial Development; and

WHEREAS, said application has been reviewed by the Logan Township Planning Board on September 27, 1990 at a public hearing; and

WHEREAS, the Logan Township Planning Board has had an opportunity to:

- (a) Review the subject application;
- (b) Hear the advice and review the reports of the Logan Township Planning Board Engineer, Solicitor and Planner;

I Question the applicant concerning the application; and

WHEREAS, the Planning Board has made the following findings:

- (1) The property under consideration for annexation is in the General Industry Zone.
- (2) The Amendment to the PID would be a logical expansion of the boundaries and satisfies the minimum development areas for the PID;

NOW, THEREFORE, BE IT RESOLVED BY THE LOGAN TOWNSHIP PLANNING BOARD that conditional use application 409.90 allowing the annexation of Block 39, Lot 3 to the existing Pureland Planned Industrial Development be and is hereby granted subject to the following contingencies:

(A) Applicant submitting revised maps clearly outlining the Planned Industrial Development.

(B) Applicant paying all outstanding escrow charges.

I hereby certify that the within Resolution was adopted by the Logan Township Planning Board at a regular meeting held on October 11, 1990.

LOGAN TOWNSHIP PLANNING BOARD

By: \_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Sylvia Rogers, Secretary

RESOLUTION APPROVING A PLANNED  
INDUSTRIAL DEVELOPMENT

WHEREAS, an application has been filed by CNE-NEBC Land Limited Partnership on or about August 2, 1990 for approval of a Planned Industrial Development on approximately 1100 acres and including Block 37, Lots 5, 6, 7, 8, 9, 10.01, 12, 13, and 14; Block 43, Lots 2.16, 3, 4.01, 5, 6.01, 6.02, and 6.03; and Block 44, Lots 5, 6, 14, 15, 16.01, 17.01, 18, 19.01, 20.01, 21.02, and 22.01 in an area generally beginning about 1200 feet east of I-295 and bounded by Center Square Road, Oldmans Creek, and the Conrail right-of-way; and

WHEREAS, prior to the public hearing required notice was duly published as required by law and delivered to the following entities or individuals, proof of which has been furnished by the applicant:

State Planning Commission

Gloucester County Planning Board

Salem County Planning Board

Municipal Clerk of Oldmans Township

Commissioner of Transportation

Owners of all property within 200 feet of the parcels identified above in both Logan Township and Oldmans Township; and

WHEREAS, public hearings on the application were held before the Logan Township Planning Board on November 9, 1990 and November 29, 1990, and

WHEREAS, the applicant has submitted numerous charts and exhibits and it is the desire of the applicant and the Planning Board to specify those documents reviewed as a basis of issuing the approval attached hereto and made a part hereof is a two page list of the

maps, drawings and exhibits that accompanied the initial application. These documents were supplemented by letters dated September 5, 1990 from, Richard W. McGuire, P.E., L.S., P.P. to Peter P. Karabashian and James C. Anderson with drainage calculations and the October 12, 1990 letter from Glenn Pentel, Esquire, attorney for the applicant to Glendon G. Bell, Esquire Planning Board attorney, requesting an extended approval period. At the public hearings Exhibits A-1 to A-6 were marked and will be retained by the Township with a copy of this Resolution. Those exhibits are:

- (1) Exhibit A-1, consisting of a colored site plan for the entire development entitled, "Northeast Business center, Logan Township New Jersey, A Trammell Crow Company Project", which colored site plan is a composite of sheets 2, 3, and 4 of 11 of the submitted plans, each entitled "Illustrative Site Plan", prepared by Taylor, Wiseman & Taylor, Consulting Engineers, Mt. Laurel, New Jersey, and each bearing drawing no. 341-17645, dated July 1990.
- (2) Exhibit A-2, consisting of a table showing the distance between certain existing residences and industrial buildings in Logan Township.
- (3) Exhibit A-3, consisting of a table showing the distances between existing residences and buildings which will be part of the proposed Northeast Business Center.
- (4) Exhibit A-4, consisting of color aerial photograph, with an acetate overlay depicting the approved buffers around existing residences.
- (5) Exhibit A-5, consisting of a plan entitled, "Proposed Buffer Model for Residential Homes", prepared by Joseph P. Adamson, CLA, dated November 29, 1990 (Sheet BS-1).
- (6) Exhibit A-6, consisting of a plan entitled, "Illustrative Sections – Buffer Studies", prepared by Joseph P. Adamson, CLA, dated November 29, 1990 (Sheet BS-4).

WHEREAS, the Logan Township Planning Board has made the following findings:

- (a) The proposal meets the requirements of the Planned Instrumental

Development Zoning Ordinance as set forth in the Logan Township Land Use Ordinance adopted in 1978 section 7.11 (XII-57 to XII-60) as amended by Ordinance 23-1990.

(b) The conceptual plan proposal for quantity and maintenance of open space are adequate.

(c) The conceptual plan will adequately address the need for public services, control over vehicular and pedestrian traffic.

(d) The conceptual plan proposed will not result in an unreasonable adverse impact on the area where it is to be established.

(e) The issue of terms and conditions designed to protect the interests of the public and of the residents occupants, and owners in and around the proposed development in the total completion of the project shall be addressed prior to the approval of the first section of the Planned Industrial Development, the first site plan and/or the first subdivision applications;

NOW, THEREFORE, BE IT RESOLVED, BY THE LOGAN TOWNSHIP PLANNING BOARD that the application for a conditional use as Planned Industrial Development is hereby granted subject to the following terms and conditions.

I. All representations made by the applicant and their representatives in their submissions and testimony, the material aspects of which are set forth herein, shall be fully complied with by the applicant.

II. The approval being given is to a conceptual plan only. Due to the magnitude and scope of the project which will involve construction of approximately a contemplated 11,000,000 square feet of office/warehouse space, flex space of 500,000 square feet and commercial/daycare space of 40, 000 square feet over a period of twenty (20) years as permitted by Ordinance 23-1990 without specific uses or traffic and other information being capable of ascertainment at the present time. Since the present economic, market, and other

conditions will affect the construction in the...this approval is given only to memorialize the proposed use of this tract as a Planned Industrial Development, in accordance with the Land Use Ordinance of Logan Township in existence on the date of this approval. Traffic, utility and environmental studies and other approvals shall be reviewed as each application is submitted for areas within the PID as further outlined herein. None of the Exhibits and plans submitted by the applicant and reviewed shall bind the Planning Board as to layout or adequacy of any improvements, lot sizes, or other items noted thereon or give any vested right to the applicant in those items shown there on since these plans are conceptual only.

III. Applicant agrees to comply with the comments of Jerry A. Canter's letter of October 25, 1990 except that in regard to the Traffic Impact Study the applicant agrees to supply and receive approval of a traffic impact study of the entire P.I.D. and other roadways, existing or proposed, that this project would effect prior to the submission of the application for the first section of the P.I.D., subdivision, or site plan.

IV. Applicant complying with the comments of Peter P. Karabashian as contained in his Review Memorandum #3 prepared November 1, 1990 except provisions for buffer areas around residential uses, environmental impact assessments, and Traffic Impact Studies shall be treated as specifically detailed elsewhere in this resolution and except for wetlands buffers that shall be subject to DEP review and approval.

V. Applicant complying with the comments of William J. Hampton contained in his Technical Review-letter #2 dated October 8, 1990.

VI. Pursuant to the Memorandum of Understanding dated November 29, 1990 and signed by a representative of the applicant certain additional information will be provided to address Environmental Impact items as specified therein. This information shall be submitted

to the board within six (6) months of the date that this resolution is memorialized and must be approved by the Planning Board by December 31, 1991. Upon submission, the Planning Board will have forty-five (45) days to declare the submittal complete or incomplete and, if complete, will make a decision within ninety (90) days of the date declared complete. The applicant will be granted reasonable extensions of the ninety (90) day time period at their request. However, in no event shall the application be continued beyond December 31, 1991. Should the application not be completed and approved by the Planning Board within the time frame specified then this approval shall be deemed null and void.

The applicant further agrees, as specified in the Memorandum of Understanding, to provide certain additional environmental impact information at the time of submittal of future section, site plan, and/or subdivision applications.

VII. The Planning Board further grants this approval contingent upon the extension and expansion of existing buffer criteria. There shall be no development within 100 (one hundred) feet of a residential lot line. This includes no infrastructure encroachment (water, sanitary sewer, electric, etc.) which would destroy any existing vegetation which provides a buffer between a residential structure and a proposed building. There shall be a 250 (two hundred fifty) foot minimum distance maintained between all residential structures and proposed buildings. In no event shall the proposed buildings encroach into the 100 (one hundred) foot buffer area which is to be utilized for landscaping. Landscaping will be established on a section-by-section or site plan-by-site plan basis. In no event shall the buffers cross public roads as depicted on Exhibit A-4.

VIII. The Planning Board determines that the effect of approval shall be twenty (20) years but in no event exceed twenty (20) years from the date that applicant receives final

approval of the first section, site plan and/or subdivision of the planned development. Should applicant not receive final approval of the first section site plan or subdivision within five (5) years of the date of this resolution, the planned industrial development approval shall expire.

I hereby certify that the within Resolution was adopted by the Logan Township Planning Board at a regular meeting held in December 20, 1990.

LOGAN TOWNSHIP PLANNING BOARD

By: \_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Sylvia Rogers, Secretary

ATTACHMENT FOR PLANNED INDUSTRIAL DEVELOPMENT PLAN APPROVAL  
APPLICATION TO LOGAN TOWNSHIP  
INCLUDING GENERAL DEVELOPMENT PLAN APPROVAL JULY 31, 1990

PAGE 2

- Dwg 341-17645, Sheet 7 of 11 dated July, 1990 entitled Conceptual Utility Plan as prepared by Taylor Wiseman & Taylor, Consulting Engineers, of Mt. Laurel, New Jersey.
  - Dwg 341-17645, Sheet 8 of 11 dated July, 1990 entitled Soils and Drainage Plan as prepared by Taylor Wiseman & Taylor, Consulting Engineers, of Mt. Laurel, New Jersey.
  - Dwg 341-17645, Sheet 9 of 11 dated July, 1990 entitled Soils and Drainage Plan as prepared by Taylor Wiseman & Taylor, Consulting Engineers, of Mt. Laurel, New Jersey.
  - Dwg 341-17645, Sheet 10 of 11 dated July, 1990 entitled Soils and Drainage Plan as prepared by Taylor Wiseman & Taylor, Consulting Engineers, of Mt. Laurel, New Jersey.
  - Dwg 341-17645, Sheet 11 of 11 dated July, 1990 entitled Conceptual Landscape and Signage Plan as prepared by Taylor Wiseman & Taylor, Consulting Engineers, of Mt. Laurel, New Jersey.
4. A Soils Report entitled Northeast Business Center Soil Borings dated July 23, 1990 as prepared by Taylor Wiseman & Taylor, Consulting Engineers of Mt. Laurel, New Jersey.

By: CNE-NEBC Land Limited Partnership

## **APPENDIX B**

### **1991 LAND USE ORDINANCE FOR CRITERIA AND STANDARDS AND ASSOCIATED APPROVAL RESOLUTION**

Replaced by "UDO" Nov. 2005

**LOGAN TOWNSHIP  
DEVELOPMENT ORDINANCE**  
*Originally replaced "Land use Ordinance"*

01/30/91  
01/01/91  
11/11/90  
10/09/90  
29/COVER.WP

LOGAN TOWNSHIP DEVELOPMENT ORDINANCE

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ARTICLE II  
ZONING DISTRICTS, BOUNDARIES, OFFICIAL MAP

03/28/91  
01/01/91  
11/11/90  
10/09/90  
C27/COVER.WP

LOGAN TOWNSHIP DEVELOPMENT ORDINANCE

ARTICLE II

ZONING DISTRICTS, BOUNDARIES, OFFICIAL MAP

SECTION 1 DISTRICTS

In order to implement the goals and regulate and limit the type and location of uses and the density and intensity with which lands are to be utilized, the following districts have been established in conjunction with the uses set forth in this ordinance.

<u>DISTRICT</u>	<u>SYMBOL</u>
Residential – 1	R-1
Residential – 2	R-2
Residential – 5	R-5
Village Residential – A	VR-A
Village Residential – B	VR-B
Village Residential – C	VR-C
Neighborhood Commercial	N-C
Interchange Commercial	I-C
Regional Commercial	R-C
Marine Commercial	M-C
Light Industrial	L-I
Heavy Industrial	H-I
Riverfront Industrial	RFI
Planned Professional Campus	PPC

SECTION 2 ZONING MAP AND BOUNDARIES

All areas within the boundaries of Logan Township have been assigned to a zoning district. The zoning district boundaries established by this ordinance are shown on the zoning map, dated \_\_\_\_\_, and any subsequent amendment thereof, which, together with all explanatory matter thereon, is declared to be a part of this ordinance.

SECTION 3 BOUNDARY LINES

Where uncertainty exists with respect to the boundaries of the various districts, as shown on the zoning map, which is made a part of this ordinance, the following rules apply:

- A. Unless otherwise shown, the district boundary lines shall be construed to coincide with the center lines of streets, alleys, parkways, waterways, or such lines extended.
- B. Where district boundaries are not otherwise indicated and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be the rear or side lines, and where the districts designed on the zoning map are bounded approximately by the rear or side lines, the rear or side lines shall be construed to be the boundary of this district, unless the boundaries are otherwise indicated on the zoning map.
- C. In the event of subdivided property or question on the exact location of any boundary line, the determination of the Planning Board shall prevail.

#### SECTION 4 OFFICIAL MAP

##### A. Establishment of an Official Map

The Township Council may, by ordinance, adopt or amend an official map of Logan Township, which shall reflect the appropriate provisions of the master plan. The Common Council may adopt an official map or amendment or revision thereto, which, in whole or in part, is inconsistent with the appropriate designations in the subplan element of the master plan, only by an affirmative vote of a majority of its full authorized membership for the reasons for so acting recorded in the minutes when adopting the official map.

**LOGAN TOWNSHIP**

**SCHEDULE OF DISTRICT REGULATIONS**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
District	Site Plan Approval		Conditional Uses Allowed by Zoning Ordinance	Density	Minimum Lot Dimensions			Minimum Yard Dimensions						Maximum Height of Buildings		Maximum Coverage by Impervious Surfaces Including Buildings	Maximum Coverage of Lot by Buildings (percent)	Maximum Floor Area Ratio	Landscaping	Comments	
	Principal Uses	Accessory Uses	Zoning Ordinance	D.U./Ac.	Area (sq. ft.)	Width (feet)	Front (feet)	Principal Buildings			Accessory Buildings			Stories	Feet						
								Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)								
R-1 Residential	<ul style="list-style-type: none"> <li>All Principal and Accessory Uses Permitted, by Right, in the R-2 District</li> </ul>			1 DU/AC	40000SF	125FT	100FT	75FT	20FT Min.	20FT	20FT	NA	10FT	10FT	24FT	35FT	NA	25%	NA		
	<ul style="list-style-type: none"> <li>Single Family Cluster Development (See Note 2 for Conditions)</li> </ul>			1.5	35000SF	75FT	30FT	150FT	150FT	50FT	NA	5FT	5FT	24FT	35FT	NA	30%	NA			*See Note 2 for Cluster Development Conditions
R-2 Residential	<ul style="list-style-type: none"> <li>Single Family Detached Dwellings</li> <li>Agriculture</li> <li>Home Occupations</li> <li>Parks, Playgrounds and Recreation Facilities</li> <li>Places of Worship (See Note)</li> <li>Schools (See Note)</li> <li>Governmental Uses</li> <li>Neighborhood and Other Non-Profit Institutions</li> </ul>	<ul style="list-style-type: none"> <li>Accessory Buildings and Structures Incidental to Permitted Uses and Located in the Same District</li> </ul>		0.5	2AC	150FT	100FT	100FT	6FT Total Min. 25FT One Side	150FT	NA	10FT	10FT	35FT	NA	15%	NA				
	<ul style="list-style-type: none"> <li>Single Family Cluster Development (See Note 2 for Conditions)</li> </ul>			1.5	35000SF	75FT	30FT	150FT	150FT	50FT	NA	5FT	5FT	35FT	NA	30%	NA				*See Note 2 for Cluster Development Conditions
R-3 Residential	<ul style="list-style-type: none"> <li>Single Family Detached Dwellings</li> <li>Agriculture</li> <li>Home Occupations</li> <li>Parks, Playgrounds and Recreation Facilities</li> <li>Governmental Uses</li> <li>Conservation Areas</li> </ul>	<ul style="list-style-type: none"> <li>Accessory Buildings and Structures Incidental to Permitted Uses and Located in the Same District</li> </ul>		0.2	5 AC.	250 ft.	100 ft.	100 ft.	10ft. total 25 ft. one side	150 ft.	N/A	25 ft.	25 ft.	24 ft.	35 ft.	N/A	7.5%	N/A			
VR-A Village Residential "A"	<ul style="list-style-type: none"> <li>Single Family Detached Dwellings</li> <li>Customary Home Occupations</li> <li>Parks and Playgrounds</li> <li>Public Utility Substation</li> <li>Home Occupation</li> <li>Places of Worship (See Note)</li> <li>Schools (See Note)</li> <li>Neighborhood and Other Non-Profit Uses</li> </ul>	<ul style="list-style-type: none"> <li>Utility Sheds, Green Houses, Pool Houses, etc. for Private Pools</li> <li>Professional Offices for One Professional (See Note)</li> <li>Dwelling Pools (See Note)</li> <li>Private Garages</li> </ul>		1.5 DU/AC	7500 SF	60 ft.	60 ft.	30 ft.	15 ft. total min. 7 ft. one side.	35 ft.	N/A	5 ft.	5 ft.	24 ft.	35 ft.	N/A	40%	N/A			* New Development in the VR-A District shall be Designed in Character With the Historic Architecture of the Village of Bridgeport



# LOGAN TOWNSHIP

# SCHEDULE OF DISTRICT REGULATIONS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
District	Site Plan Approval		Conditional Uses Allowed by Zoning Ordinance	Density D.U./Ac.	Minimum Lot Dimensions			Minimum Yard Dimensions				Maximum Height of Buildings	Maximum Coverage by Impervious Surfaces Including Buildings	Maximum Coverage of Lot by Buildings (percent)	Maximum Floor Area Ratio	Landscaping	Comments			
	Principal Uses	Accessory Uses			Area (sq. ft.)	Width (feet)	Front (feet)	Principal Buildings		Accessory Buildings										
			Front (feet)	Side (feet)				Rear (feet)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet							
VR-B Village Residential "B"	<ul style="list-style-type: none"> <li>All Principal and Accessory Uses Permitted in the VR-A District</li> <li>Mixed Residential and Retail Commercial</li> <li>Mixed Residential and Professional Offices</li> <li>Village Marina and Boat Repair/Storage Facility</li> </ul>			5.5 DU/Ac	7500 sq ft	50 ft.	50 ft.	30 ft.	15 ft. corner lot one side	35 ft.	N/A	5 ft.	5 ft.	24 ft.	35 ft.	N/A	40%			<ul style="list-style-type: none"> <li>Mixed Use Buildings Must be Located on Main Street in Briksport</li> <li>Commercial or Professional Uses Must be Located on the Ground Floor and Occupy no More than 50% of the Total Floor Area</li> <li>Mixed Uses are Permitted Only in Buildings Existing at the Time of Adoption of This Ordinance</li> </ul>
VR-C Village Residential "C"	<ul style="list-style-type: none"> <li>All Principal and Accessory Uses Permitted in the VR-A District</li> </ul>			4.0 DU/Ac	10,000 sq ft	80 ft.	80 ft.	30 ft.	25 ft.	45 ft.	N/A	10 ft.	10 ft.	24 ft.	35 ft.	N/A	30%			

# LOGAN TOWNSHIP

# SCHEDULE OF DISTRICT REGULATIONS

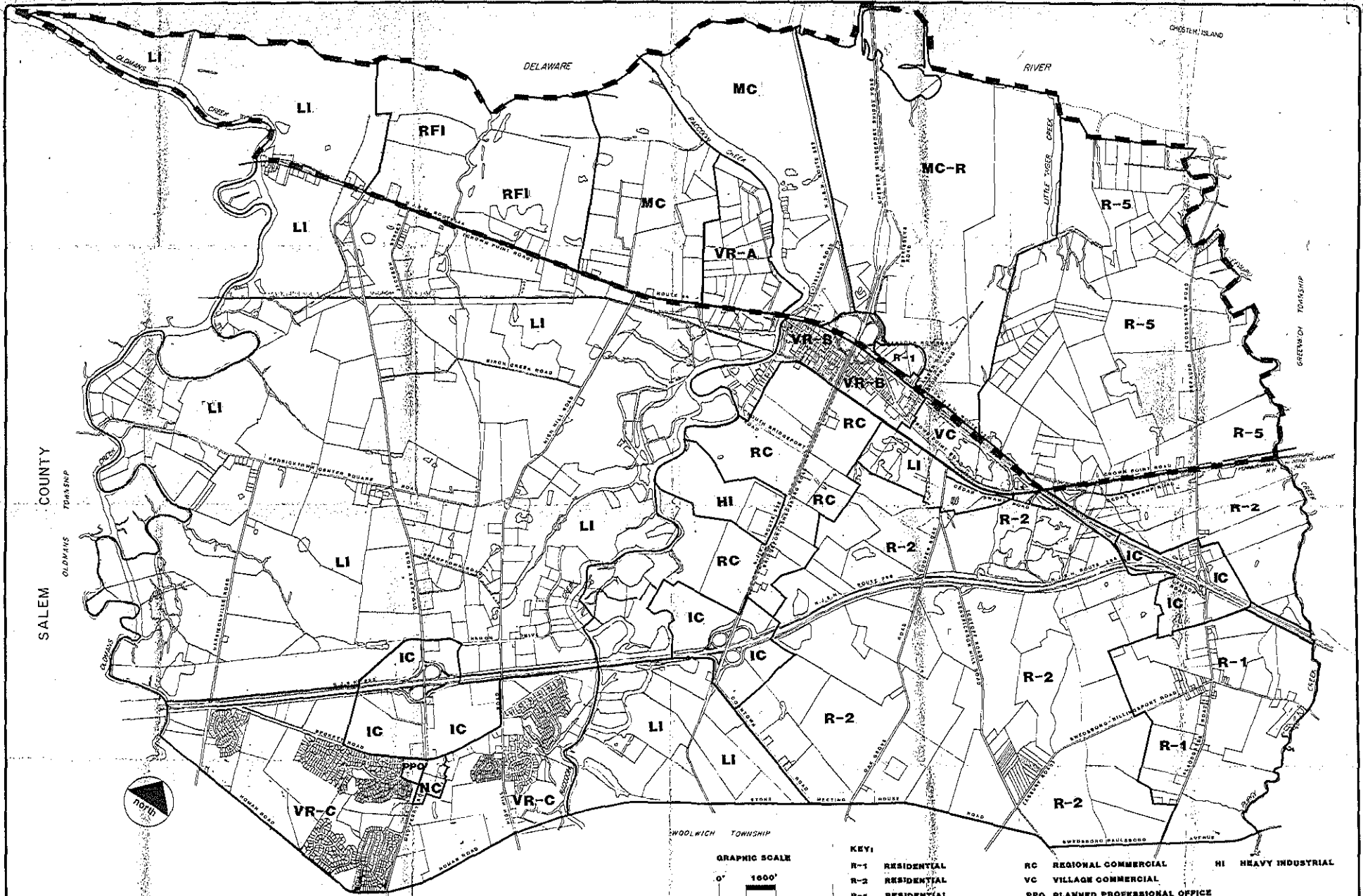
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
District	Site Plan Approval		Conditional Uses Allowed by Zoning Ordinance	Density D.U./Ac.	Minimum Lot Dimensions			Minimum Yard Dimensions						Maximum Height of Buildings Stories Feet	Maximum Coverage by Impermeable Surfaces including Buildings (percent)	Maximum Coverage of Lot by Buildings (percent)	Maximum Floor Area Ratio	Landscaping	Comments	
	Principal Uses	Accessory Uses			Area (sq. ft.)	Width (feet)	Front-Set (feet)	Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)							
I-C Interchange Commercial	<ul style="list-style-type: none"> <li>Hotels</li> <li>Motels</li> <li>Full Service Restaurants</li> <li>Drive-Thru Restaurants</li> <li>Corporate Office Buildings</li> </ul>	<ul style="list-style-type: none"> <li>Accessory uses and structures incidental to permitted uses, located on the same lot and within the same zoning district as the permitted use</li> </ul>	<ul style="list-style-type: none"> <li>Motor Vehicle Service Stations</li> <li>New and Used Motor Vehicle Sales</li> </ul>	<ul style="list-style-type: none"> <li>DRR NORTH 1</li> <li>DRR NORTH 2</li> <li>See Note 10</li> <li>See Note 11</li> </ul>	2.5	300 ft.	200 ft.	80 ft.	70 ft. (each)	30 ft.	N.A.	10 ft.	10 ft.	4 St.	45 ft.	5%	30%	1.2		<ul style="list-style-type: none"> <li>* If 10,000 or greater square feet of conference or meeting space is provided, the number of rooms in a hotel may be reduced to 150.</li> </ul>
I-C Regional Commercial	<ul style="list-style-type: none"> <li>Regional and Design Commercial Shopping Centers</li> <li>Arcades</li> <li>Banks</li> <li>Bars, Taverns, Pubs or Clubs</li> <li>Drive-Thru Restaurants</li> <li>Drugstores</li> <li>Dry Cleaning Establishments</li> <li>General Business Establishments</li> <li>New Car Sales and Service Establishments</li> <li>Nursery and Garden Products</li> <li>Restaurants</li> <li>Retail Stores and Shops</li> </ul>		<ul style="list-style-type: none"> <li>Motor Vehicle Service Stations</li> <li>Drive in Banks</li> <li>Sexually Oriented Businesses</li> </ul>	<ul style="list-style-type: none"> <li>DRR NORTH 1</li> <li>DRR NORTH 2</li> <li>DRR NORTH 3B</li> </ul>	10 Ac.	500 ft.	250 ft.	100 ft.	100 ft. (each)					24 St.	35 ft.	75%				<ul style="list-style-type: none"> <li>Comments applicable to all uses in the IC Districts:</li> <li>* Marginal access road connection required</li> <li>* The maximum building length on an individual plot shall not exceed 100 ft.</li> </ul>
V-C Village Commercial	<ul style="list-style-type: none"> <li>Banks</li> <li>Bars, Inns, Pub Taverns</li> <li>Convenience Food Stores</li> <li>Drugstores</li> <li>Dry Cleaning Establishments</li> <li>General Business Offices</li> <li>Personal Service Establishments</li> <li>Professional Offices</li> <li>Restaurants and Dining Establishments - Carry Out</li> <li>Restaurants and Dining Establishments - Full Service</li> <li>Retail Stores and Service Establishments</li> <li>Minor Repair Establishments for Appliances, Radio, Television, Shoes and Watches</li> </ul>		<ul style="list-style-type: none"> <li>Banks with Drive-in Windows</li> <li>Motor Vehicle Service Stations</li> </ul>	<ul style="list-style-type: none"> <li>DRR NORTH 1</li> <li>DRR NORTH 2</li> <li>DRR NORTH 3B</li> </ul>	25,000 sq.	125 ft.	125 ft.	50 ft.	25 ft. each	15 ft.	N.A.	10 ft.	10 ft.	3 St.	35 ft.	75%	25%	0.6	25% Minimum	
NC Neighborhood Commercial	<ul style="list-style-type: none"> <li>Strip Commercial Shopping Centers</li> <li>Retail Stores and Service Establishments</li> <li>Professional Offices</li> <li>General Business Offices</li> <li>Drugstores, Pharmacies</li> <li>Restaurants and Dining Establishments - Carry-Out</li> <li>Restaurants and Dining Establishments - Full Service</li> </ul>			<ul style="list-style-type: none"> <li>DRR NORTH 1</li> <li>DRR NORTH 2</li> <li>DRR NORTH 3B</li> </ul>	2AC	200 ft.	200 ft.	75 ft.	30 ft. each	10 ft.		15 ft.	15 ft.	3 St.	35 ft.	70%	25%	0.5	30% Minimum	<ul style="list-style-type: none"> <li>All Uses in a Strip Commercial Center must be located by right in the V.C. District.</li> </ul>
PPC Planned Professional Campus	<ul style="list-style-type: none"> <li>Professional Offices</li> <li>Medical Offices</li> <li>Business Centers</li> <li>Public Utility Substations</li> </ul>			<ul style="list-style-type: none"> <li>DRR NORTH 1</li> <li>DRR NORTH 2</li> <li>DRR NORTH 3B</li> </ul>	3 Ac.	500 ft.	500 ft.	80 ft.	50 ft. (See Comment)	50 ft. (See Comment)				2 St.	35 ft.	60%	25%	.30		<ul style="list-style-type: none"> <li>* Side and rear setback shall be increased to 200 ft. including a 100 ft. wide intensively planted buffer, when a use abuts a Residential District of use.</li> <li>* Access shall not be provided from a residential street.</li> </ul>

# LOGAN TOWNSHIP

# SCHEDULE OF DISTRICT REGULATIONS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
District	Site Plan Approval		Conditional Uses Allowed by Zoning Ordinance	Density	Minimum Lot Dimensions			Minimum Yard Dimensions						Maximum Height of Buildings		Maximum Coverage by Impervious Surfaces Including Buildings	Maximum Coverage of Lot by Buildings (percent)	Maximum Floor Area Ratio	Landscaping	Comments	
	Principal Uses	Accessory Uses			D.U./Ac.	Area (sq. ft.)	Width (feet)	Front- (feet)	Principal Buildings			Accessory Buildings			Stories						Feet
									Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)							
M-C Marine Commercial	<ul style="list-style-type: none"> <li>Marinas</li> <li>Boat Storage and Repair Facilities</li> <li>Boat Pulling</li> <li>New and Used Boat Sales Establishments</li> <li>Marine Equipment Sales and Service Establishments</li> <li>Sail and Tackle Shops</li> </ul>	<ul style="list-style-type: none"> <li>Accessory uses and structures incidental to permitted uses, located on the same lot within the same zoning district as the permitted use.</li> </ul>			1 ac.	200 ft.	100 ft.	25 ft.	50 ft.						2 St.	35 ft.	70%	30%			
MCR Marine Commercial	<ul style="list-style-type: none"> <li>Marinas</li> <li>Boat Storage and Repair Facilities</li> <li>Boat Pulling</li> </ul>	<ul style="list-style-type: none"> <li>Accessory uses and structures incidental to permitted uses, located on the same lot within the same zoning district as the permitted use.</li> </ul>			1 ac.	200 ft.	100 ft.	25 ft.	90 ft.						3 St.	35 ft.	70%	30%			
LI Light Industrial	<ul style="list-style-type: none"> <li>Freight terminals - Land</li> <li>Body and collision repair, painting and refinishing of motor vehicles</li> <li>Limited light machinery manufacturing</li> <li>Fabrication and assembly of metal products excluding the processing of metals from raw materials</li> <li>Fabrication of paper products</li> <li>Food processing and associated industries such as, but not limited to, bakeries, bottling/canning, ice cream manufacturers, etc.</li> <li>Fabrication of wood products</li> <li>Research, testing or experimental laboratories</li> <li>Executive or administrative offices</li> <li>Warehousing</li> <li>Outdoor storage of building supplies, construction equipment or crated or baled material in connection with a wholesale establishment, excluded are junk, scrap metal, materials, automobiles or other machinery or vehicles intended for dismantling or demolition</li> <li>Public utility substations</li> <li>Governmental uses</li> </ul>	<ul style="list-style-type: none"> <li>Accessory uses and accessory buildings customarily incidental to any permitted use and located on the same lot as the permitted use.</li> </ul>			5 ac.	300 ft.	200 ft.	150 ft.	75 ft.	150 ft.	50 ft.	25 ft.	25 ft.	4 St.	45 ft.	30%	60%	.40			
	<ul style="list-style-type: none"> <li>Planned Industrial Developments - Containing Uses Permitted in the LI District</li> </ul>				Min tract 20 ac. 1/4 lot 2 ac.	200 ft.	100 ft.	30 ft.	30 ft.						2 St.	45 ft.	70%	.50		<ul style="list-style-type: none"> <li>P.I.D. Comments</li> <li>Parking may be provided in the front yard setback area adjacent to the principal structure provided that the parking is no less than 30 ft. from the front property line and a landscaped buffer is provided to screen vehicles, as seen from the street.</li> </ul>	
MPI Riverfront Industrial	<ul style="list-style-type: none"> <li>Freight Terminal - Sea or Land</li> <li>Chemical Manufacture not involving noxious odor or danger from fire or explosion, such as, but not limited to, adhesives, calcinines, salt processing and vegetable processing plants</li> <li>Machinery and metal product manufacture, processing, fabrication and assembly excluding the production of metals from raw materials by open hearth furnaces and blast furnace converter</li> <li>Rubber products including tires, tubes and tire reworking</li> <li>Wood and lumber bulk processing including saw mills and wood preserving treatment</li> </ul>	<ul style="list-style-type: none"> <li>Accessory Buildings and uses customarily incidental to a permitted use located on the same lot and within the same zoning district as the permitted use.</li> </ul>			20 ac.	300 ft.	500 ft.	200 ft.	100 ft.	50 ft.	50 ft.				100 ft.	45%	.40				
HI Heavy Industrial	<ul style="list-style-type: none"> <li>Facilities for the incineration and treatment of toxic chemical substances</li> </ul>	<ul style="list-style-type: none"> <li>Accessory Buildings and uses incidental to a permitted use located on the same lot and within the same zoning district.</li> </ul>			30 ac.	1000 ft.	1000 ft.	250 ft.	200 ft.	200 ft.	100 ft.	75 ft.	75 ft.		100 ft.		.20				

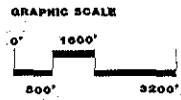




SALEM COUNTY  
OLDMANS TOWNSHIP

GREENWICH TOWNSHIP

WOOLWICH TOWNSHIP



**ZONING MAP**  
scale: 1" = 800'

- KEY:**
- R-1 RESIDENTIAL
  - R-2 RESIDENTIAL
  - R-5 RESIDENTIAL
  - VR-A VILLAGE RESIDENTIAL
  - VR-B VILLAGE RESIDENTIAL
  - VR-C VILLAGE RESIDENTIAL
  - IC INTERCHANGE COMMERCIAL
  - MC MARINE COMMERCIAL
  - MC-R MARINE COMMERCIAL RESERVE
  - NC NEIGHBORHOOD COMMERCIAL
  - RC REGIONAL COMMERCIAL
  - VC VILLAGE COMMERCIAL
  - PPO PLANNED PROFESSIONAL OFFICE
  - LI LIGHT INDUSTRIAL
  - RPI RIVERFRONT INDUSTRIAL
  - HI HEAVY INDUSTRIAL
  - SPECIAL MANAGEMENT DISTRICT OVERLAY

**LOGAN TOWNSHIP**

**N.J.**

**IPPK**  
peter p. karabashian associates, inc.  
professional planners  
27 gordon's alley atlantic city, new jersey

ARTICLE IV  
DISTRICT REGULATIONS

03/28/91  
01/01/91  
11/11/90  
10/09/90  
C27/COVER.WP

## ARTICLE IV

### SECTION 1 SCHEDULE OF DISTRICT REGULATIONS

- A. The regulations prescribed for each of the zoning districts listed in Section II-1 are listed on a schedule entitled, "Schedule of District Regulations", which is hereby adopted and made part of this ordinance. Said schedule may be amended in the same manner as any other part of this Ordinance.
  
- B. In addition to the uses specifically prohibited by this ordinance in Article X and the schedule referred to herein, no building, structure or land shall be used; nor shall any building, structure or part thereof be erected or altered; nor shall any use of land be changed, which said use, erection or alteration or land, structure or building is intended, in part, for any use or purpose, except or in part, for any use or purpose, except the uses specifically allowed by right of special permit for each district in the schedule of district regulations.

### SECTION 2 APPLICABILITY OF NOTES

The omission of any use or type of use from the schedule of district Regulations shall be deemed an exclusion thereof from all district, unless said use or type of use is included in Article VI of this ordinance entitled, "NOTES".

The notes contained in Article VI of this Ordinance shall be deemed to be appended to the schedule of district regulations and are adopted as part thereof and referred to therein.

03/28/91  
01/01/91  
11/11/90  
10/09/90  
C27/4.WP

## ARTICLE V

### SUBDIVISION, SITE PLAN AND CONDITIONAL USE APPROVAL

#### SECTION 1 FILING OF APPLICATIONS

- A. Forms for filling applications for development and information regarding the steps to be taken, as well as the regular meeting dates of the Planning Board, shall be obtained by the applicant from the Planning Board's administrative officer.
- B. Applications for site plan review approval, subdivision approval conditional use approval, planned development approval, or any other development within the jurisdiction of the Planning Board shall be submitted to the administrative officer at least twenty-one (21) days prior to a work meeting of the Planning Board.
- C. The applicant shall submit for filing, twenty (20) copies of all plats, maps or other plans required for a complete application and the applicant shall inform the Planning Board's administrative officer within forty-eight (48) hours of the filing. In the case of applications for final approval of a major subdivision, the application shall include the originals and processed tracings, as required by the "Map Filing Law", New Jersey Statute 46:23-9.9. Any amended application, together with any amended plats, maps or other plans, shall be submitted for filing in the same manner as the original application.

#### SECTION 2 TIME FOR DECISION ON SUBDIVISION, SITE PLAN AND CONDITIONAL USES

- A. Site Plans
  - 1. Upon the submission of a complete application for a site plan, which involves 10 acres of land or less or 10 dwelling units or less, the Planning Board shall grant or deny preliminary approval within forty-five (45) days of the date of such submission, or within such further time as may be consented to by the applicant.
  - 2. Upon submission of a complete application for a site plan, which involves more than 10 acres or more than 10 dwelling units, the Planning Board shall grant or deny preliminary approval within ninety-five (95) days of the date of such submission or within such further time as may be consented to by the applicant.
- B. Conditional Uses

1. Upon submission of a complete application for a conditional use, the Planning Board shall grant or deny preliminary approval of the application within ninety-five (95) days of the date of such submission or within further time as may be consented to by the applicant.

C. Subdivisions

1. Upon submission of a complete application for a subdivision of 10 or fewer lots, other than a minor subdivision, the board shall grant or deny preliminary approval within forty-five (45) days of the date of such submission or within such further time as may be consented to by the applicant, except that, if the application for subdivision approval also involves an application for a variance, the board shall grant or deny preliminary approval within ninety-five (95) days of the date of such submission of a complete application or within such further time as may be consented to by the applicant.
2. Upon submission of a complete application for a subdivision of more than 10 lots, the Planning Board shall grant or deny preliminary approval within ninety-five (95) days of the date of such submission or within such further time as may be consented to by the applicant.

- D. Failure of the Planning Board to reach a decision within the specified time periods or extensions thereof shall result in the approval of the subdivision, site plan or conditional use as submitted.
- E. If the Planning Board requires any substantial amendments in the layout of improvements proposed by the developer, which have been the subject of a hearing, an amended application for development shall be submitted and shall proceed as in the case of the original application for development.
- F. Nothing herein shall be construed to limit the right of a developer to submit a sketch plat to the Planning Board for an informal review and neither the Planning Board nor the developer shall be bound by any discussion or statements during such review, provided that the right of the developer to submit a complete application for subdivision or site plan approval shall not at any time be limited to submission of a sketch plat. The time for the Planning Board's decision shall not begin to run until the submission of a complete application.
- G. The Planning Board will not provide any professional review outside the Planning Board meeting to applicants without the payment of a required escrow fee for review costs, as established in Section 31 of this Article.

### SECTION 3 RIGHT UNDER PRELIMINARY APPROVAL

- A. Preliminary approval of a major subdivision or site plan, except as provided in subsection B of this section, shall confer upon the applicant following rights for a three year period from the date of preliminary approval.
1. The general terms and conditions on which preliminary approval was granted should not be changed, including but limited to;
    - a. use requirements;
    - b. layout and design standards for streets, curbs, and sidewalks, if any;
    - c. lot size, yard dimensions and off-tract improvements;
    - d. and, in the case of a site plan, existing natural resources to be preserved on the site;
    - e. vehicular and pedestrian circulation, parking and loading;
    - f. screening, landscaping and location of structures;
    - g. exterior lighting for both reasons of safety and street lighting;

except that nothing herein shall be construed to prevent the Township Council from modifying, by ordinance, such general terms and conditions of preliminary approval, as related to public health and safety.
  2. The applicant may submit for final approval on or before the expiration date of preliminary approval the entire or a section or sections of the preliminary subdivision plat or site plan.
  3. The applicant may apply for, and the reviewing board may grant, extensions of such preliminary approval for additional periods of at least one year, but not to exceed a total extension of two years, provided that, if the design standards have been revised by ordinance, such revised standards may govern.
- B. In the case of a subdivision or site plan of an area of fifty (50) acres or more, the reviewing board may grant the rights referred to in subsection A. (1), (2) and (3) above for such period of time longer than three (3) years, as shall be determined by the reviewing board to be reasonable and taking into consideration: the number of dwelling units and non-residential floor area permissible under preliminary approval, economic conditions and the comprehensiveness of the development. The applicant may apply for thereafter and the reviewing board may grant an extension of preliminary approval for such an additional period of time as shall be determined by the reviewing board to be reasonable and taking into consideration: the number of dwelling units and non-residential floor area permissible under preliminary approval; the potential number of dwelling units and non-residential floor area of the section or section awaiting final approval; economic conditions; and the comprehensiveness of the development, provided that, if the design standards have been revised by ordinance, such revised standards may govern.

#### SECTION 4 APPLICATION FOR FINAL APPROVAL

- A. The reviewing board shall grant final approval if the detailed drawings, specifications and estimates of the application for final approval conform to the standards established by this ordinance for final approval, the conditions of preliminary approval, and, in the case of a major subdivision, the standards prescribed by the “Map Filing Law”, New Jersey Statute 46:23-9.9, provided that, in the case of a planned development, the reviewing body may permit minimal deviations from the conditions of preliminary approval necessitated by change of condition beyond the control of the developer, since the date of preliminary approval, without the developer’s being required to submit another application for development for preliminary approval.
- B. Final approval shall be granted or denied within forty-five (45) days after submission of a complete application or within such further time as may be consented to by the applicant. Failure of the reviewing board to act within the period prescribed shall constitute final approval of the application, as submitted. A certificate of the secretary of the reviewing board as to failure of the reviewing board to act shall be issued at the request of the applicant; and it shall be sufficient, in lieu of the written endorsement or other qualified evidence of approval.
- C. A complete application for final approval shall consist of the following, where applicable:
1. a property completed final subdivision of site plan approval form;
  2. the required fee or fees, as established in Section 31 of this Article;
  3. a site plan in final form, including all the information shown on the preliminary plat and the conditions of preliminary approval;
  4. a subdivision plat conforming to the “Map Filing Law”, New Jersey Statute 46:23-9.9.

#### SECTION 5 EFFECT OF FINAL APPROVAL

- A. The requirements applicable to the preliminary approval first granted and all other rights conferred upon the developer pursuant to this ordinance, whether conditionally or otherwise, shall not be changed for a period of two (2) years after the date of such final approval, provided that in the case of major subdivisions, the rights conferred by this section shall expire if the plat has not been duly recorded within the time period provided in this ordinance. If the developer has followed the standards prescribed for final approval and, in the case of a subdivision, has duly recorded the plat as required by this ordinance, the reviewing board may extend such period of protection for extensions of one (1) year, but not to exceed three (3) extensions. Notwithstanding any other provision of this ordinance, the granting of final approval terminates the time period of preliminary approval, pursuant to this ordinance for the section granted, final approval.

- B. In the case of a subdivision or site plan for a planned development of 50 acres or more or a conventional subdivision or a site plan of 150 acres or more, the reviewing board may grant the rights referred to in Subsection A. of this section for such period of time longer than two (2) years, as shall be determined by the reviewing board to be reasonable, taking into consideration the number of dwelling units and nonresidential floor area permissible after final approval, economic conditions and the comprehensiveness of the developments. The developer may apply for thereafter and the reviewing board may thereafter grant an extension of final approval for such additional period of time as shall be determined by the reviewing board to be reasonable, taking into consideration: the number of dwelling units and nonresidential floor area remaining to be developed; economic conditions; and the comprehensiveness of the development.

#### SECTION 6 MINOR SUBDIVISION

- A. The Planning Board may waive notice and public hearing for an application for development if the development review committee finds that the application for development conforms to the definition of minor subdivisions set forth in this ordinance. Minor subdivision approval shall be deemed to be final approval of the subdivision by the board, provided that the board may condition such approval on terms, ensuring the provision of improvements pursuant to this ordinance.
- B. Minor subdivision approval shall be granted or denied within 45 days of the date of submission of a complete application or within such further time as may be consented to by the applicant. Failure of the Planning Board to act within the period prescribed shall constitute minor subdivision approval and a certificate of the secretary of the Planning Board as to the failure of the Planning Board to act shall be issued at the request of the applicant and it shall be sufficient in lieu of the written endorsement or other evidence of approval herein required and shall be so accepted by the county clerk for purpose of filing subdivision plats.
- C. Approval of a minor subdivision shall expire 190 days from the date of municipal approval, unless, within such period a plat in conformity with such approval and the provisions of the "Map Filing Law", New Jersey Statute 46:23-9.9, or a deed clearly describing the approved minor subdivision is filed by the developer with the county recording officer, the township engineer and the township tax assessor. Any such plat or deed accepted for such filing shall have been signed by the chairman and the secretary of the Planning Board. In reviewing the application for development for a proposed minor subdivision, the Planning Board may accept a plat not in conformity with the "Map Filing Act", provided that, if the developer chooses to file the minor subdivision as provided herein by plat rather than deed, such plat shall conform to the provisions of said act.

- D. The zoning district requirements and general terms and conditions, whether conditional or otherwise, upon which minor subdivision approval was granted, shall not be changed for a period of two (2) years after the date of minor subdivision approval, provided that the approved minor subdivision shall have been duly recorded as provided herein.

#### SECTION 7 FILING SUBDIVISION PLATS

- A. Final approval of a major subdivision shall expire 95 days from the date of signing of a plat, unless, within such period, the plat shall have been duly filed by the developer with the county clerk. The reviewing board may, for good cause shown, extend the period of recording for an additional period not to exceed 190 days from the date of signing the plat.
- B. Final approval of a major subdivision shall be evidenced by affixing to the plat the signatures of the chairman and secretary of the reviewing board, or a copy of the certification by the secretary of the reviewing board, indicating that the reviewing board failed to reach a decision on the subdivision application within the prescribed time. The signatures of the chairman and secretary of the reviewing board shall not be affixed until the developer has posted the guaranteed required pursuant to this ordinance.

#### SECTION 8 SITE PLAN EXEMPTIONS

- A. Building permits for individual lot applications involving only detached one or two dwelling unit buildings.
- B. Accessory uses, such as private garages, unless it is a part of an apartment or townhouse project.
- C. A sign for an existing use or structure, which meets all applicable zoning requirements, as determined by the zoning officer.
- D. Other buildings incidental to residential or agricultural land use.
- E. In connection with the alteration or repair of an existing building or use when the zoning officer determines that said alteration or repair:
  - 1. will not result in additional lot coverage;
  - 2. will conform to the maximum and minimum building standards set forth in this ordinance;
  - 3. will not increase the number of required off-street parking or loading spaces;

4. is not proposed in connection with a use requiring conditional use approval.

#### SECTION 9 APPLICATION REQUIREMENTS – SUBDIVISION & SITE PLAN REVIEW

Applications for subdivision and site plan review and approval shall be made to the Logan Township Planning Board following the procedures contained in this ordinance.

Any application for subdivision or site plan review and approval shall include or be accompanied by:

- a. adequate proof that no taxes or assessments for local improvements are due or delinquent on the subject property;
- b. evidence that the proposed subdivision or site plan conforms with all other applicable provisions of other sections of this ordinance; or, if not,
- c. the exact nature of any variance required and proposed administrative, improvement and maintenance arrangements for any common open space to be included as part of the development.

#### SECTION 10 MINOR SUBDIVISION – PLAT DETAILS

Proposed subdivisions which are found by the development review committee to comply with the definition of a minor subdivision, contained in this ordinance, shall be considered and reviewed according to specific procedures contained in this ordinance. In the case of minor subdivisions, the Planning Board may determine either by general rule or, in special cases, that a public hearing may be waived. The first approval given a minor subdivision shall be deemed to be final approval of the subdivision, provided that the development review committee may condition such approval on terms insuring the provision of improvements, pursuant to Article V, Section 18, if applicable.

The application form for minor subdivision review shall be completed and shall be accomplished by a plat signed and sealed by a licensed land surveyor, which plat shall be a certified survey of the tract, at a suitable scale to enable the entire tract to be shown on one sheet and which shall show or include the following information:

- A. A key map showing the entire subdivision in relation to the surrounding area and roadway system. The key map shall be taken from the “Logan Township Zoning Boundaries Map”, with the property plotted therein;
- B. All existing structures and wooded areas within the parcel to be subdivided and within 200 feet of said parcel;

- C. The name and address of the owner and the name of all property owners within 200 feet, as disclosed by the most recent municipal tax records;
- D. The tax map sheet, block and lot numbers;
- E. All existing and proposed streets and easements (including public utility easements) within or adjoining the proposed subdivision, with right-of-way widths clearly indicated;
- F. The dimensions of all proposed lot lines of all new lots being created and parcels being retained; and any existing lot lines to be eliminated by the proposed subdivision shall be clearly indicated;
- G. Location, size and direction of flow of all streams, brooks, lakes, watercourses, drainage structures and drainage ditches in the area to be subdivided and 300 feet of the proposed subdivision;
- H. North arrow scale at which the plat is drawn and the date of preparation;
- I. Acreage of the entire tract and of new parcels being proposed;
- J. Number of new lots being created;
- K. Name and address of the owner, subdivider and person preparing the plat;
- L. The classification of the zoning district or districts in which the proposed subdivision is located;
- M. The location of any proposed open space or recreation area;
- N. Soil types shall be plotted on the plat as determined from S.C.S. Soil Survey Maps or a field survey by a qualified soil scientist;
- O. A plat or plan showing the location of all boundaries of the subject property, the location of all proposed development, and existing or proposed facilities to provide water for the use and consumption of occupants of all buildings and sanitary facilities which will serve the proposed development. The following information shall be included with respect to existing or proposed sanitary facilities:
  - 1. On-Site Treatment and Holding Facilities: Location, size, type, and capacity of any proposed on-site wastewater treatment or holding facilities or the location and size of sanitary sewer collection lines.
  - 2. Soil Borings and Percolation Tests: If on-site sewage disposal is proposed, results of soil boring and percolations tests, in accordance with N.J.S.A. 58:11-23 et seq. and the regulations adopted pursuant thereto, shall be

submitted at suitable locations with a tract map showing location, logs, elevation of all test holes, indicating where ground water was encountered, estimating the seasonal high water table and demonstrating that such facility is adequate to meet the water quality standards contained in this Article.

SECTION 11 MAJOR SUBDIVISIONS – SKETCH PLAT, PRELIMINARY PLAT AND FINAL PLAT DETAILS

- A. Major subdivision sketch plats for discussion purposes shall be drawn to a scale of not less than 1 in. = 200 feet and shall, as a minimum, include Items A. to N. of Section 10, “Minor Subdivisions”.
- B. Application for major subdivisions shall be made for preliminary review and approval by the Planning Board and appropriate application forms to be provided by said Planning Board.
1. Preliminary Submission Requirements – An application for preliminary plat review and approval shall include a completed application form, together with a preliminary plat which shall be:
- \* clearly and accurately drawn or reproduced at a suitable scale and not less than 1 in. = 100 feet;
  - \* designed and drawn by a professional engineer and licensed land surveyor with certifications that the outbounds of the tract have been accurately located;
  - \* designed in compliance with the provisions of Article V of this ordinance;
  - \* and show or be accompanied by the following information:
    - a. A key map, based on the Logan Township Zoning Boundaries Map, showing: the entire subdivision, the proposed street pattern in the area to be subdivided; the distance to the nearest existing developed area; and the relationship of the subject tract to the surrounding area and road system.
    - b. The name of the proposed subdivision; applicable municipal tax map sheets; block and lot numbers; the date; reference meridian; graphic scale; and the following names and addresses:
      - 1. name and address of the record owner or owners and the name of all adjoining property owners, as disclosed by the most recent municipal tax records;
      - 2. name and address of the subdivider;

3. name and address of the person who prepared the plat.
- c. Acreage of the tract to be subdivided to the nearest tenth of an acre and the number of lots to be formed. The dimensions of all proposed lot lines of all new lots being created and parcels being retained to the nearest foot and any existing lot lines to be established by the proposed subdivision shall be clearly indicated.
- d. The location of:
  - \* existing and proposed property lines;
  - \* existing or proposed railroads or bridges;
  - \* existing buildings and structures with an indication of whether they will be retained or removed;
  - \* proposed building setback lines from streets; and
  - \* the outline of any wooded areas, together with the limit of any proposed clearing.

Vegetation information, as outlined in Article IX, may be required in any major subdivision application at the request of the Logan Township Planning Board.

- e. Profiles and cross sections of proposed streets within the subdivision and existing streets and highways abutting the subdivision. Typical cross-sections of streets shall clearly indicate the type and width of paving, location of curb, location of sidewalks and street tree locations. Buffer or screen planting locations, any existing or proposed sight triangles at intersections and the radius of the curb lines shall be indicated.
- f. Elevation contours as outlined in Article V, Section 12.A.1.(1) of this ordinance. All contour lines shall be referenced to the National Geodetic Vertical Datum – 1929. Appropriate contour designations shall show existing ground elevations and proposed elevation in any areas to be regraded.
- g. All existing watercourses shall be shown and the application shall include or be accompanied by the following data:
  - (1) In cases where a brook or stream is proposed for alteration, improvement or relocation or when any structures are proposed within the ordinary high water mark of a stream with a drainage area of one-half ( $\frac{1}{2}$ ) square miles or a stream encroachment permit, issued by the N.J. Division of Water Resources, Bureau of Water Control, shall accompany the application.

- (2) Cross-sections of all water courses at an appropriate scale, showing extent of flood plain, top of bank, normal water level and abutting lot elevations at the following locations:
    - \* any point where the water course crosses the boundary of the subdivision;
    - \* at 50 feet upstream and downstream of any point of juncture of two or more water courses; and
    - \* at a maximum of 300 feet intervals along all water courses which run through or adjacent to the subdivision.
  - (3) When ditches, streams, brooks or water courses are involved, improved or relocated, the method of stabilizing slopes and measures to control erosion and siltation, as well as typical ditch section profiles, shall be shown on the plat or accompanying it.
  - (4) The boundaries of the flood plain and special flood hazard areas of all water courses within or adjacent to the subdivision as are shown on the Logan Township Flood Insurance Rate Maps.
  - (5) Profile of stream bed 300 feet upstream and downstream from subject property limits.
- h. The total acreage of the drainage basin, upstream of the proposed subdivision of any water course, running through or adjacent to said subdivision.
  - i. The total acreage of the drainage basin (of which the subdivision is part) to the nearest downstream drainage structure.
  - j. The location and extent of drainage or conservation easements and stream encroachment lines.
  - k. The location, extent and water level of all existing or proposed lakes or ponds located within or adjacent to the subdivision.
  - l. The plat shall show or be accompanied by plans and computations for a storm drainage system, including the following:
    - (1) All existing or proposed storm sewer lines within or adjacent to the subdivision, showing size and profile of the lines, direction

of flow and location of manholes and inlets and all calculation sheets used for the design of the proposed storm sewer system.

- (2) The location and extent of any proposed dry wells, ground water recharge basins, retention basins or other water conservation devices. Plans or proposed utility layouts (sewer, storm drains, water, gas, electricity) shall be included and shall indicate feasible connections to existing or proposed utility systems.

Any sewage collection or water distribution system must have preliminary approval by the Logan Township Municipal Utility Authority. When a private, centralized water supply or sewage facility system is proposed, the plans for such a system must have the approval of the Logan Township Municipal Utility Authority and appropriate county and State agencies.

When a public or acceptable private community sewage system is not available or proposed for development within a reasonable period of time, as determined by the Planning Board, uniformly distributed soil borings to first ground water or a maximum of 20 feet and percolation tests, as specified in the table below, and the results, including the date made, together with evidence of submission to the county health department must be submitted with the preliminary plat. Depth to seasonal high water at each percolation test location shall also be submitted. Any subdivision or part thereof which does not meet with the established sewage collection and treatment requirements of this ordinance or other applicable Logan Township regulations shall not be approved.

Any remedy proposed to overcome that shortcoming shall be first approved by the appropriate local, county and state agencies. In addition, soil borings and percolation tests shall be provided at all dry wells, recharge basins and retention basins. Percolation tests shall be taken at the approximate depth of the recharge facility.

All retention or detention facilities shall be designed to be a minimum of 2 ft. from bottom of facility to maximum ground water, as determined by mottling or other approved methods.

Soil Borings & Percolation Tests  
(Individual Septic Systems)

<u>Development Acreage</u>	<u>Number of Soil Borings</u>	<u>Number of Percolation Tests</u>
0 – 5	2	2
5 – 20	4	6
20 – 50	5	10
50 – 75	7	15
75 – 100	10	20
Over 100	1/ea. 10 AC	2/ea. 10 AC

- m. Any lands to be dedicated or reserved for public use shall be clearly indicated.
- n. The location of all underground or surface utilities and easements to accommodate them shall be clearly indicated.
- o. A copy of any protective covenants or deed restrictions proposed for application to the land being subdivided shall accompany the preliminary plat.
- p. The location of standards, distance from intersections and illumination factors for all street lighting shall be included.
- q. An area acceptable to the Planning Board as to location and shape, suitable for township recreation purposes, shall be shown. Such area shall comprise not less than fifteen percent (15%) of the land area to be developed and shall be developed according to in section 17. E. 4 of this Article. Such parcels, when approved by the Planning Board, constitute an amendment to the Logan Township Comprehensive Management Plan and may be donated by the developer to the township or will be reserved for a period of one (1) year from the date of preliminary approval, during which time the township may institute acquisition procedures.
- r. A Soil Erosion and Sediment Control Plan.
- s. A list of other agencies requiring their approval and the status of the application of these agencies.

C. Final Submission Requirements

Final submission plats shall be accompanied by an appropriate completed application form; shall be drawn in ink on translucent tracing cloth or its equivalent at a suitable

scale; and shall comply with all provisions of the “Map Filing Law” (N.J.S.A. 46:23-9.9 et seq.). The final plat shall show, or be accompanied by, only that information and those details specified in the aforementioned New Jersey Map Filing Law or in the following list:

1. Date, location and name of the subdivision, name of the owners, graphic scale and reference meridian.
2. Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land to be reserved or dedicated to public use, lot lines and other site lines – all with accurate dimensions bearings or deflection angles and radius, arcs and central angles of all curves.
3. The purpose of any easement or land reserved or dedicated to public use shall be designated and the proposed use of sites other than residential shall be noted.
4. All natural and artificial water courses, streams, shorelines, water boundaries and encroachment lines shall be shown.
5. Each block shall be numbered and the lots within each block shall be numbered consecutively beginning Number 1.
6. Minimum building setback lines on all lots and other sides.
7. Location and description of all monuments.
8. Names of owners of adjoining land parcels.
9. Certification by a licensed land surveyor as to the accuracy of details of the plat.
10. Certification that the applicant is owner, or equitable owner, of the land or a representative thereof, or that the owner has given consent under an option agreement.
11. An updated certification from the tax collector that there are no delinquent taxes charged to the property involved in the subdivision.
12. The preliminary plat, engineering details, cross-sections and profiles of streets and plan and profiles of storm drainage systems approved by the township engineer shall be required to accompany the final plat with all conditions of preliminary approval met and reviewed by the engineer prior to the final plat submission.

13. If applicable, plans and profiles of sanitary sewers and water mains, approved by the municipal utilities authority will be required to accompany the final plat.
14. When approval of a plat is required by an officer or body of the municipality, county or state, approval shall be certified on the plat prior to its filing in the office of the county clerk.
15. All approvals, notices and permits from other agencies.
16. Performance guarantees, approved by the municipal solicitor as to form and the municipal engineer as to amount, sufficient to insure the satisfactory completion of improvements and facilities as required by the resolution of the Planning Board granting preliminary approval.

The developer's engineer shall submit a detailed engineer's estimate for review and approval by the municipal engineer.

## SECTION 12 SITE PLAN DETAILS AND SUBMISSION REQUIREMENTS

In cases requiring site plan review and approval, applications for development shall be in accordance with the provisions of Article V, Section 1, of this ordinance and shall be accompanied by information and documentation specified in this section.

### A. Preliminary Submission Requirements

1. Site plans submitted for conventional developments shall include materials that clearly show conditions on the site at the time of the application, the features of the site which are to be incorporated into the proposed development; and the appearance and function of the proposed development. The various elements of the site plan shall be prepared by the professionals, as required by New Jersey Statute 13:40-7.1, licensed to practice in the State of New Jersey, according to the following instructions and including the following information and data:
  - a. Site plan shall be drawn to a scale of not less than 100 feet to the inch. All distances shall be in decimals of a foot and all bearings shall be given to the nearest tenth-second and the error of closure of the tract shall be one in ten thousand (1:10,000) and certified by a licensed land surveyor.
  - b. A key map showing the entire parcel to be developed and its relation to the surrounding area, based on the Logan Township Zoning Map.

- c. Title of development, north point, scale, name, address or record owner and persons preparing the site development plan with their seal and signature affixed to said plan.
- d. The name of the owners of record of all adjacent properties and the block and lot numbers of such adjacent properties.
- e. All existing school, zoning and special district boundaries located on or adjacent to the property involved. Such boundaries shall be shown on the key map accompanying the detailed site plan.
- f. The boundaries of the property involved, building or setback lines of existing streets, lots, reservations, easements and other areas dedicated to public use.
- g. The location of existing buildings and all other structures such as, but not limited to, signs, culverts, bridges (with spot elevations of such structures), walls, fences, roadways and sidewalks.
- h. The locations of all proposed use areas, buildings, structures (including fences, roadways and sidewalks) and special sites for individual uses – all including proposed grades.
- i. The location and design of any off-street parking or loading areas, showing size and location of bays, aisleways, barriers, pedestrian access, vehicular access and number of parking or loading spaces.
- j. All means of vehicle access and egress proposed for the site, showing size and location of driveways and driveway or curb openings to existing public streets.
- k. Location of all storm drainage pipes, structures and watercourses, whether publicly or privately owned, with pipe sizes, grades and direction of flow, whether existing or proposed, and, also, whether above or below the ground surface.
- l. Existing topography with a contour interval of one (1) foot, where slopes are 3% or less; two (2) feet, where slopes are more than 3% but less than 15%; and five (5) feet, where slopes are greater than 15%, referenced to the National Geodetic Vertical Datum – 1929 and indicated by a dashed line. Where any regarding is proposed, finished grade contours should be shown in solid lines.
- m. Location of existing high points, depressions, ponds, marshes, wooded areas and other significant existing natural features. Vegetation information, as outlined in Article IX, may be required at the request

of the Planning Board. Water courses and public roads, located within 1,000 feet of the site, shall be shown on the key map.

- n. An Environmental Impact Statement may be required as specified in Article IX of this ordinance.
- o. A certified survey, prepared by a land surveyor licensed in the State of New Jersey, shall accompany site plans and show the boundaries of the parcel and the limits of all proposed streets, recreation areas and other property to be dedicated to public use or to common open space. In the case of new commercial, industrial or public buildings, the site plan shall be accompanied by preliminary architectural floor plans and elevations, with the name, address, professional number and seal of the architect involved.
- p. All proposed street profiles and cross-sections shall be shown, indicating width of sidewalks and location and size of utility lines, according to the standards and specifications of Logan Township. Such features are to be shown on a separate map, when necessary.
- q. Location of all proposed sewer and water lines, valves, hydrants and other appurtenances or alternative means of water supply and sewage disposal and treatment in conformance with the applicable standards of the appropriate township, county and state agencies.
- r. The proposed positioning, direction, illumination, wattage and periods of operation of all proposed outdoor lighting to be used anywhere on the site or in connection with any proposed building or structure (including signs) thereon. Standards are outlined in Note 14 of this ordinance.
- s. Location of all proposed signs, their size, nature of construction, height and orientation, including all identification signs, traffic and directional signs and free-standing and facade signs, together with the nature and time control of sign lighting.
- t. Proposed screening and landscaping as outlined in Article IX and appropriate zone involved.
- u. A copy of any covenants or deed restrictions that are intended to cover all or any part of the tract.
- v. An internal surface drainage plan, designed to produce no greater volume of surface run-off from the site subsequent to development, than that existing prior to development.

- w. Such other information or data as may be required by the Planning Board, as set forth in its rules of procedure, in order to determine that the proposed development is in accord with the master plan and all applicable ordinances of Logan Township.
  - x. A listing of other required permits from agencies having jurisdiction and the status of each permit required.
  - y. Multi-family residential developments and planned unit residential developments shall provide a plan, identifying the location and details of recreation facilities, required pursuant to section 17. E. 4. of this Article.
2. In any case of any planned development, the application for site plan review shall be accompanied by 15 copies of all site plans and other documenting material. Prior to the determination of completeness of the application for preliminary approval of any planned development under the terms of this ordinance, the Planning Board administrative officer shall, insofar as possible, secure the advice of the township engineer and all other experts hired by the Planning Board to review planned development applications concerning the adequacy of plans submitted and the completeness of the submission.

In addition to the materials and data required in connection with conventional site plan applications, as set forth above, an application for planned development shall show or be accompanied by:

- a. An open space management report setting forth the form of organization proposed to own or maintain the common open space.  
  
Information shall be provided establishing that the association or other entity proposed to administer such common open space will have adequate funding and a sufficient organization to properly maintain, repair and replace such open space and its structures and facilities.
- b. The use, approximate height and bulk of proposed buildings and other structures.
- c. Modification of existing township ordinance requirements governing streets or ways or the use, density and location of buildings or structures being requested.
- d. The projected schedule for development and the approximate times when final approvals will be requested.
- e. A statement as to why the public interest would be served by the proposed development.

B. Final Submission Requirements

Site plans shall be submitted for final approval in accordance with the provisions of Article V, Section 1, of this ordinance and shall contain or be accompanied by the following:

1. Information and data contained in the submission for preliminary approval. Final site plans shall be drawn to a scale of not less than 50 feet to the inch.
2. Any site plan revisions, additional data or revised documentation required by the Planning Board in its resolution granting preliminary approvals.
3. Offer of dedication of streets or other public ways and deeds for any public open space resulting from preliminary development approval.
4. Performance guarantees, approved by the municipal solicitor, as to form, and the municipal engineer, as to amount, sufficient to ensure the satisfactory completion of improvements and facilities, as required by the resolution of the Planning Board granting preliminary approval. The developer's engineer shall submit a detailed engineer's estimate for review and approval by the municipal engineer.
5. A statement from the municipal engineer that adequate construction plans for all streets, drainage and other facilities covered by the township standards are adequate and comply with township standards.
6. All approvals from other agencies having jurisdiction.

C. Common Open Space Documents

These documents shall ensure the adequate organization and financial soundness of the association or other entity proposed to own or maintain the common open space. Such documents shall include:

1. Articles of incorporation for any homeowner's association, condominium association or other organization to be established to maintain the common open space.
2. A master deed or declaration of covenants and restrictions detailing the rights and privileges of individual owners and residents, restricting the use of the common open space and establishing a system of fees assessed against individual owners. A proposed schedule of membership fees for at least the first five (5) years of operation shall be provided.

3. Bylaws and membership rules and regulations of any such organization defining the details of its organization and operation.

### SECTION 13 REQUIREMENT WAIVERS

The Planning Board may waive any of the requirements or details specified to be shown on the site plan in the case of a particular application, if the applicant can demonstrate to the Planning Board's satisfaction that certain required site plan data are not necessary to be shown in order for the Planning Board to be able to determine clearly that all comprehensive plan proposals and policies and all Logan Township ordinance provisions will be complied with by the proposed developer and that the proposed development will have no deleterious effect on neighboring properties.

Before waiving any application requirements, the Planning Board shall, on the advice of its professional advisors, make a finding that the development plan in question will provide sufficient materials and information to assure the adequate protection of the health, safety and public welfare of the people of Logan Township this section also refers to site plans submittals to the Zoning Board.

### SECTION 14 PLANNED DEVELOPMENTS / GENERAL DEVELOPMENT PLANS

#### A. Findings for Planned Developments

Prior to approval of such planned developments, the Planning Board shall find the following facts and conclusions:

1. That departures by the proposed development from zoning regulations otherwise applicable to the subject property conform to the zoning ordinance standards pursuant to 40:55D-65c;
2. That the proposals for maintenance and conservation of the common open space are reliable and the amount, location and purpose of the common open space are adequate;
3. The provisions throughout the physical design of the proposed development for public services, control over vehicular and pedestrian traffic, and the amenities of light and air, recreation and visual enjoyment are adequate;
4. That the proposed planned development will not have an unreasonably adverse impact upon the area in which it is proposed to be established;
5. In the case of a proposed development, which contemplates construction over a period of years, that the terms and conditions of intended to protect the interests

of the public and of the residents, occupants and owners of the proposed development in the total completion of the development are adequate.

B. General Development Plan; Duration

1. The general development plan shall set forth the permitted number of dwelling units, the amount of nonresidential floor space, the residential density and the nonresidential floor area ratio for the planned development in its entirety, according to a schedule, which sets forth the timing of the various sections of the development. The planned development shall be developed in accordance with the general development plan approved by the Planning Board, notwithstanding any provision of P.L. 1975, C.291 (C.40:55D-1 et seq.), or an ordinance or regulation adopted pursuant thereto after the effective date of approval.
2. The term of the effect of the general development plan approval shall be determined by the Planning Board, using the guidelines set forth in subsection 3 of this section, except that the term of the effect of the approval shall not exceed 20 years from the date upon which the developer receives final approval of the first section of the planned development.

The developer must obtain final approval of the first section of the planned development within five (5) years of the date the developer received approval of the planned development or, upon the failure to obtain final approval of the first section within five (5) years, the approval for the entire planned development shall expire. In the event of expiration of the approval, the conditional use shall be deemed terminated with respect to any portion of the planned development not yet constructed, and existing zoning requirements shall thereafter govern such portion not yet constructed. In the event of expiration of approval, the applicant's obligation to complete improvements secured by performance guarantees shall not be affected by such expiration.

3. In making its determination regarding the duration of the effect of approval of the development plan, the Planning Board shall consider: the number of dwelling units or amount of nonresidential floor area to be constructed; prevailing economic conditions; the timing schedule to be followed in completing the development and the likelihood of its fulfillment; the developer's capability of completing the proposed development; and the contents of the general development plan and any conditions which the Planning Board attaches to the approval thereof.

C. General Development Plan Contents

A general development plan may include, but not be limited to, the following:

1. A general land use plan, at a scale specified by ordinance, indicating that tract area and general locations of the land uses to be included in the planned

development. The total number of dwelling units and amount of nonresidential floor area to be provided and proposed land area to be devoted to residential and nonresidential use shall be set forth. In addition, the proposed types of nonresidential uses to be included in the planned development shall be set forth and the land area to be occupied by each proposed use shall be estimated. The density and intensity of use of the entire planned development shall be set forth and a residential density and a nonresidential floor area ratio shall be provided.

2. A circulation plan showing the general location and types of transportation facilities, including facilities for pedestrian access within the planned development and any proposed improvements to the existing transportation system outside the planned development.
3. An open space plan showing the proposed land area and general location of parks and any other land areas to be set aside for conservation and recreational purposes and a general description of improvements proposed to be made thereon, including a plan for the operation and maintenance of parks and recreational lands.
4. A utility plan indicating the need for and showing the proposed location of sewage and water lines; any drainage facilities necessitated by the physical characteristics of the site; proposed methods for handling solid waste disposal; and a plan for the operation and maintenance of proposed utilities.
5. A storm water management plan, setting forth the proposed method of controlling and managing storm water on the site.
6. An environmental inventory, including a general description of the vegetation, soils, topography, geology, surface hydrology, climate and cultural resources of the site; existing man-made structures or features; and the probable impact of the development on the environmental attributes of the site.
7. A community facility plan, indicating the scope and type of supporting community facilities, which may include: but not be limited to, educational or cultural facilities; historic sites; libraries; hospitals; firehouses; and police stations.
8. A housing plan outlining the number of housing units to be provided and the extent to which any housing obligation assigned to the municipality pursuant to P.L. 1985, C.222 (c.52:27d-301 et al.) will be fulfilled by the development.
9. A local service plan indicating those public services which the applicant proposes to provide and which may include, but not be limited to, water, sewer, cable and solid waste disposal.

10. A fiscal report describing the anticipated demand on municipal services to be generated by the planned development and any other financial impacts to be faced by municipality or school districts as a result of the completion of the planned development the fiscal report shall also include a detailed projection of property tax revenues which will accrue to the county, municipality and school district according to the timing schedule provided under subsection 11 of this section and following the completion of the planned development in its entirety.
11. A proposed timing schedule, in the case of a planned development whose construction is contemplated over a period of years, including any terms or conditions which are intended to protect the interests of the public and of the residents who occupy any section of the planned development prior to the completion of the development in its entirety.
12. A municipal development agreement, which shall mean a written agreement between a municipality and a developer relating to the planned development.

D. General Development Plan Approval Procedure

1. Any developer of a parcel of land greater than 100 acres in size, for which the developer is seeking approval of a planned development, shall submit a general development plan to the Planning Board prior to the granting of preliminary approval of that development by the Planning Board.
2. The Planning Board shall grant or deny general development plan approval within 95 days after submission of a complete application to the administrative officer, or within such further time as may be consented-to by the applicant. Failure of the Planning Board to act within the period prescribed shall constitute general development plan approval of the planned development.

E. General Development Plan: Timing Schedule, Modification

In the event that the developer seeks to modify the proposed timing schedule, such modification shall require the approval of the Planning Board. The Planning Board shall, in deciding whether or not to grant approval of the modification, take into consideration: prevailing economic and market conditions; anticipated and actual needs for residential units; and nonresidential space within the municipality and the region; and the availability and capacity of public facilities to accommodate the proposed development.

F. General Development Plan Hearing On Modifications Required

1. Except as provided hereunder, the developer shall be required to gain the prior approval of the Planning Board if, after approval of the general development plan, the developer wishes to make any variation in the location of land uses within the planned development or to increase the density of residential development or the

floor area ratio of nonresidential development in any section of the planned development.

2. Any variation in the location of land uses or increase in density or floor area ratio proposed in reaction to a negative decision of, or condition of development approval imposed by the Department of Environmental Protection pursuant to P.L. 1973, C. 185 (c.13119-1 et seq.), shall be approved by the Planning Board if the developer can demonstrate to the satisfaction of the Planning Board that the variation being proposed is a direct result of such determination by the Department of Environmental Protection, as the case may be.

G. General Development Plan On Modifications Not Required

1. Except as provided hereunder, once a general development plan has been approved by the Planning Board, it may be amended or revised only upon application by the developer approved by the Planning Board.
2. A developer, without violating the terms of the approval pursuant to this act, may, in undertaking any section of the planned development, reduce the number of residential units or amount of nonresidential floor space by no more than 15%, or reduce the residential density or Nonresidential floor area ratio by no more than 15%; provided, however, that a developer may not reduce the number of residential units to be provided, pursuant to P.L. 1985, c.222 {C.421270-301 et al.) without prior municipal approval.

H. General Development Plan Certification Upon Completion;  
General Development Plan Failure to Complete or Comply;  
General Development Plan Termination of Approval

1. Upon the completion of each section of the development, as set forth in the approved general development plan, the developer shall notify the administrative officer, by certified mail, as evidence that the developer is fulfilling his obligations under the approved plan. For the purpose of this section, "completion" of any section of the development shall mean that the developer has acquired a certificate of occupancy for every residential unit or every nonresidential structure, as set forth in the approved general development plan and pursuant to section 15 of P.L. 1975, c.217 (C.52:270-133). If the municipality does not receive such notification at the completion of any section of the development, the municipality shall notify the developer, by certified mail, in order to determine whether or not the terms of the approved plan are being complied with.

If a developer does not complete any section of the development within eight months of the date provided for in the approved plan, or if, at any time, the municipality has cause to believe that the developer is not fulfilling his obligations pursuant to the approved plan, the municipality shall notify the developer, by certified mail; and the developer shall have 10 days within which to

give evidence that he is fulfilling his obligations pursuant to the approved plan. The municipality thereafter shall conduct a hearing to determine whether or not the developer is in violation of the approved plan. If, after such a hearing, the municipality finds good cause to terminate the approval, it shall provide written notice of same to the developer and the approval shall be terminated 30 days thereafter.

2. In the event that a developer, who has general development plan approval, does not apply for preliminary approval for the planned development which is the subject of that general development plan approval within five years of the date upon which the general development plan has been approved by the Planning Board, the municipality shall have cause to terminate the approval.

I. General Development Plan Satisfactory Completion

In the event that a development, which is the subject of an approved general development plan, is completed before the end of the term of the approval, the approval shall terminate with the completion of the development. For the purposes of this section, development shall be considered complete on the date upon which a certificate of occupancy has been issued for the final residential or nonresidential structure in the last section of the development, in accordance with the timing schedule set forth in the approved general development plan and the developer has fulfilled all of his obligations pursuant to the approval.

SECTION 15 GENERAL OBJECTIVES DEVELOPMENTAL REVIEW

In reviewing development applications for land subdivision or site plan approval, the Planning Board will expect conformance of design standards which will encourage good development patterns in the municipality adherence to proposals, policies and standards contained in the master plan; and consistence with the requirements of other articles of this ordinance.

SECTION 16 MINOR SUBDIVISIONS DESIGN STANDARDS

- A. Space Standards – Minor subdivisions shall conform to the lot size and dimensional requirements of the various zones of this ordinance.
- B. Development Patterns - Minor subdivisions shall be designed to avoid adverse impacts on the desirable future subdivision of adjoining land and strip development of existing highway frontages shall be discouraged.
- C. Maintenance of Standards - Minor subdivisions involving lot line changes should avoid unnecessary infractions of the zoning sections of this ordinance.

## SECTION 17 MAJOR SUBDIVISIONS

A. General - Major subdivisions should conform to: design standards which will provide save and efficient access to the neighborhood street and highway system; related the design of the subdivision to the natural topography and existing vegetative cover of the site; contribute to the harmonious development of the municipality and enhance the public welfare of the community.

### B. Streets

1. All streets within major subdivisions shall be designed to serve a specific function and shall be classified by the Planning Board in terms of their projected use according to the following classification system:
  - a. Primary Arterial Road - Primary arterial roads are designed to serve primarily regional traffic movements (more than 15,000 vehicles/day),
  - b. Secondary Arterial Road - Minor or secondary arterials are intended to connect with and augment the major arterial system and provide for trips of moderate length at a lower speed and a lesser volume (10,000 - 15,000 vehicles/day),
  - c. Collector Street - Collector streets are designed to serve as traffic channels between minor streets and the arterial road system (5,000 - 10,000 vehicles/day),
  - d. Local Street (including cul-de-sacs and marginal access streets) local or minor streets are designed and intended to provide access to adjacent properties and are not intended to carry through-traffic (less than 5,000 vehicles/day),
2. Right-of-way widths for the above designated street classifications shall be:
  - a. Primary Arterial - 100 ft.,
  - b. Secondary Arterial - 90 ft.1
  - c. Collector 60 ft. to 80 ft. 1
  - d. Minor street - 50 ft,
3. Pavement widths, median strips and paved shoulder requirements on all proposed streets shall conform to the requirements of the township engineer.
4. All roads shall conform to the design standards as set forth in the following chart.
5. Local or minor streets shall be so designed as to discourage through-traffic.

6. Subdivisions abutting arterial streets shall provide a marginal service road or reverse frontage lots with planted buffer strips, or such other means of separation of through - and local traffic, as the Planning Board may determine appropriate.
7. The right-of-way for internal roads and alleys in commercial and industrial development shall be determined on an individual basis by the Planning Board and shall, in all cases, be of sufficient width and design to safely accommodate expected traffic movements and parking and loading needs.
8. No subdivisions showing reserve strips controlling access to streets shall be approved, except where the control and disposal of land comprising such strips has been placed in the township council, under conditions stipulated or approved by the Planning Board.
9. Subdivisions that adjoin or include existing streets, which do not conform to widths as shown on the master plan or official map, or the street' width requirements of this ordinance, shall dedicate additional width along either one or both sides of said road. If the subdivision is along one side only, one-half of the required extra width shall be dedicated.
10. Street intersections shall be at as nearly right angles as is possible and, in no case, shall they be less than sixty degrees (60'). Block corners at intersections shall be rounded at the curb line, with a radius of not less than 20 feet,
11. Street jogs with centerline offsets of less than .125 feet are prohibited.
12. A tangent of a length approved by the township engineer shall be introduced between reverse curves on arterial and collector streets.
13. Dead-end streets shall not be longer than 800 feet and shall provide a turn-around at the closed end, with a radius of not less than 50 feet at the curb line tangent, wherever practicable, to the right side of the street. If a dead-end street is temporary, a similar turn-around shall be provided, together with provision for future extension of the street and reversion of any excess right-of-way to adjoining properties.
14. No street shall have a name which will duplicate, or so nearly duplicate, as to be confused with the names of existing streets in either the Township or an adjoining municipality. The continuation of an existing street shall have the same name.
15. Final approval of a plat shall not be construed as the acceptance of a street dedicated to public use.
16. In the case of local streets within a development where the Planning Board determines that the length of the street and the nature of adjacent uses warrants a reduction in the width of the paved surface, the width may be reduced below the

paved width required in this ordinance, but, in no case, shall the paved width of a local street be less than 26 feet.

17. Grades of streets shall not exceed four percent (4%), No street shall have a minimum grade of less than one half of one percent (0.5%).
18. Driveways, curbs, sidewalks, drainage structures under drives, maintenance of graded swales behind the edge of road or curb line shall be the responsibility of the homeowner's association, after final acceptance by the township engineer.
19. Sight triangle easement• shall be shown on final plats.

ROAD DESIGN STANDARDS

	<u>LOCAL STREET</u>	<u>MINOR COLLECTOR</u>	<u>MAJOR COLLECTOR</u>	<u>SECONDARY ARTERIAL</u>
Design Speed (MPH)	35	50	55	55
Maximum Degree of Curve (degrees)	16	7.5	5	3.5
Minimum Stopping Sight Distance (ft)	240	350	475	600
Minimum Centerline Grade (%)	0.5	0.5	0.5	0.5
Maximum Centerline Grade (%)	4.0	4.0	4.0	4.0
Maximum Curve Super-elevation (%)	8.0	8.0	8.0	8.0

20. All designs to be in accordance with:
  - a. "A policy on Geometric Design of Rural Highways", American Association of State Highway Officials, latest revision.
  - b. "A Policy on Arterial Highways in Urban Areas", American Association of State Highway Officials, latest revision and/or
  - c. "Traffic Engineering Handbook", Institute of Traffic Engineers, latest revision.

### C. Blocks

1. Block length and width or acreage within bounding roads shall be such as to accommodate the size of lots required in the area by the zoning ordinance and to provide for the convenient access, circulation and safety of street traffic.
2. In blocks over 1 1 000 feet long, pedestrian crosswalks may be required in those locations deemed necessary by the Planning Board. Such walkways shall be 10 feet wide and be straight from street to street.
3. For commercial, multi-family housing or industrial use, block size shall be sufficient to meet all area and yard requirements for such use,

### D. Lots

1. The size, shape and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Only one (1) single family detached dwelling unit shall be located on any individual lot, unless otherwise allowed in the zone in which the lot is located.
2. Lot dimensions and area shall not be less than the requirements of the zone in which the lot is located.
3. Insofar as is practical, side lot lines shall be at right angles to straight streets and radial to curved streets.
4. Where extra width has been dedicated for the widening of existing streets to conform to master plan proposal, lots shall begin at such extra width lines and, in any event, all setbacks shall be measured from such extra width lines.
5. Where there is a question as to the suitability of a lot or lots for the intended use, due to factors such as flood conditions or similar circumstances, the Planning Board may, after adequate investigation, withhold approval of such lots.

### E. Public Use and Service Areas

1. In large scale developments, easements along rear property lines or elsewhere for utility installations may be required. such easements shall be at least 15 feet wide and located in consultation with the companies or municipal departments concerned.

The requirement of off-site and off-tract services and improvements or a reasonable contribution thereto shall be required in the interest of sound and harmonious neighborhood and community development.

2. Where a subdivision is traversed by a water course, drainageway, channel or stream, there shall be provided a storm water. easement or drainage right-of-way conforming

substantially with the lines of such water course and such further width or construction or both as will be adequate for the purpose.

3. Natural features such as trees, hilltops and views shall be preserved whenever possible in designing any subdivision containing such features.
4. Recreation and open space.
  - a. In order to provide for the safety and the general welfare of the public, all subdivisions, which will result in five (5) or more dwelling units, shall set aside no less than fifteen percent (15%) of the total area of the subdivision for off street recreation and/or play areas. This fifteen percent (15%) shall not include easement or right of-way areas. The location, form and design of such areas shall be approved by the Planning Board. The area specifically designated for recreational purposes shall be fully usable for that purpose and shall have all improvements required by this ordinance.

Wherever possible, recreational sites should be located adjacent to school sites. In the case of large subdivisions, consideration should be given to decentralizing several smaller recreational areas throughout the development. The method of preserving such areas for recreational open space, whether by easement, deed restriction, dedication, homeowner association type or other means, shall be approved by the Planning Board,

- b. In the selection of the location of such open spaces, consideration shall be given to the preservation of natural features.
- c. In special circumstances where the subdivision will result in not less than five (5) nor more than ten (10) dwelling units and where, due to the size, location and design requirements of the subdivision, it is not feasible in the opinion of the Planning Board to set aside such area or areas for open space, the applicant shall make a payment in lieu of the provision of such open space land to the township, such payments shall be placed in a special recreational open space land fund to be utilized solely for the purchase of public recreational open space. The amount of the payment shall be equal in size and character to the land, which would otherwise be provided within the subdivision itself, in compliance with the regulations of this ordinance.
- d. The developer shall install, as a minimum, the following recreational facilities on the land, which has been set aside for recreational purposes:

NUMBER OF DWELLINGS	TOT LOTS	TENNIS COURTS	BASKETBALL COURTS	MULTI PURPOSE FIELDS
1-4	1			
5-24	1			
26-50	1		1	
50-100	1		1	
101-150	1	1	1	
151-200	2	1	2	
201-250	2	1	2	1
251-300	3	1	2	1
301-350	3	2	3	1
351-400	4	2	3	2
401-450	4	2	3	2
451-500	5	2	3	2
Over 500	*	**	***	****

**NOTES**

- \* Plus 1 for every 100 units or fraction thereof over 500.
- \*\* Plus 1 for every 200 units or fraction thereof over 500.
- \*\*\* Plus 1 for every 125 units or fraction thereof over 500.
- \*\*\*\* Plus 1 for every 200 units or fraction thereof over 500.

The Planning Board may, during the development review process, approve alternate recreation facilities in lieu of these minimums.

- e. Recreation facilities shall be constructed in compliance with the "Recreation Facility Design Criteria" in Note 15.

**F. Environmental Concerns**

1. No development on wetlands shall be authorized, unless such development is consistent with the requirements of the New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers, and all other appropriate regulatory agencies.
2. The Planning Board shall require a soil erosion and sediment control plan and permit from the soil conservation district prior to final approval.
3. subdivision development shall not result in the unnecessary removal of existing topsoil. Topsoil removed from street installation areas shall be stockpiled for use on subdivision. Lots in any case where areas to be developed for residential uses do not have a substantial existing topsoil cover.

4. Care shall be taken in subdivision and site. plan design and review to encourage maximum retention of desirable existing vegetation on the site.
5. In any industrial, commercial, or multi-family dwelling subdivision, or in the case of any conventional single family major subdivision, provision shall be made for on-site detention and/or ground infiltration of any additional surface run-off which would be created by the proposed development. such facilities shall comply with the provisions of Section 28 of this Article.

G. Curbs and Gutters

Curbs and gutters shall be installed in accordance with the provisions specified by the township engineer,

H. Drainage Structures

Drainage structures shall be installed in accordance with the standards and provisions of Section 29 of this Article and by the township engineer.

SECTION 18 SITE PLANS - DESIGN STANDARDS

A. General - In reviewing any site plan, the Planning Board shall review the individual requirements of the zone, the applicable elements of the EIS section and the following;

1. Building and Structure Design - Critical consideration shall be given to building materials, use of color and texture, massing, and building or structure height and shape, as they relate to site conditions to harmonize with similar elements in neighboring buildings or structures.
2. Circulation - The layout of the site with respect to the arrangement, width and alignment of driveways and walkways, as they provide for pedestrian traffic, both within and external to the site,
3. Parking and Loading - The amount, location and arrangement of spaces proposed for automobile parking and for the loading and unloading of goods and materials, both with relation to the use intended to be served, as well as efficient and safe interconnection with the public circulation system.
4. Landscaping - The arrangement of landscape elements and the appropriateness, variety and compatibility of selected plant materials, as they contribute to an adequate and pleasing landscape design and/or screening system, as well as the compatibility of the landscape plan with adjacent properties and the neighborhood.

5. Orientation and Siting - In the case of freestanding buildings or structures, and depending on individual site characteristics, consideration shall be given to positioning that provides a desirable visual composition, avoids blocking natural vistas and provides desirable space enclosures.
  6. Site Utilities - The location and adequacy of waterlines and sanitary sewer facilities (subject to the approval of the appropriate utility agencies) and the nature, adequacy and safety of surface drainage systems, as they relate to the intended site development and to the surrounding area; the positioning, adequacy and design of overhead and underground electric, telephone and gas lines and other structures.
  7. Accessory Features - The aesthetic quality and harmony of the architectural design of proposed signs, exterior architectural features, displays, service areas, walls, fences, lighting, decorations, street and public area furnishings and such other features, as they affect the aesthetic quality of the buildings, property and neighborhood.
  8. Environmental Protection - Critical attention should be given to preserving the landscape in its natural state insofar as possible and to improving the existing site conditions according to high standards of conservation and environmental protection, in keeping with the surrounding natural setting. The development plan should demonstrate the avoidance of unnecessary alteration of existing topography or the removal of vegetation. The proposed development shall otherwise respect the established natural conditions of the site and its surroundings, For all development, provisions shall be made for the on-site retention and/or ground infiltration of any additional surface run-off which would be created by the proposed development. Such facilities shall comply with the provisions of Section 30 of this Article.
  9. Performance Standards - In reviewing the site plan for any use subject to performance, the Planning Board shall condition its approval on both initial and continued compliance with such standards.
- B. Parking Lot and Driveway Standards - The arrangement, nature, size and construction of any required on-site, off-site or off-tract improvements, including streets, curbs and gutters, sidewalks, street signs and shade trees, water and sewer system, and topsoil protection measures shall conform to any applicable design standards promulgated by the township engineer. In addition, required site improvements shall conform to design standards which shall include, but not necessarily be limited to, the following,
1. Parking and Loading Areas - Off-street parking and loading spaces of such size and number as are consistent with good planning standards and in compliance with any prevailing requirements or supplementary regulations contained in other Notes of this ordinance shall be required in connection with and convenient to uses projected for the site development, in accordance with the following

- a. Access: All required off-street parking and loading facilities shall be furnished with the necessary pedestrian passageways and vehicular maneuvering area and driveways providing efficient access either directly or indirectly to a public street.
  - b. Entrances and exits for all required parking and loading facilities shall be located not less than 50 ft, from the driveway edge nearest the R.O.W. line of an intersecting public street; and the arrangement of off-street parking areas providing space for more than two (2) vehicles, in the case of a minor or private street for any vehicles in the case of a collector, primary or arterial street, shall be such that no vehicle would have occasion to back into a public street. No off-street loading area shall be so located that a vehicle would be required to back into a street.
  - c. Parking lots shall be designed in compliance with the parking design criteria set forth in Notes.
2. Driveways - A driveway opening on state, county and other agency's jurisdictional roadway shall comply with standards set forth by that agency. Any site plan proposing private driveway openings shall comply with the following:

- a. Spacing: The number of driveways provided from a site directly to any public street or road should comply with the following,

<u>Width of Bite Frontage</u>	<u>Number of Driveways</u>
150 or less	1
Between 151' -300'	2
Over 300	To be specified by Planning Board on advice of township Engineer.

- b. Location: All entrance and exit driveways to or from a public street or road shall be so located as to afford maximum safety to traffic on the road. Where a site occupies the corner of two intersecting streets or roads, no driveway entrance or exit shall be located within 50 ft. of the tangent of the existing or proposed curb radius of the intersection. No entrance or exit driveway shall be located on the following portions of any collector or arterial road:
  - 1. On a traffic circle,
  - 2. On a ramp of an interchange;
  - 3. Within 30 ft. of the beginning of any ramp or other portion of an interchange;
  - 4. On any portion of such road where the grade has been changed to accommodate an interchange.

In cases where two (2) or more driveways connect a single site to any one public street or road, a minimum clear distance of 100 ft., measured along the right-of-way line, shall separate the closer edges of any two (2) driveways.

- c. Sight Distance: Any exit driveway or driveway land shall be so designated in profile and grading and shall be so located as to permit the following maximum sight distance, measured in each direction, along any abutting township, county or state road (the measurement shall be from the driver's seat of a vehicle standing on that portion of the exit driveway which is immediately outside the edge of the road right-of-way line):

<u>Allowable Speed on Road (MPH)</u>	<u>Required Sight Distance (in Feet)</u>
25	150
30	200
35	250
40	300
45	350
50	400

- d. Driveway Dimensions: The dimension of driveways shall be designed to volume and character attracted daily onto which a site plan is adequately accommodate the of vehicles anticipated to be the land development for prepared.

	<u>One-Way Operation Driveway* Width (in feet)</u>	<u>Two-Way Operation Driveway* Width (in feet)</u>
Multi-family		
Residential	18	25
Office	18	25
Retail	20	25**
Industrial	20	30

\* All driveways shall be 5 ft. wider at the curb line into the right-of-way line, therein tapering on a straight line over at least 50 ft.

\*\* Frontage aisles shall be 30 ft, wide.

- e. Intersections, Driveways used for two-way operation shall intersect any collector or arterial road at any angle as near 90 degrees as site conditions will permit and, in no case, less than 60 degrees. Driveways used by vehicles in one (1) direction of travel (right turn only) may form an angle smaller than 60 degrees, but only with a collector or arterial road when acceleration and deceleration lanes are provided.
- f. Grades: Any vertical curve on a driveway shall be flat enough to prevent the dragging of any vehicle undercarriage. All driveway profiles and grades shall be

submitted to and approved by the township engineer. Should a sidewalk be so located, with respect to the curb at a driveway opening, that vehicle undercarriage is likely to drag, the sidewalk involved should be adequately depressed or elevated to avoid such a result.

- g. Acceleration/Deceleration Lanes: Where access to a parking area is anticipated to have 100 automobile right turns in any one hour, or 25 articulating vehicle right turns in any one hour, a deceleration lane 13 ft. x 200 ft, shall be provided, Acceleration lanes are only allowed on divided highways and must meet AASHTO design requirements.
- h. Pavement Specifications: The pavement design for all driveways is to meet the requirements of the intersecting road for the full distance within the right-of-way and extending 10 feet beyond into the subject parcel.

Minimum parking lot and driveway paving specifications are as follows:

<u>Truck Areas</u>	<u>Cars Only Areas</u>	
2"	2"	FABC Mix I-5 per NJDOT Sec 404
4"	2"	Bit. Stab. Base Mix I-2 per NJDOT Sec 304
6"	4"	Soil Aggregate Mix I-5 NJDOT Sec 301

A minimum of one (1) CBR result is required for each site plan. If appropriate paving design calculations (per the Asphalt Institute) and corresponding CBR test results are submitted, a reduction in the minimum required pavement section will be considered, if justified.

C. Site Improvement Standards

- 1. Refuse and Recyclable Materials - Refuse and recyclable materials depositories shall not be exposed to public view and shall be non-polluting, covered from weather and secure from vandalism. Compactor units shall afford completely sealed operation and efficient access by collection vehicles.
- 2. Additional Design Criteria for Planned Developments - In addition to complying with the design requirements and standards listed above, the requirements contained in this ordinance relating to contemplated improvements, or in connection with specific uses, .as specified in the other articles of this ordinance, site plans for planned development of any kind also shall be subject to the following:
  - a. The Open Space and Recreation Plan: conform to EIS requirements and the requirements of the individual zones of this ordinance.

- b. Energy Conservation: Innovative design for energy conservation shall be encouraged, the location and siting of buildings or structures, which may not conform strictly with other standards contained herein, shall be permitted when the Planning Board finds that such deviation will not endanger the health, safety or welfare of the occupants in the buildings or its surroundings.
  - c. In this context, energy conservation shall mean reduced consumption of natural or artificial fuels or energy.
- c. Staging Requirements• The standards and requirements are found in Article IX (E.I.s.) of this ordinance. Information on the phasing of the project shall also be submitted.

## SECTION 19 GENERAL IMPROVEMENT.REQUIREMENTS AND SPECIFICATIONS

### A. On-Tract Improvements

On-tract improvements, including grading street rights-of way, street or shoulder paving, curb and gutters, street signs, street lighting, street trees, sidewalks, surface drainage structures and facilities, soil erosion and sediment control devices, potable water supply structures and facilities, sanitary sewerage facilities and, in the case of site plans, off-street parking and loading areas and improvements and screen or buffer planting, as specified in accordance with design criteria contained in this ordinance, shall be required, where applicable, in connection with all minor and major subdivisions and site plan developments,

### B. Off-Tract Improvements

Pursuant to N.J.S.A. 40:55D42, pro-rata contributions may be required for any off-tract improvements, including street or shoulder paving, curbs and gutters, street signs and traffic controls, street lighting, structures and facilities and sanitary sewerage structures and facilities, for which the need, or a portion of the need, is generated by a minor or major subdivision, or a site development, including permitted planned developments of any kind. The township engineer shall utilize construction specifications and design criteria for the purpose ~f assessing a fair share o~ the cost of any such improvement to a specific development. In the case of arterial roads, design standard· and construction specifications shall be on a case-by-case basis. The Planning Board shall determine the reasonable percentage share of the benefit to be derived from any required off-tract improvement by the specific development on the basis of a cost benefit analysis conducted by the township engineer.

### C. Installation of Improvements

No final plat of a major subdivision or site plan shall be approved by the Planning Board until the satisfactory completion of all required improvements, as set forth in the Planning Board's resolution granting preliminary subdivision or site plan

approval, shall have been certified to the Planning Board by the municipal engineer, unless the developer shall have filed with the township a performance guarantee in a sufficient amount and of a suitable form to cover the cost of all such improvements or the uncompleted portion thereof as approved by the township engineer and guaranteeing the installation of any such uncompleted improvements on or before a date to be specified by the Planning Board.

Such guarantee shall provide that all roadways shall have a base course installed no later than when certificates of occupancy have been issued for 10% of the proposed dwelling units and a final course installed no later than 90% of the units. No minor subdivision shall be approved by the Planning Board until the developer has filed a performance guarantee with the township in a sufficient amount to cover the cost of all required on-track and off-tract. improvements and guaranteeing the installation of such uncompleted improvements on or before a date to be specified by the Planning Board.

**D. Concrete Structures**

Concrete structures shall conform to the American Society for Testing Materials Cement Designations: C-150, Type 1 for standard Portland cement, C-150 Type 3 for high early strength Portland cement; and C-175, Type 1-A for air entraining Portland cement. Vinsol resin or Darex A.E.A. shall be used as the air entraining agent and both fine and course aggregate and shall conform to requirements therefore of the New Jersey Department of Transportation Standard Specifications, as amended, unless otherwise specified, having 4% to 7% entrained air.

Concrete shall be Class A, B, C, or D, as prescribed, proportioned as follows:

<u>Class</u>	<u>Cement</u>	<u>Sand</u>	<u>Course Aggregate</u>	<u>Void Contract</u>
A	1	1.50	3.0	1.35
B	1	1.75	3.5	1.55
C	1	2.00	4.0	1.80
D	1	2.25	4.5	2.00

Required reinforcing steel shall be Intermediate Grade deformed bars, conforming to American Society for Testing Materials, designation A 617-76 and A 615-76A, as amended.

Required joint filler shall be a cellular compression material conforming to the requirements therefore of the New Jersey Department of Transportation Standard Specifications, as amended.

In the construction of required concrete structures, the township engineer will determine the slump range within which the contractor must work. Transit mix concrete may be used if obtained from sources approved by the township engineer.

On-site mixing and proportioning equipment will also be subject to the approval of the township engineer.

Forms shall conform to lines, dimensions and grades shown on plans and may only be omitted when soil conditions and workmanship permit accurate excavation to specifications. Forms shall be firmly braced, tight and capable of resisting movement, bulging or mortar leakage. Forms shall be smooth and clear and shall be completely removed.

Soil bases for concrete work shall be properly finished to prescribed lines, grades and dimensions and shall be approved by the township engineer or his representative before concrete is placed. All areas to receive water, except that soil surfaces and forms shall be uniformly damp when concrete is placed to as to avoid segregation.

Concrete which has begun to set or has been contaminated with foreign materials or has too much water shall not be used. Pouring shall be done in a continuous process until an individual section is complete. All concrete shall be thoroughly compacted with vibratory or other suitable equipment. Finished concrete shall have a wood float finish, unless otherwise specified by the township engineer and shall be kept continuously moist for a period of 3 days. Curing shall be accomplished at the direction of the township engineer. Expansion joints shall be provided as prescribed and shall extend to the full thickness of the concrete. Concrete shall not be poured when the temperature is below 40' F or during periods of precipitation, unless precautions acceptable to the township engineer have been taken to prevent damage to the work. Precautions to avoid freezing of the concrete shall be in accordance with the current recommendations of the American Concrete Institute.

## SECTION 20 STREET IMPROVEMENTS

The width of street rights-of-way to be required shall be as shown on the approved preliminary subdivision or site development plan in accordance with the system of street classification set forth in this ordinance. Street right-of-way improvement shall include the following:

### A. Street Paving

All on-tract streets shall be paved in conformance with the improvement standards as defined on the preceding pages:

Gravel base course shall be constructed in accordance with the provisions of Article 3.1 of the Standard Specifications for Road and Bridge Construction of the New Jersey Department of Transportation, as amended. Gravel base course materials shall be soil aggregate, Type 2, Class A or Class B of said specifications.

Bituminous stabilized base course materials shall conform to the requirements specified in Article 3.10.2 of the Standard Specifications for Road and Bridge construction of the New Jersey Department of Transportation, as amended by the 1980 supplement to the standard specifications and as amended hereafter. Before construction of the bituminous stabilized base course, the gravel base shall be in a properly finished condition, conforming to the proper line and grade, and free of soft spots or other deficiencies. The gravel base course shall be tested by running a roller of a weight as great or greater than that to be used in the paving operation over the entire pavement area within 24 hours prior to the commencement of paving. When, in the opinion of the township engineer or his representative, such testing results in excessive deformation, the developer will be required to stabilize the gravel base course in a manner satisfactory to the township engineer.

The method of construction of the bituminous stabilized base course shall conform to the same state of New Jersey specifications, referred to above, for base course materials. Upon completion, uniformly selected core samples, intact for full thickness of the base course, may be required at the rate of one (1) sample for every 1000 square yards of base course at the expense of the developer.

Where deficiencies in required thickness are noted, at least two (2) additional cores will be required to determine the extent of the deficiency.

The average thickness of the bituminous stabilized base course, as determined from the core samples, shall be not less than a thickness of 2 inches, or as specified by the township engineer. When the pavement, as indicated by any core sample, shows a deficiency of one-quarter inch (1/4") or more from the required thickness, the township engineer, at his option, may direct the developer to:

1. Remove and replace the bituminous stabilized base course to the correct thickness; or
2. Construct an overlay of bituminous concrete, suitable to the engineer to correct the thickness deficiency.

Materials for the surface course shall be FABC-1, Mix I-5, as specified in Division #, section 10, of the aforementioned New Jersey Department of Transportation standard specifications, which shall be placed over a properly installed and, where needed, repaired base course. Prior to construction of the surface course, a tack coat, as specified in Division 3, Section 10, in the aforementioned New Jersey Department of Transportation Standard Specifications, shall be applied.

Upon completion of the surface course, the developer may be required to provide core samples therefrom in accordance with the procedures outlined above for base course sampling. The average thickness of the FABC-1 surface course, as determined from the core samples, shall not be less than two (2") inches for the thickness specified by the township engineer. When the pavement, as indicated by any core sample, shall

show a deficiency of one-quarter (1/4") inch or more from the required thickness, the township engineer, at his option, may direct the developer to:

1. Remove and replace FABC-1 surface course to the correct thickness; or
2. Construct an overlay of bituminous concrete suitable to the engineer to correct the thickness deficiency.

B. Curbs and Gutters

Standard monolithic concrete curb and gutter will be required along the pavement edge of streets in conformance with the improvement standards as specified by the township engineer. Concrete shall be Class B with Type I cement. There will be no waiver of curbs and concrete header curbs must be installed in lieu of standard concrete curbs.

Expansion joints shall be provided at intervals of 20 feet and when new construction abuts existing construction.

The expansion joints shall be filled with one-half (1/2") inch thick cellular material, conforming to the requirements therefor contained in the Standard Specifications of the New Jersey Department of Transportation, as amended to date, to within one-half (1/2") inch of the top and face of the curb and to within one quarter (1/4") inch of the top of the gutter. All joints shall extend to the full depth of the structure.

Finished curbs and gutters shall be true to applicable grades, lines, dimensions and curvatures. Exposed edges shall be neatly rounded to a one-half (1/2") inch radius. Completed work shall be protected from traffic and the elements and shall be kept moist for at least three (3) days. Damaged, broken or cracked work shall be renewed by the developer at his expense.

In those cases, where a developer requests a waiver from the requirements for standard curbing as set forth in this section, the Planning Board, in considering a request for inch waiver, shall apply the following guidelines.

1. Curbing should be required in the case of any development generating large volumes of vehicular traffic or lying in close proximity to such development.
2. Curbing should be required in conjunction with multifamily residential developments and in higher density single or two-family subdivisions having an average lot size of less than one-half (1/2) acre.
3. Curbing should be required in conjunction with single family subdivisions, having average lot sizes of one (1) acre or less, unless it can be demonstrated to the satisfaction of the township engineer that all new surface run-off will be accommodated on-site and that shoulder construction or percolation characteristics

of roadside soils are such that excessive rutting of shoulder areas will not occur; and that the existing or proposed topography is such that water ponding will not occur.

4. curbing should be required along existing and proposed city streets or roads in conjunction with any proposed development which would otherwise contribute to an adverse drainage condition, soil erosion or stream or watercourse siltation.

### C. Sidewalks

Except as provided below, sidewalks shall be required along all streets. All sidewalks shall be a minimum of four (4') feet wide and four (4") inches thick, except at driveway crossings, where they shall be six (6") inches thick. Sidewalks and concrete aprons shall be constructed in accordance with NJDOT Standard Specifications for Road and Bridge Construction (1989), Section 607 and Section 914, with Class B concrete, except that the 28-day compressive strength is to be 4000 psi. Sidewalks are to be provided with expansion joints 1/2 inch wide, at intervals of 20 feet, and where new paving abuts curbs or old work, and shall be filled with preformed expansion joint material. Contraction joints are to be provided at 4 feet intervals and shall be cut to a depth not less than one (1") inch deep and one fourth (1/4") inch thick.

Finished sidewalks shall be true to specified lines, grades, dimensions and curvatures. Completed work shall be adequately protected from traffic and the elements.

In cases where a developer requests a waiver from the requirement of sidewalks, as set forth in this section, the Planning Board, in considering such waiver, shall apply the following guidelines;

1. Sidewalks should be required in the case of any development or portion thereof where pedestrian movement to school sites and other pedestrian movement generators, including, but not limited to recreational facilities, churches, clubs, eating establishments and retail shopping center.
2. In situations other than those listed in #1 above, sidewalks along both sides of a street should be required when:
  - a. permitted residential densities exceed four dwelling units per acre and no internal open space walkway system is provided.
  - b. along one side of a street only in cases where residential densities range between one dwelling unit and four dwelling units per acre and no open space walkway system is provided.
  - c. and no sidewalk should be required in cases where dwelling unit densities are less than one dwelling per acre or where adequate internal open space walkway systems are provided.

In all cases, the Planning Board shall take into account the nature and intensity of neighboring uses, as well as the peculiar size, use and character of the development proposed.

D. Bikeway Design

1. Classifications

- a. Class 1 - A completely separated right-of-way, designated for the exclusive flow of bicycles. Cross-flow conflicts between pedestrians and automobiles are minimized.
- b. Class 2 - A restricted right-of-way designated for the exclusive flow of bicycles, through-travel flow by automobiles or pedestrians is not allowed. Cross-flows by pedestrians and automobiles are allowed. The restricted right-of-way for Classification 2 is formed by vertical markers, painted extruded asphalt curbs or raised pavement.

2. Minimum Standards

a. Minimum Width

- (1) Class 1 -  
One Way - 6 feet  
Two Way - 10 feet
- (2) Class 2 -  
One Way - 8 feet  
Two Way - 12 feet

b. Minimum Clearance (Overhead) - 8 feet.

c. Bikeway Surface Base and Subgrade - As required by the New Jersey Department of Transportation or township engineer's specifications, where bikeways intersect with streets or driveways, that portion of the bikeway crossing the street or driveway shall be constructed to the township roadway standards.

d. Signage - Identification, directional and safety signs shall meet the New Jersey Department of Transportation and township engineer's specifications.

e. Lighting - If lighting is provided along bikeways, it shall meet the criteria established by the New Jersey Department of Transportation.

3. Other Standards<sup>1</sup> Residential

- a. All planned developments in the township shall incorporate inter-developmental bikeway linkage at a minimum of two locations per development. Where developments are adjacent, one of the linkage points shall be a Class 1 bikeway.

- b. Linkages between planned residential and planned commercial developments shall, at a minimum, consist of a Class 2 bikeway, with adequate barrier separation, signage and, if deemed necessary by the Planning Board and township engineer, signalization to minimize safety risks to both bicyclists and motorists.
4. Bikeway Design Specifications - Bikeways shall be constructed of a four-inch (4") gravel base course and a two inch (2") bituminous surface. Where bikeways are part of cross state, county or township roads, they shall be constructed, as specified, by the approving authority.

## SECTION 21 SANITARY SEWERS

Sanitary sewer facilities shall be provided and installed in accordance with specifications, as required by the township engineer and the Logan Township M.U.A. Said sanitary sewer facilities shall be designed and installed for either immediate or future connection with a public sanitary sewer system approved by the New Jersey Department of Environmental Protection, the township engineer and the Logan Township M.U.A.

In areas where a public sanitary sewer system does not exist or is not expected to be provided within a reasonable period of time -- in the opinion of the Planning Board -- the Board may wave the requirement that sanitary sewer facilities be installed in interconnection with a public sewer system.

Except when restricted by environmental conditions, all individual, on-site septic systems may be installed within the front yard of the lots, or in an area approved by the building inspector, in order to facilitate the eventual connection of the system to public facilities.

## SECTION 22 WATER SUPPLY

Water supply facilities and systems shall be provided and installed in accordance with the specifications of the township engineer and the utility provider, said water supply facilities and systems shall be designed and installed for either immediate or future connection with a public or on-site community water supply facility or system approved by the New Jersey Department of Environmental Protection and the township engineer and the utility provider. In areas where public water supply does not exist or is not expected to be provided within a reasonable period of time -- in the opinion of the Planning Board -- the Board may waive the requirement that water supply facilities be installed to connect~ with public water supply facilities or systems.

In cases where a public water supply. Facility or system is not presently available, and the site of the proposed subdivision is unsuitable and unsafe in terms of public health, for individual on-site water supply facilities, as determined by the New Jersey Department of Environmental Protection or other appropriate local agency, an on-site community water

supply system, approved by the New Jersey Department of Environmental Protection and the township engineer, shall be installed.

Said on-site water supply system facilities for those areas expected to be provided with public water supply facilities or systems within a reasonable period of time.

Fire hydrants shall be as required by township specifications. Operating cap nuts shall be one and one-half (1/2") inches, pentagon. Hydrants shall be equipped with two hose nozzles and one steamer nozzle, the sizes and threads to be in accordance with local fire company requirements. They shall have a provision for a six-inch connection to the main. The valve opening for the hydrant shall be four (4") inches. Valves should be installed between all fire hydrants and the supply mains.

### SECTION 23 ON-SITE FIRE PROTECTION

In rural areas, where no public water supply system is feasible, the developer shall provide an alternate system for available water supply for fire fighting purposes.

The alternate system shall provide for the following:

1. Ready availability of an adequate supply of water on-site.
2. Automatic means of replenishment.
3. A volume of water on-site to satisfy N.F.P.A. Standards on Water and Rural Fire Fighting.
4. An alarm system to indicate the malfunctioning of the system.
5. Be self-contained and not depend on portable pumps, auxiliary generators or other off-site mechanical equipment.
6. The system to be designed as maintenance free as possible, but provisions shall be made for the perpetual maintenance of the system.
7. The system to be acceptable to local fire officials.

These improvements shall be included in required improvements and shall be subject to inspection, performance guarantees, maintenance guarantees and all other regulations governing required municipal improvements.

### SECTION 24 STREET TREES

Wherever possible, the developer shall endeavor to preserve existing trees. Existing trees, when located in reasonable proximity to the street line, may substitute for required new street

tree planting. In other cases, the developer shall consult with the Logan Township Shade Tree Commission, if there is one, or if not, the Gloucester County Agricultural Extension Service. On the advice of such agency, the developer shall propose and execute a street tree planting scheme, providing acceptable species of shade or ornamental trees at least three (3") inches in diameter, measuring three (3') feet above the ground, located in a manner which will result in a minimum of damage to sidewalks or utilities.

## SECTION 25 STREET LIGHTING

Adequate street lighting shall be provided along all proposed new street of a type and at intervals approved by the township engineer. At a minimum, such lighting shall be installed at any street intersection, along pedestrian crosswalks and at any private drive providing access to ten (10) or more parking spaces. Such lighting shall be installed according to the standards approved by the township engineer.

## SECTION 26 STREET SIGNS

Street signs and other warnings, directional, or advisory signs or pavement markings shall be installed as per the directions of the township engineer. Such signs and other markings shall be of a size, color or design specified in the current edition of the "Manual on Uniform Traffic Control Devices", published by the Federal Highway Administration, U.S. Department of Transportation. Off-street signs shall not be lighted with flashing lights. Any light or reflecting light used in connection with such a sign shall not be so located or directed that it may be mistaken for a traffic signal or warning device nor shine directly into adjoining residential buildings or private outdoor areas or interfere with vehicular traffic. All off-street signs, including traffic directional signs, shall be located on the same property with the use to which they are related. In the case of any planned development, the Planning Board may require that deed restrictions, designed to adequately regulate the location, size, materials and construction of signs throughout the planned development to be prepared or filing prior to final approval of the planned development or any stage thereof.

## SECTION 27 OFF-STREET OR ON-SITE IMPROVEMENTS

The following off-street improvements shall be constructed, or an adequate performance guarantee posted assuring their construction. Other sections of this article, prior to the granting of final approval of any major subdivision or site development plan. Any such site development plan. Any such requirements made in connection with minor subdivisions shall be treated as a condition of final approval with an adequate performance guarantee been posted.

### A. Off-Street Parking and Loading

All required off-street parking and loading areas shall be surfaced with a compacted base course of material, thickness and grade, as specified by the township engineer. The thickness of the base course shall be determined on the basis of expected use. All off-street loading areas and all off-street parking areas serving more than one individual use, or providing more than five individual parking spaces, shall be surfaced with asphaltic or portland cement concrete materials and to a thickness specified by the township engineer. In the case of parking bays, only an approved type of porous paving of a type acceptable to the Planning Board may be substituted as the surface course in order to avoid unnecessary surface run-off.

B. Open Space and Recreation Improvements

Any open space or recreational improvements required, which are proposed for dedication to the township or homeowners, shall be constructed or installed according to construction and equipment standards promulgated by the township. Such standards shall be developed by the township engineer and approved by the Logan Township Planning Board. All open space and recreational improvements shall be subject to the posting of adequate performance guarantees, prior to final development approval.

C. Topsoil Protection and Soil Erosion Plan

Any topsoil moved or to be moved during the course of construction for any development shall be utilized on-site and shall be redistributed to provide at least three (3") inches of topsoil cover to all areas of the development not covered by building or paving.

All such disturbed areas shall be stabilized by seeding, planting or sodding according to an approved soil erosion and sediment control plan approved by the Soil Conservation District. In the event that the sod does not contain sufficient amounts of topsoil to provide three (3") inches of cover to all areas of the development, the developer shall supply sufficient amounts to meet this requirement. Where found necessary by the Planning Board, required seeding, sodding, water retention structures, rip-wrapping or other activities necessary to carry out the soil erosion and sedimentation control plan shall be made subject to the provisions of adequate performance and maintenance guarantees, as specified in this article.

D. On-Site Storm Water Management Components

The on-site storm water management components shall have adequate performance and maintenance guarantees posted,

E. Monuments

All monuments are to be of the size and shape required by "The Map Filing Law (1960)", R.S. 46123-9.9 et seq. or other applicable statutes. The location of said monuments is to be per "The Map Filing Law, 46123-9.11 paragraph 'q'."

ARTICLE VI

NOTES

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ARTICLE VI

NOTE 1 – BUFFER LANDSCAPING REQUIREMENTS

1. Purpose

The following are the minimum required buffer areas between the following combinations of land uses. This, however, does not preclude the Planning Board from increasing or waiving these controls given the discovery of unique conditions.

2. Buffer Requirements

- a. Except as set forth below, all buffer areas shall be maintained in a natural state. If previously cleared, the buffer shall be planted with approved trees and shrubs, in a design approved by the Planning Board.

<u>Use</u>	<u>Buffer</u>	<u>Use</u>
Parking	5 ft.	Residential edge
Non-residential use, i.e.: *Industrial	300 ft.	Residential Building or 100 ft. from the property line, whichever is greater
*Commercial	200 ft.	Residential edge
*Agricultural	200 ft.	Residential edge

- b. Subject to site plan approval, the spacial buffer for all but industrial parcels in the rear or side yard areas may permit:

- (1) Parking, provided that it does not penetrate more than 50 percent (50%) into the width of the buffer area and does not take up more than twenty percent (20%) of the length of the buffer.
- (2) Parking, penetrating not more than fifty percent (50%) into the width of the buffer area and no more than sixty percent (60%) of the length of the buffer, provided that there shall be a landscaped berm wall (BW-4) 4 ft. in height, around the perimeter of said parking area. Such berm walls shall be landscaped with evergreen trees, shrubs and ground covers.
- (3) Recreational uses, provided that such uses do not take up more than fifty percent (50%) of the width of the buffer area or seventy percent (70%) of the length of the buffer area.

3. Minimum sizes for buffer plant materials:
  - a. Evergreen Trees - 6-8 ft.
  - b. Canopy Trees - 12-14 ft., 2 1/2-3 in. caliper
  - c. Ornamental Trees - 8-10 ft.
  - d. Shrubs - 2 2 1/2 ft.

NOTE 2 – CONDITIONS FOR A SINGLE-FAMILY CLUSTER DEVELOPMENT

1. Purpose

To establish the conditional use standards applicable to the development of single-family cluster development in Logan Township.

2. Conditions

- a. Minimum Parcel/tract: 200 acres;
- b. Development must be connected into central public sewer and water utilities;
- c. All buildings and structures shall be designed and constructed in compliance with a themed architectural design;
- d. Adequate community facilities shall be provided to support the new population;
- e. Open space areas shall include upland areas suitable for recreation purposes;
- f. A single family cluster development shall be designed around a village center area containing 1 a school site, designated space for public facilities (eg., recreation), place(s) of worship, community buildings and commercial facilities to serve the needs of the village residents and nearby areas (eg., bank, retail, personal services, etc.)

3. Permitted Uses

- a. Single-family detached residential dwellings.
- b. Parks, playgrounds and recreation areas;
- c. Community buildings
- d. Places of worship.
- e. Governmental uses
- f. Schools
- g. Neighborhood commercial development subject to the N.C. District Area and Bulk Requirements

### NOTE 3 - DRIVE IN BANKS

#### 1. Purpose

The purpose of this section is to establish performance standards for drive-in bank facilities as adjuncts to branch bank buildings.

#### 2. Minimum Requirements

Minimum requirements shall be as follows:

##### a. Area and Bulk Requirements

- (1) Minimum lot size: forty thousand (40,000) square feet.
- (2) Minimum lot width: one hundred fifty (150) feet.
- (3) Maximum lot coverage:
  - (a) By building: ten percent (10%) maximum coverage.
  - (b) By impermeable surface other than building: Sixty percent (60%).
- (4) Minimum building setbacks.

#### 3. Land Use and Development

- a. Front yard: seventy-five (75) feet.
- b. Side yard, each: thirty (30) feet.
- c. Rear yard: thirty (30) feet.

Other regulations minimum buffer requirements established in Note 1, Buffer landscaping Requirements.

#### 4. Parking and Circulation

- a. All drive-in bank facilities shall be designed in such a manner to accommodate generated traffic volume on site for peak-hour traffic projections.
- b. Parking shall be provided for each employee, plus one (1) space per two hundred fifty (250) square feet of building area.

NOTE 4 – FENCES, WALLS AND HEDGES, SUBJECT TO THE FOLLOWING  
MAXIMUM HEIGHT REQUIREMENTS

	<u>Location</u>	<u>Height</u>
1.	<u>Residential Districts</u>	
a.	Solid fences shall be prohibited in any front yard	0
b.	Front yard and street side yard of corner lot.	3 ft.
c.	Side and rear. Yards adjacent to residential uses, except that this limitation shall not apply to living hedges.	6 ft.
d.	Side and rear yards adjacent to non residential uses and arterials, except that this limitation shall not apply to living hedges.	8 ft.
e.	On a corner lot, any yard within the sight triangle	2.5 ft.
2.	<u>Non-Residential Districts</u>	
a.	On a corner lot, any yard within the sight triangle.	2.5 ft.
b.	Side and rear yard.	8 ft.
c.	Front yard – not permitted.	0

NOTE 5 – MEDICAL COMPLEX. NURSING HOME OR CONVALESCENT CENTER

1. Purpose

General nursing and convalescent facilities, other than for mental patients, contagious or infectious diseases or liquor or drug addicts, shall be conditionally permitted in sewerated areas provided that the minimum requirements are met as follows:

2. Minimum Requirements

a. Site Size

There shall be a minimum site size of 3 acres.

b. Site Width

The minimum width of the site shall not be less than 300 feet'

c. Perimeter Setback

A perimeter setback of 35 feet shall be provided under the entire perimeter of the site. No parking or accessory buildings may be located within this area, In cases where the boundaries of the subject use abut a Residential District or use, the perimeter setback shall be increased to 50 feet along the area abutting the Residential District or use.

d. Lot Coverage

The percentage of the site which may be covered by all principal and accessory structures shall not exceed 20%.

e. Height of Structures

Principal structures shall not exceed 2 ½ stories or 35 feet. Accessory structures shall not exceed 1 story or 15 feet.

f. On- Site Parking

Paved on-site parking facilities shall be provided as defined in this ordinance and as follows:

- (1) One on-site parking space for each staff doctor.
- (2) One on-site parking space for each 3 nurses or other full-time employees.
- (3) One parking space for each 3 beds in the medical complex.

g. Distance Between Buildings

The distance between the side wall of one principal building and the front, rear or side walls of any adjoining principal or accessory building shall not be less than 35 feet.

h. Outdoor Sitting Areas

Outdoor sitting areas for patients shall be provided which are well, defined by walls, fences, hedges or other plantings designed to impart a sense of containment or security and to provide group privacy. Such sitting areas shall be provided with paved areas of adequate size to provide space for small groups of wheelchairs and garden furniture.

i. Night Lighting

Night lighting shall be provided for the safe and convenient use of streets, driveways, parking areas, walks, steps and other facilities.

j. Landscaping

In addition to the standards set forth in Note 21, the following landscape elements shall be provided:

- (1) All open areas other than those improved as or used for parking, loading, group recreation purposes and pedestrian and vehicular circulation shall be graded, planted; landscaped and properly maintained. Five percent (5%) of the total landscaped areas shall be screened on their periphery by means of an evergreen planting, a fence or decorative masonry wall having a height of 4 1/2 feet.
- (2) Where the subject use abuts a Residential District or where any portion of the rear of the structures is visible from any nearby street, then the following landscape controls shall apply to preclude any objectionable view  
Evergreen trees, a minimum of 6 feet tall, shall be planted in double alternating rows in a strip of at least 10 feet wide. such landscaping shall be sufficiently dense at the time of planting to mask the above noted portions of the use from view from the street or adjoining property.
- (3) Existing natural tree cover may be substituted for the landscape requirements stipulated herein.

**NOTE 6 – MOTOR VEHICLE SERVICE STATIONS AND REPAIR GARAGES**

1. Purpose

Automobile service stations and repair garages shall be permitted in the Interchange Commercial District, provided that the following minimum requirements are met.

2. Minimum Requirements

- a. such facility shall have a minimum site size of 40,000 square feet, with a minimum width of 200 feet.
- b. The height of a service station shall not exceed 1 story or 25 feet.
- c. There shall be a front yard setback of a minimum of 50 feet 1 2 side yard setbacks of at least 25 feet for each side1 and a rear yard setback of at least 50 feet.

- d. The means of vehicular access and egress at the facility must be clearly defined and controlled to insure safe and efficient operation of the facility and to assure safe integration of automotive traffic with other vehicular and pedestrian traffic.
- e. Exterior lighting shall be arranged so that it is deflected away from adjacent land uses and should be arranged so as not to obstruct or deter the visibility of drivers or pedestrians. No blinking or flashing lighting system shall be permitted.
- f. One paved off-street parking space shall be provided for every full time employee, plus 2 off-street parking spaces for each service bay. Such spaces shall be located in the rear or side yard of the site. Such spaces shall be designed as defined in this ordinance.
- g. Except for gasoline or oil sales, changing of tires and other similar minor automobile servicing, all other repair work shall be carried on in fully enclosed structures.
- h. Outdoor storage of equipment or parts shall not be permitted,
- i. Signs, pennant, flags and all other advertising displays visible or audible from any public right-of-way are prohibited except as allowed under the Sign section of this ordinance.
- j. All gasoline and similar substances shall be stored underground at least 25 feet from any property line other than a street line. No gasoline pump shall be erected within 20 feet of any street or property, line. All gasoline or petroleum storage service tanks shall be pressure tested at installation and every five (5) years thereafter and a sworn statement shall be submitted to the township stating that the tank is watertight.
- k. Landscaping shall be provided along the width of the front property line, exclusive of driveways, in a strip of a least 10 feet wide. Such landscaping shall consist of low growing shrubs. Whenever the rear of the site or structure may be viewed from a Residential District or from an adjoining street then a landscaped buffer strip shall be provided extending along the rear property line pursuant to standards defined in Note 4, Buffer Landscaping Requirements.

NOTE 7 – NEW AND USED MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENTS

1. Purpose

Automobile sales and service establishments shall be permitted in the Interchange Commercial District, provided that 1 new car sales and service establishments operating as a manufacturer's franchise and represented new car automotive sales establishment and used car sales establishments shall be permitted subject to site plan approval by the Planning Board.

2. Minimum Requirements

a. Size of Size

The site of an automobile sales and services establishment shall be a minimum of 2 acres of land with a minimum frontage of 150 feet.

b. Height of Building

The height of the principal building of the automobile sales and service establishment shall not exceed 2 1/2 stories or 35 feet.

c. Building coverage

The building and structures constituting an automobile sales and service establishment shall not cover or encompass more than 25 percent of total land area allocated to said establishment.

d. Setbacks

No part of any building shall be closer than 50 feet to the front or rear property line or 25 feet from the side property line, No automobiles shall be displayed closer than 25 feet from the front yard property line.

e. Front Yard Landscaping

A 10 foot wide landscaped buffer strip shall be planted.

f. Automotive service Activity Related to New and Used Car Sales and Service Activity to be Enclosed

All automotive service activities and operations shall be conducted within fully enclosed structures. No commercial gasoline stations shall be permitted. As part of a new or used car sales or service operation of a gasoline-dispensing facility which is an integral part of the said operation and is not

open to the public may be permitted subject to Planning Board approval of the location of these facilities on the site.

g. Entrances and Exits

All service entrances and exits shall be located at the rear or side of the principal building.

h. Lighting

Lighting fixtures illuminating the front yard area of the site shall not exceed 30 feet in height and shall be ornamental and architecturally compatible with the building. Lighting facilities serving the site shall be arranged so as to deflect light downward and not create a glare upon contiguous land uses or streets.

i. Access and Egress for Traffic

There shall be one curb cut permitted along the front property line of the site. All traffic access and egress points shall be so designed pursuant to Article V, Section 18 B.2., Parking Design Standards, to assure the safe circulation of vehicular traffic to and from the site.

j. Fences and Walls

Fences or walls may be erected subject to the conditions set forth in this ordinance.

k. On-Site Parking

There shall be one (1) paved on-site parking space for every full time employee. In addition, there shall be a minimum of 5 customer on-site paved parking spaces. Each paved employee or customer on-site parking space shall be clearly marked and shall be provided as defined in Article V, Parking Design Standards of this Ordinance.

NOTE 8 – PARKING DESIGN CRITERIA, OFF-STREET PARKING SCHEDULE, LOADING SPACE SCHEDULE

1. Purpose

To provide safe, adequate off-street parking for commercial, professional residential uses in Logan Township while preserving the traditional aesthetic visual qualities associated with a rural community.

2. Applicability

In all zones in connection with every industrial, business, institutional, recreational, residential excluding a single-family residents or any other use, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity, off-street parking for automotive and other vehicles in accordance with the requirements set forth herein, such facilities shall be completed prior to issuance of a certificate of occupancy. Applicant shall also meet the requirements of PL 1975, Chapter 221, requiring parking spaces for the handicapped.

3. Setbacks

Unless otherwise permitted under the applicable zoning district regulations, no parking lot shall be located within the minimum front, side and rear yard areas set forth in that district.

4. Size of Parking Spaces

All parking stalls shall be 9' x 18' in size except as specified below:

Handicapped stalls	12' x 18'
Supermarkets	10' x 20'
Handicap stalls at supermarkets	12' x 20'
Parallel parking	8' x 22'
Single unit truck/bus	10' x 45'
Articulating truck	10' x 60'
Convenience. stores	10' x 18'
Compact parking	9' x 15'
Handicap compact parking	12' x 15'
Valet parking	8 ½' x 18'

5. Schedule of Off-Street Parking Requirements

a. Motor Vehicle Parking Requirements

The minimum number of off-street parking spaces with proper access from a street, alley or driveway, for each use in all districts shall be as follows:

<u>Land or Building Use</u>	<u>Minimum Standards</u>
(1) Assembly hall, auditorium, stadium, theater, church	1 space for each 4 seats, or 1 space for each 40 sq. ft. of assembly area if no fixed seating.
(2) Automobile and gasoline service station	1 space for each pump island and service bay plus 1 space for each

Land or Building Use

Minimum Standards

2 office employees.

(3) Boarding, tourist or rooming house

1 space for each rental room plus applicable dwelling unit requirement.

(4) Offices

4 spaces per 1000 sq. ft. of gross floor area of general office space.

5 spaces per 1000 sq. ft. of gross floor area of medical space.

(5) Fast food restaurant

15 spaces per 1000 sq. ft. of gross floor area.

Drive-thru restaurants shall have 6 stacking spaces from the menu board which do not block parking or aisles.

(6) Dwelling: single-family, attached

2 spaces per unit exclusive of garage. Spaces cannot be stacked.

(7) Dwelling: single-family, attached

2 spaces per unit exclusive of garage. Spaces cannot be stacked. The board may allow on-street parking in lieu of off-street if cartway widths are sufficient.

(8) Dwelling: multi-family units

1.5 spaces per 1 bedroom units.

1.8 spaces per 2 bedroom units.

2.0 spaces per 3 bedroom units, all with no reserved stalls.

2.0 spaces per 1 or 2 bedroom units and 2.5 spaces per 3 bedroom units if 1 space is reserved.

(9) Dwelling: adult retirement community

1 space per unit exclusive of garages.

(10) Financial Institutions

4 spaces per each 1000 sq. ft. of

<u>Land or Building Use</u>	<u>Minimum Standards</u> gross floor area.
(11) Hotels, motels, inns	1 space per room, plus 1 space per each 4 restaurant seats or conference room seats, plus 30 spaces for each 1000 sq. ft. of convention area.
(12) Manufacturing	1 space for each 1000 sq. ft. of gross floor area.
(13) Warehousing	1 space for each 5000 sq. ft. of gross floor area.
(14) Nursing homes	1 space for each 3 beds.
(15) Life care/congregate care facilities	½ space for each bed or unit.
(16) Day care, child nursery	0.2 spaces per student licensed plus 1 per employee.
(17) Public or private schools	2 per classroom, but not less than 1 per employee.
(18) Restaurant, tavern	1 space for each 3 seats.
(19) Recreation centers	1 space for each 500 sq. ft. of gross floor area.
(20) Retail business	4.5 spaces for each 1000 sq. ft. of gross floor area under 600,000 sq. ft.  Centers over 600,000 sq. ft. of gross floor area shall have 5 spaces per 1000 sq. ft.
(21) Supermarket	5 spaces for each 1000 sq. ft. of gross floor area.
(22) Swimming clubs	1 space per 3 memberships.
(23) Funeral homes	1 space for each 60 sq. ft. of floor area available for seating

Land or Building Use

Minimum Standards

accommodations, plus 1 space for each funeral vehicle to be housed at the site.

(24) Uses not specified

As determined by the Planning Board.

6. Schedule of Off-Street Loading Requirements

- a. For retail stores, shopping centers, hotels, restaurants, and general retail service.
  - (1) Up to 50 1 000 sq. ft. - 1 loading area optional.
  - (2) Over 50,000 sq. ft., and for each 50,000 sq. ft. or fraction thereof- 1 loading area.
- b. For office buildings, schools, places of public assembly, multi-family units - 1 loading area for each building directly in front of the main entrance, designed not to be confused with a parking space and not to block other parking or aisles.
- c. For industrial sites, unless the user can demonstrate specific needs - 1 berth for each 20,000 sq. ft. up to 60,000 sq. ft., thence 1 space for each 50,000 sq. ft. or fraction thereof.

7. Supplementary Space Requirements Applying to Motor Vehicle Parking and Off-Street Loading

a. Shared Parking

When mixed uses are provided on the same site, the sum of the individual uses are required to be provided unless the applicant can demonstrate to the board a shared parking supply in accordance with the urban Land Institute's Shared Parking standards.

b. Compact car Parking

Parking for compact cars may be provided at office buildings, industrial sites and other employee parking areas at up to 25% of the required parking supply. All compact parking stalls must be grouped and appropriated signed.

c. Waiver of Parking and Off-Street and Unloading Requirements

- (1) Excess Space

Where it can be demonstrated, at the time of Planning Board review, the parking and/or loading and unloading requirements of this article will result in more parking spaces than actual needs require, the Planning Board may permit a portion of the proposed parking and/or loading areas to remain unpaved but landscaped. Such unpaved area shall remain reserved for such future facilities needs and, if conditions in use or actual operation of the proposed use vary, the Planning Board may require such unpaved space to be paved.

d. Use Change Affecting Parking Needs

Whenever after the date of this ordinance there is a change in the number of employees or business visitors or in the lawful use of the premises or in any other unit of measurement specified herein and whenever such change creates a need for an increase in more than twenty percent (20%) of the number of off-street parking facilities shall be provided within a reasonable time not to exceed 120 days on the basis of the adjusted needs

8. Landscaping Elements

a. General

A minimum of 15% of all parking areas shall be landscaped. Landscaping shall be located in protected areas, along walkways, in center and end islands, and in all irregular spaces not used for parking.

As shown on Figure VI-3, all overhang areas shall be designed with a hard surface extending the outside edge of the wheel bumper to a distance 3 feet beyond that point.

b. Buffer Strips

There shall be a minimum 10 foot wide buffer strip planted between all parking areas and adjacent land uses. This buffer shall be increased to a minimum of 20 ft between incompatible land uses (i.e., commercial parking/residential).

Buffer strips may consist of native plant materials, or a combination of native plant materials and structural materials, planted in a fashion that the buffer reduces glare, air and noise pollution and soil erosion.

c. Islands

- (1) Landscaped islands shall be placed at a minimum between every tenth (10th) parking stall. These islands shall also be placed at the end of every row of parking stalls as a traffic control device.
- (2) Islands shall be a minimum of 10 feet in width and curbed.
- (3) Islands shall be landscaped and contain one canopy tree 2-3 inches in caliper, 15 feet from the head (interior edge) of the adjacent parking stall. Where an island adjoins 2 stalls placed head to head, a canopy tree (2-3 inch caliper) shall be placed along the centerline between the stalls. The balance of the island shall be landscaped using a combination of shrubs (not to exceed 3 feet in height) and ground cover materials.

d. Entry/Exit Plantings

Within the sight triangle of all points of entry or exit from a parking area, shrubbery, not to exceed 3 ft. in height, shall be planted and maintained.

9. Lighting

Lighting standards for parking lots shall be as follows.

- a. All lighting shall be designed, oriented and selected to prevent glare upon surrounding properties or roadways.
- b. The maximum height for any light standards shall not exceed 25 feet.
- c. Pedestrian oriented lighting shall be low or mushroom type standards located along pedestrian routes, bike paths, recreation areas, etc.
- d. Lighting intensity standards shall be as follows:
  - (1) Parking areas 1.5. foot candles throughout.
  - (2) At property lines, maximum intensity 1.0. foot candles.
  - (3) All other lighting shall be based upon acceptable industry standards.

10. Signs

- a. Directional signs indicating access and egress points are permitted, provided that:
  - (1) Only one entrance freestanding sign may be erected at each driveway which provides a means of ingress for the off-street parking facilities on the premises.

- (2) Such entrance signs shall related only the name of the use or facility and appropriate traffic instructions shall not exceed 10 sq. ft, in area for each two faces and shall be mounted so as not to obstruct vision for a height of 5 ft, above ground level and shall not exceed 11 ft, in height.
- (3) In such cases as directional entrance signs are located within a buffer area, said signs shall not exceed 15 sq. ft, for each of two faces.
- (4) Such exit signs shall not exceed 10 ft, in area; shall not obstruct vision for a height of 3 ft. above ground level; and shall not exceed 11 ft. in height.
- (5) Not more than one exit sign shall be erected in conjunction with each drive way which provides egress from the premises, which is located within the required buffer area.

NOTE 9 – PLACES OF WORSHIP

1. Purpose

Places of worship shall be permitted in all residential districts.

2. Minimum Requirements

a. Minimum Lot Size

A place of worship shall have a minimum lot size of 1 acre, with a minimum lot frontage of 150 ft,

b. Maximum Allowable Height

A place of worship may be built to a maximum height of 45 ft., provided that the number of stories at any point along the periphery of such building shall not exceed 2 stories or 35 ft.

c. Distance of Building From Property Line Other Than Street Lines

No building or part thereof shall be erected nearer than a distance equal to 1/2 times the height of such building to any property line other than a street line.

d. Building Coverage As a Percentage of Lot Area

All necessary buildings shall be located on the same lot as the principal buildings, and the sum of all areas covered by all principal and accessory buildings shall not exceed 30 percent (30%) of the area of the lot.

e. Landscaping

In all cases where the subject building abuts any property line other than a street line, there shall be a landscaped buffer strip of at least 10 ft, in depth. Such buffer area shall be planted with evergreen trees in double alternating rows and shrubs which substantially screen, at the time of planting, one area from the other. Such evergreen trees shall be a minimum height of 4 ft. at time of planting. The front and side areas of the building site, exclusive of walks and driveways shall be landscaped with trees and shrubs if no natural tree cover exists.

f. Parking

There shall be one off-street paved parking space for every four seats in the church auditorium. No off-street parking shall be allowed in the front or side yard areas of the lot. The perimeter of each parking area shall be landscaped with evergreen shrubs and trees to substantially screen this area from view.

g. Exterior Signs

Each piece of worship shall be permitted to maintain an exterior bulletin board with an area of not more than 10 sq. ft.

## NOTE 10 – PLANNED COMMERCIAL DEVELOPMENT

### 1. Purpose

The purpose of a Planned Commercial Development is to encourage comprehensively planned commercial development along selected arterials. The design process is intended to include, but not be limited to, land use planning, building orientation, traffic planning, landscape design, site design, energy planning and architectural design to achieve a comprehensively planned commercial facility. The Planned Commercial Development is not intended to allow strip retail or shopping centers as permitted uses.

Applicants utilizing this Section are encouraged to present innovations in design that consider existing and surrounding site conditions. Furthermore, inclusion of this alternative is specifically incorporated to preclude conventional commercial sprawl along the major arteries of the Township and concentrate them in a fashion that would allow accessibility, identity, travel control, etc.

## 2. Conditions for Planned Commercial Development

The following are prerequisite conditions for considerations of a Planned Commercial Development:

- a. Any tract of land so developed shall be in one ownership, or in case of multiple or contiguous ownership of the tract, it shall be developed according to a single plan with common authority and common responsibility.
- b. In order to qualify as a Planned Commercial Development, the development shall provide for a minimum of 20 contiguous acres.
- c. All of the tract must lie in either I.C. or R.C. Districts.
- d. A Planned Commercial Development must be accommodated by an Environmental Impact Statement.

## 3. Uses

The following uses are permitted in a Planned Commercial Development provided they are designed as part of a comprehensively planned system of buildings linked by open space.

- a. Fully enclosed restaurants and drinking establishments.
- b. Banks
- c. Office Buildings
- d. Health and exercise facilities and/or clubs
- e. Day nurseries and/or day care facilities
- f. Personnel training centers.
- g. Hotels-Hotels
- h. Recreational facilities, outdoor or indoor

### Accessory Uses

Any accessory use and building reasonably and customarily incidental to any of the principal uses permitted herein provided that such accessory buildings do not create conditions detrimental to the health, safety or general welfare of the community, nor impact the overall design intent of the Planned Commercial Development.

## 4. Permitted Locations

Planned Commercial Developments are permitted in the following zones:

- a. I.C., R.C.

5. Sewer Availability

Planned Commercial Developments are subject to sewer availability as defined in this ordinance.

6. Area and Bulk Requirements

- a. Minimum Lot Size: The minimum site size for a Planned Commercial Development shall not be less than 20 acres of developable land.
- b. Minimum Lot Width: The minimum site width shall be no less than 500 feet frontage on a highway from which direct access is available.
- c. Lot Depth: Not applicable.
- d. Setbacks
  - (1) A minimum perimeter setback of 75 ft. shall be provided along the entire property line unless as otherwise noted herein.
  - (2) A 200 foot setback shall be required from all roadway property lines except in cases where buildings are sited with their greatest depth at right angles to the road frontage and have a minimum width of open space between parallel buildings of a least 2 times the width of the widest part of the building facing the road. In such cases the setback shall be 100 ft. In no case, however, shall the minimum width be less than 150 ft. between parallel buildings.
    - a. For every building having a length of 100 ft. there shall be a beamed landscape area for every 50 ft. of building length. Such beamed landscape are shall not be less than 30 ft. long, 10 - 20 ft, wide and 4 - 6 ft. high at its center. The subject area shall, at a minimum, be landscaped with:
      - \* 3 canopy trees (1)
      - \* 8 understory trees (2)
      - \* 20 shrubs (3)
- e. Buffer Relationships of Commercial Uses to Residential Uses

For any planned Commercial Development abutting a Residential District or use there shall be established a minimum buffer area of 200 ft.

- (1) See standards for canopy trees, Buffer Areas
  - (2) Such trees shall be a minimum of 4 - 6 ft high at time of planting.
  - (3) such plant material shall be at least 40% maturity at time of planting
- f. Height: The height of any building constructed in a Planned Commercial Development shall not exceed 40 ft. or 4 stories.
- g. Building Length: The building length should not exceed 100 ft in any one direction from a point of linkage. That point of linkage shall be defined as any elements including, but not limited to the following:
- (1) A circulation element
  - (2) Public access
  - (3) A pass-through (from one side of the building to the other side of the building via a public access system).
  - (4) A 15 foot offset for the height of the building.
  - (5) A pedestrian arcade system providing all weather access and egress from various points of the building and along its various accesses.
- h. Distance Between Buildings on the Same Site or Lot: The distance between two or more buildings on the same site or lot shall not extend closer than 50 ft. at the closest point.
- i. Size of Principal Buildings: The size of the principal buildings shall not be less than 2,500 sq. ft. except for hotels and motels where the size of the individual rooms shall have not less than 50 units.
- j. Open Space: Notwithstanding any other provisions of this ordinance, a minimum of 25% of the land area of any parcel developed within this district shall be open space consisting of plantings, lawn area, existing natural vegetation or combination thereof.

The developable open space shall consist of planned recreational area consisting of sitting, walking and gathering places, pavilions, etc. The intent is to provide such open space amenities for employees and use of the planned commercial development. Such facilities shall be developed in a parklike setting and distributed evenly among the clusters of buildings throughout the project. The intent herein is to create a campus like setting for commercial buildings.

## 7. Other Regulations

- a. Each Planned commercial Development shall have a consolidated, internal circulation system for pedestrians, automobiles, trucks, and bicycles to service each building or group of buildings within the complex. such internal

circulation system shall serve to organize the flow of internal traffic and to promote its orderly integration into the township circulation system. Each Planned Commercial Development shall no more than two ingress and egress lanes to any one highway or street.

- b. For all uses within this district, one on-site, off-street loading area 14 ft. wide by 35 ft. long for each 10,000 sq. ft. floor area or part thereof shall be provided.

All loading areas shall be located at the rear of commercial facilities with access and egress routes that do not impair the circulation of passenger vehicles.

All loading areas shall be designed to be completely screened from view utilizing a combination of fencing, beaming, and landscaping.

- c. All other regulations applicable to the district in which the development is located, except as noted in this Appendix, shall apply to Planned Commercial Developments.

#### NOTE 11 – PLANNED MARINE DEVELOPMENT

##### 1. Purpose

The standards of this section have been developed to framework for the design and development of marine oriented planned developments in Logan Township.

##### 2. Uses Permitted

###### a. Residential Uses

- (1) Single-family detached dwellings
- (2) Townhouses
- (3) Condominiums/apartments
- (4) Accessory buildings or uses

###### b. Non-Residential

- (1) Marinas
- (2) Marine repair/storage facilities
- (3) Boat building
- (4) Restaurants
- (5) Retail commercial facilities consisting primarily of marine oriented goods and services and facilities to support permitted residential uses.
- (6) Public utility substations

### 3. General Design Standards

- a. Min. tract area - 150 acres in the MC District; 250 in the MC-R District
- b. Min. frontage tract - 100 ft. on a public street
- c. Min. common open space - 25% of tract exclusive of stormwater management facilities and wetlands areas
- d. Perimeter setbacks:
  - (1) 40 ft. from any property line
  - (2) 150 ft. from any arterial roads
- e. Parking and loading – shall be provided pursuant to the standards of Note 8.
- f. Maximum non-residential building height – 38 ft.
- g. Maximum non-residential area – 20% of the upland area of the site
- h. Planned marine developments must be connected into the municipal water and sewer systems.

### 4. Residential Design Standards

- a. Density: 4 DU/AC of the net area designated for residential development
- b. Max. Building Height: 3 St/40 ft.
- c. Max. Building Length:
  - (1) Townhouses or townhouse/flat combinations-175 ft.
  - (2) Condominiums/apartments - 120 ft.
- d. Minimum Building Offsets:
  - (1) Multi-family buildings
    - (a) Townhouses - 4 ft, every third unit
    - (b) Condominiums/apartments - 4 ft, every second unit.
    - (c) Single-family - a 5 ft. change in the front yard setback shall be provided every second unit.
- e. Building Spacing Multi-Family Units:
  - (1) End wall/end wall - 35 ft.
  - (2) End wall/end wall - 50 ft.
  - (3) Front or rear wall/front or rear wall - 75 ft.
  - (4) Building face/parking or street - 25 ft.
- f. Single-Family Standards:
  - (1) Min. lot area - 500 sq. ft,
  - (2) Min. lot width - 50 ft.
  - (3) Min. yard setbacks:
    - (a) Front - 25 ft.
    - (b) Side (combined) - 15 ft.
    - (c) Rear - 30 ft
    - (d) Accessory structures - 5 ft. side, 5 ft. rear
- g. Minimum Privacy Area/Unit:
  - (1) Townhouses - 300 sq. ft.
  - (2) Condominium/Apartments:
    - (a) Ground floor - 300 sq. ft.

(b) 2nd or 3rd floors - 150 sq. ft.

5. General Standards for a Planned Marine Development

- a. There should be minimum disturbance to the natural features of the site. Development shall be designed to minimize the need to clear and regrade the site.
- b. A comprehensive traffic and circulation plan shall be developed integrating all elements of the development. The traffic and circulation plan shall create a separation of pedestrian and vehicular circulation, ranging between 20 and 40 units.
- c. Residential units should be developed in clusters, supported by recreational and community facilities. Residential clusters shall be separated by greenbelt open space areas.
- d. All buildings and structures in a planned marina development shall have a common architectural theme(s) reflected in design, materials, style, signs, lighting, etc.
- e. A minimum of 20% of all non-residential parcels shall be landscaped, pursuant to the standards of Note 23.
- f. Landscaped buffers shall be provided between residential and non-residential uses, pursuant to Note 1.
- g. Development shall be designed to minimize the need to clear and regrade the site by utilizing existing topographic features.

NOTE 12 – PRIVATE SWIMMING POOLS

Private swimming pools, intended for use of the building residents, provided:

1. That the fenced edge of the pool shall be at a minimum five (5) feet from all property lines;
2. That adequate fencing, with lock, shall be utilized to prevent unauthorized use. Such fencing shall surround the pool itself, or the yard in which it is located and shall be at a four (4) foot minimum height;
3. That pool lighting shall be designed and located to prevent glare on contiguous properties.

NOTE 13 – PROFESSIONAL OFFICES FOR ONE PROFESSIONAL

Professional offices, for one professional, shall be permitted as an accessory use to residential dwelling provided:

1. That the professional use shall be clearly incidental to the residential use of the dwelling unit and shall not change the essential character of the dwelling.
2. That the professional use shall not constitute more than 30 percent of the building's floor area.
3. That the office shall be for the exclusive use of the professional who resides on the premises and not more than 2 employees,
4. That no external alteration inconsistent with the residential use of the dwelling unit shall be permitted.
5. That no storage of materials or products shall be permitted outside the dwelling unit and that no display or products shall be visible from outside the building.
6. That no more than one name plate or sign of 2 sq. ft. or less shall be permitted. such sign may be attached to the residence or may be mounted on a signpost. Such free-standing sign shall:
  - a. be set back from the street right-of-way a minimum of 8 feet;
  - b. not exceed the permitted height of 5 feet;
  - c. have no moving parts or flashing effect and have an external light source properly focused upon the sign itself to prevent glare;
  - d. be kept in good repair
7. There shall be one off-street parking space for the professional and each employee, plus one additional space.

NOTE 14 – PUBLIC UTILITY SUBSTATIONS AND PUBLIC SERVICE INFRASTRUCTURE

- A. Public utility substations may be permitted in any zone provided that:
  1. Such facilities shall be subject to the zoning requirements for that district, such as land areas, setbacks, side yards, building heights, and landscaping.
  2. If such facilities are placed in a residential zone, their architectural character shall be residential in nature and shall blend-in harmoniously with the surrounding area.
  3. The subject facilities shall not be open to the general public.
  4. Such facilities shall be necessary to service the surrounding areas.

5. No permanent storage of materials or surplus equipment, except for replacements for the functional equipment within the subject building, shall be permitted in the building or on the lot.

B. Location of Infrastructure

1. New utility distribution lines and telephone lines to locations not presently served by utilities shall be placed underground, except for those lines which are located on or adjacent to active agricultural operations,
2. All electric utility transmission lines shall be located on existing towers or underground to the maximum extent practical.
3. Above-ground generating facilities, switching complexes and pumping stations shall be screened with vegetation from adjacent uses, in accordance with Note 2.

NOTE 15 – RECREATION FACILITY DESIGN STANDARDS

A. Tot Lots - Tot lots shall be a minimum size of 4 ft. x 40 ft. and shall contain, as a minimum, the following improvements:

1. Surrounded with a 4 ft. high chain link fence, with the exception of a minimum of one (1) opening for access.
2. Two (2) benches.
3. Ground to be covered with six inches (&") of sand.
4. One (1) swing set.
5. One (1) jungle gym.

B. Tennis Courts - Tennis courts shall be regulation size and shall contain, as a minimum, the following improvements:

1. two and one fourth inch (2 1/4") outside diameter posts, set in concrete, with heavy-duty cotton twine net with canvas binding.
2. The courts shall be surrounded with a twelve foot (12') high chain link fence and buffer plantings, as approved by the Planning board.
3. One (1) bench per court
4. Night lighting

5. The courts shall be paved with two inches (2") of FABC-1 and shall be coated with a colored sealer. This sealer shall be "Laykold", manufactured by Chevron or an equivalent, as approved by the township engineer.
- C. Basketball Courts - Basketball courts shall be a minimum size of thirty-five by sixty feet (35' x 60') and shall contain, as a minimum, the following improvements:
1. Two (2) regulation backstops with nets, one at each end of the 60 ft. dimension.
  2. Courts shall be covered with two inches (2") of FABC-1 over a base, which is acceptable to the township engineer.
- D. Multipurpose Fields - Multipurpose fields shall be a minimum size of two hundred fifty by four hundred twenty feet (250' x 420') and shall contain, as a minimum, the following improvements:
1. Completely grassed field.
  2. Football goalposts made of pipe at each end of the field.
  3. Night lighting.

NOTE 16 - REGIONAL AND DESIGN COMMERCIAL SHOPPING CENTERS

1. Purpose

The purpose of these controls is to set forth standards to guide development of shopping centers in Logan Township.

2. Permitted Uses

The following uses shall be permitted within designated shopping centers:

	<u>Regional S.C.</u>		<u>Design Commercial</u>	
	<u>(1)</u>	<u>(2)</u>	<u>(1)</u>	<u>(3)</u>
a. Retail sales and service establishments		X		X
b. Banks, general business, governmental, finance, utility, insurance and similar professional office.		X		X
c. Restaurants wherein the consumption		X		X

of food dispensed or sold therein or thereby occurs within fully enclosed structure and specifically excluding outdoor counters, drive-ins or curbside service.

d. Personal service establishments or stores, including but not limited to beauty and barber shops and similar businesses.	X	X
e. Minor repair establishments or stores engaging in the repair of televisions, radios, watches, shoes, appliances and other common household and personal object	X	X
f. Motion picture theaters, radio or television studios in fully enclosed structures, excluding any tower apparatus required to service such facilities.	X	X
g. Dry cleaning service establishments providing that such dry cleaning work carried out on the premises is done exclusively in of the retail service function located on the premises.	X	X
h. Motor vehicle tire, battery and accessory sales; new car sales agencies and motor vehicle repairs as an accessory use, but not excluding the sale and display of use cars, except as may be incidental to the operation of a new car sales agency.	X	X
i. Medical and dental offices; clinics and laboratories.	X	X
j. Library or community center for cultural activities.	X	X
k. Retail baking, where baking is undertaken on-site, is an accessory use	X	X

to a retail bakery outlet.

l. Storage and warehouse operations as accessory uses physically connected to permitted used within the shopping center.

X

X

m. Any use of the same general character as any of the above permitted uses when so interpreted by the Planning Board.

X

X

- (1) Each phase of the department stores and associated mall shops are planned and developed and managed as a comprehensive unit, whether or not owned by one or more entities.
- (2) All phases taken together, including ancillary surrounding uses, shall contain, at a minimum, 500,000 sq ft. of floor area and at least 25 separate retail establishments.
- (3) All phases taken together, including ancillary surrounding uses, shall contain, at a minimum, 150,000 sq. ft. of floor area and at least 10 separate retail establishments.

3. Lot Building Controls

a. The retail commercial and service establishments contained i~ any shopping center shall be designed and constructed as one attached architectural unit, including buildings, on-site parking facilities, onsite loading facilities and other requirements, as contained herein.

	<u>Regional S.C.</u>	<u>Design Commercial</u>
b. Site Size - Every shopping center shall have a contiguous site uninterrupted by easements, road-ways or any other element. The minimum site size consisting of developable acreage shall be:	50 acres	20 acres
c. Height of Buildings – No structure shall exceed a height of:	65 ft. or 3 stories	40 ft. or 2 stories
d. Building Coverage of a Lot – All buildings shall not cover more than:	25%	30%

Regional S.C.

Design  
Commercial

e. Perimeter Landscaped Open Space – A minimum perimeter-landscaped open space shall be established along the property line of the subject use. Where any shopping center abuts an existing or proposed residential use, the setback areas shall be increased by 50% and buffered as prescribed after appropriate noise, light and other required tests are performed.

100%

100%

4. Landscaping

Landscaping controls set forth under Note 23, shall be complied with.

5. Signs

Signs shall be provided according to Note 19

6. Off-Street Loading Facilities

Areas for loading and unloading delivery trucks and other vehicles and for refuse collection, fuel and other service vehicles shall be provided and shall be so arranged that they may be used without blocking or interfering with the use of access roads, parking lot driveways or turn-arounds, customer parking spaces or the pedestrian circulation system.

Such facilities shall be located at the rear of the facilities being serviced. Separate loading facilities for retail stores having more than 25,000 sq. ft. and common loading facilities for groups of retail stores of less than 25,000 sq. ft. shall be provided. Stall lengths, widths, clearance heights and maneuvering areas shall be adequate to accommodate 50 ft. length, over-the-road trailers. Truck loading service courts or recessed shipping docks shall be properly screened for public view.

7. Lighting

Adequate lighting shall be provided to all parking areas, loading areas and pedestrian circulation areas and other areas, as required, in accordance with standards set forth for commercial districts of this ordinance.

8. Off-Street Parking

The following parking standards shall be applicable to shopping centers:

- a. There shall be at least four and one-half (4.5) off-street parking spaces for each 1,000 sq. ft. of gross leasable area of stores, up to a total of 600 1 000 sq. ft., with the ratio increasing to 5.0 parking spaces for each 1,000 sq. ft. of gross leasable area of stores in excess of an aggregate 600,000 sq. ft.

9. Utilities and Services

- a. On-Site Utilities and Services - The following on-site utilities and services shall be provided and adequately maintained at the developer's expense,
  - (1) Shopping centers shall be provided with an served by water and public sewer facilities or with acceptable alternatives approved by the Logan Township Utilities Authority and the Board of Health.
  - (2) Provisions for storm drainage (including storm water retention), entrance and access ways (including necessary improvements within the adjacent public rights-of-way) and provisions for trash removal shall comply with design standards and improvement requirements of the Logan Township subdivision and site plan review ordinance.
  - (3) All utility service lines in shopping centers shall be underground.
  - (4) Shopping center premises shall be continuously maintained in a clean, orderly and attractive manner, free of scattered refuse and trash containers for the use of the public shall be placed at convenient locations on the premises and emptied at regular intervals.

10. Project Theme or Motif

All shopping centers shall be designed with an overall theme or motif which is stated in narrative terms and reflected in architectural renderings of the project. The concept of requiring the development of a "theme" is to upgrade the aesthetic qualities of major commercial developments to initiate a "spill-over value" to surrounding land uses.

11. Market Analysis

Any application for a regional planned shopping center shall be accompanied by a detailed market analysis, prepared by a qualified economic consultant which documents the feasibility of the project and also addresses the probable economic impact on existing retail sales centers in the vicinity.

## NOTE 17 – SCHOOLS

Notwithstanding any other provision contained in this ordinance, schools, whether public or private, shall be permitted in all districts.

1. Any school permitted under this subsection shall be a nonprofit organization within the meaning of the Internal Revenue Act and registered effectively as such thereunder.
2. such school shall have as its prime purpose the general education of students in the arts and sciences and shall be licensed by the New Jersey State Board of Education, if license for its operation is required by law.
3. The minimum lot area shall be five (5) acres, plus one (1) acre for each one hundred (100) pupils for whom the school is designed.
4. Any other provision contained in this ordinance notwithstanding, no school building or part thereof shall be erected nearer than a distance equal to three times the height of such building to any property line other than a street line.
5. All accessory buildings shall be located on the same lot as the principal buildings and the sum of all areas covered by all principal and accessory buildings shall not exceed thirty percent (30%) of the area of the lot.
6. No school permitted hereunder shall be a trade school except to the extent that it is part of the public education process.

## NOTE 18 – SEXUALLY ORIENTED BUSINESSES

### 1. Statutory Authorization; Findings of Fact; Purpose and Objectives

#### a. Statutory Authorization

The Legislature of the State of New Jersey has delegated the responsibility to the local governmental units to adopt regulations designed to promote the public health, safety and general welfare of its citizenry. Therefore, the Township Council of Logan Township and the State of New Jersey does ordain as follows.

#### b. Findings of Fact

Sexually oriented business have a deleterious effect on both the existing businesses around them and the surrounding residential areas adjacent to them<sup>1</sup> causing increased crime, especially prostitution adversely affecting property values<sup>1</sup> creating an atmosphere which is inimical to the values of a

significant segment of the township's population; and encouraging residents and businesses to move elsewhere. It is further recognized that sexually oriented business, when located in close proximity to each other, contribute to urban blight and downgrade the quality of life in the adjacent areas.

c. Purpose and Objectives

It is the purpose of this section to regulate sexually oriented business to minimize and control the adverse effects recognized in Subsection 1.b. and to promote the public health, safety and general welfare of the citizens of the township. It is not the purpose of this section to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, nor will this chapter have the effect of restricting or denying such access.

2. Definitions - as used in this section, the following terms shall have the meanings indicated.

- a. Adult Arcade - Any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically or mechanically controlled still- or motion-picture machines, projectors or other image-producing devices are maintained to show images to one (1) person per machine at anyone (1) time and where the images so displayed are distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas.
- b. Adult Bookstore or Adult Video Store - A commercial establishment, which, as one (1) of its principal business purposes, offers for sale or for rental for any form of consideration any one (1) or more of the following:
  - (1) Books magazines, periodicals or other printed materials or photographs, films, motion pictures, videocassettes or video reproductions, slides or other visual representations which depict or describe specified sexual activities or specified
  - (2) Instruments, devices or paraphernalia, which are designed for use in connection with specified sexual activities.
- c. Adult Cabaret - A nightclub, bar, restaurant or similar commercial establishment; which regularly features:
  - (1) Persons who appear in a state of nudity; or
  - (2) Live performances, which are characterized by the exposure of specified anatomical areas or by specified sexual activities,
- d. Adult Motel - A hotel, motel or similar commercial establishment, which offers accommodations to the public for any form of consideration and which:

- (1) Provides patrons with closed-circuit television transmissions, films, motion pictures, videocassettes, slides or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas and has a sign visible from a public right-of-way which advertises the availability of these adult types of photographic reproductions;
  - (2) Offers a sleeping room for rent for a period of time that is less than ten (10) hours; or
  - (3) Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than ten (10) hours.
- e. **Adult Motion-Picture Theater** - A commercial establishment where, for any form of consideration, films, motion pictures, videocassettes, slides or similar photographic reproductions are regularly shown which are characterized by the depiction or description of specified sexual activities or specified anatomical areas. "Adult motion picture theaters" shall meet the seating criteria established for adult theaters (below).
- f. **Adult Theater** - A theater, concert hall, auditorium or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of specified anatomical areas or by specified sexual activities. Seating shall be provided in a design consistent with traditional movie theaters. All sitting areas shall be visible and unobstructed.
- g. **Commercial Display** - The exhibition to the senses of another person for valuable consideration, whether the valuable consideration is paid by the recipient of the exhibition or by another and whether the exhibition occurs at the exhibitor's place of business or elsewhere.
- h. **Nudity or A State of Nudity** - The appearance of a human bare buttocks, anus, male genitals, female genitals or female breasts.
- i. **Obscene Materials** - The definition of obscene materials set for in P.L. 1978, o. 95, as amended by P.L. ~982, c. 211, Sec. 1 (effective December 23, 1982, as N.J.S.A. 2C:34-2), as the same shall be from time to time amended or supplemented, as well as in accordance with and not more strictly than judicial interpretations thereof pursuant to the Constitutions of the United States and of the State of New Jersey finally concluded in courts of jurisdiction sufficient to render decisions on constitutional questions of general application.
- j. **Person** - An individual, proprietorship, partnership, corporation, association or other legal entity.

- k. Sexually Oriented Business - An adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion-picture theater or adult theater.
  - l. Specified Anatomical Areas
    - (1) Less than completely and opaquely covered human genitals, pubic region, buttocks or female breasts below the point immediately above the top of areola; or
    - (2) Human male genitals in a discernable turgid state, even if completely and opaquely covered.
  - m. Specified sexual activities - Includes any of the following:
    - (1) The fondling or other erotic touching of human genitals, pubic region, buttocks or female breasts;
    - (2) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy;
    - (3) Masturbation, actual or simulated; or
    - (4) Excretory functions as part of or in connection with any of the activities set forth in Subsections (1) through (3) of this definition
3. Location of Sexually Oriented Businesses
- a. A person commits an offense if he operates or causes to be operated a sexually oriented business:
    - (1) within one thousand feet (1,000 ft.) of a place of worship;
    - (2) within one thousand feet (1,000 ft.) of any school, whether public or private or within one thousand feet (1,000 ft.) of any school bus stop;
    - (3) within one thousand feet (1,000 ft.) of a boundary of a village residential district;
    - (4) within one thousand feet (1,000 ft.) of any public area, as defined by the Logan Township Development Ordinance;
    - (5) within one thousand feet (1,000 ft.) of any other sexually oriented business;
    - (6) within one thousand feet (1,000 ft.) of a residential use.
  - b. Measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a sexually oriented business is conducted to the nearest property line of the premises of a place of worship, a school, a boundary of a residential district, a public area, a lot devoted to residential use or another sexually oriented business.
  - c. A sexually oriented business, lawfully operating as a conforming uses, is not rendered a non-conforming use by the location, subsequent to the establishment of the sexually oriented business, of a place of worship, school, public area,

residential district or residential to within one thousand feet (1,000 ft.) of the sexually oriented business.

- d. Sexually oriented businesses shall conform to the location and development requirements established in the Logan Township Development Ordinance.

4. Prohibition against commercial display of obscene materials or acts.

A person is in violation of this ordinance if he knowingly conducts or maintains any premises, place or resort as a place where obscene materials, as defined in N.J.S.A. 2C134- 2 and N.J.S.A. 2C134-3, is sold, photographed, manufactured, exhibited or otherwise prepared or shown in violation of N.J.S.A. 2C134-2, N.J.S.A. 2C134-3 AND N.J.S.A. 2C134-4.

5. Enforcement

- a. Any person violating any provision of this section, upon conviction, is punishable by a fine not to exceed one thousand dollars (\$1,000) or a term of imprisonment not to exceed ninety (90) days, or both. In no event shall any person violating this section, upon conviction, receive a fine below the amount of one hundred dollars (\$100).
- b. Each day a sexually oriented business is operating in violation of Subsection 3 of this section shall constitute a separate offense under this section
- c. Each separate film, videocassette or other visual reproduction or each showing of live entertainment, which is displayed to another in violation of Subsection 4 of this section, is a separate offense under this section.

NOTE 19 – SIGN CONTROLS

1. Purpose

It is the intent of these regulations to provide for attractive, coordinated, informative and efficient signing for uses in the township. Each site plan application shall include a sign plan, showing the specific design, location, size, construction and illumination, in compliance with the following regulations

2. General Regulations

The following regulations shall apply to all permitted and pre-existing non-conforming signs:

- a. Only those signs identifying the name, business, occupant, service, address or product offered or sold on the premises shall be permitted to be erected.

Coming events, community bulletin boards and time and temperature signs shall also be permitted.

- b. Signs within the interior of a structure, designed to be seen and read from the exterior, shall be considered as part of any maximum signs area.
- c. Signs attached to a principal structure shall not extend above the roof line of the parapet.
- d. No flashing, moving or apparent moving signs shall be permitted, except for time and temperature and changeable copy displays.
- e. Unless otherwise stipulated in this ordinance, the top of free-standing signs shall not exceed the height limit of principal structures in the zone where located or 25 feet, whichever is less.
- f. Signs, whether permanent or temporary, other than municipal, county or state signs, shall not be erected within the right-of-way of any street or approved sight easements nor shall any sign be located to constitute a traffic hazard.
- g. All temporary signs erected for a special event, such as an election or sale, shall be removed by the advertiser within five days after the event shall have taken place. No permit shall be required for such temporary signs, provided that they do not exceed 32 sq. ft, and provided all temporary signs, other than election signs, shall not remain in place more than four (4) weeks.
- h. Advertising signs shall not be permitted in any zoning district in the township.
- i. Whenever a sign shall become structurally unsafe or endangers the safety of the building or the public, the building inspector shall order such sign be made safe or removed. Such order shall be complied with within ten (10) days of the receipt of such order by the person owning or using the sign, or the owner of the building or premises on which such sign is affixed or erected.
- j. Signs shall not be located closer than the following distances to the street rights-of-way:

<u>Area of Sign</u>	<u>Minimum Distance</u>
Less than 25 square feet	20 feet
26-75 square feet	25 feet
76 or more square feet	30 feet

The Planning Board shall be authorized to waive the strict application of this paragraph if, because of local site conditions, strict adherence would cause

inconvenience to the public or constitute a hazard or be inconsistent with acceptable landscaping design.

- k. The area surrounding ground signs shall be kept neat, clean and landscaped. The tenant, owner or occupant to which the sign applies, shall be responsible for maintaining the condition of the area.
  - l. Directional signs having areas of less than four and one-half square feet (4.5 sq. ft.) are exempt from area and location regulations but shall be shown on an approved site plan and further providing they do not constitute a hazard to the traveling public.
  - m. All signs shall be kept in good repair, which shall include replacement or repair of broken structural elements, casings or faces, maintenance of legibility, and all lighting elements working.
  - n. Any location where business goods are no longer sold or produced or where services are no longer provided shall have 90 days to remove any remaining or derelict on premises signs following notification by the township and at the expense of the owner of such property. Where due written notification has been given by the township and compliance has not been made within the required 90 day period, the township may cause removal of such sign and charge the cost of such removal to the owner.
  - o. Applicant shall also comply with all applicable county, state and federal sign regulations.
  - p. Portable signs shall not be permitted in any zoning district of the township. All signs shall be appropriately anchored.
3. Name Plate and Identification Signs for Single-Family Dwellings

A sign indicating the name or address of the occupant may be permitted, provided that the sign shall be no larger than two square feet (2 sq. ft.). A permitted home occupation may be included with the name of the occupant. Only one sign per dwelling unit is permitted in addition to a mailbox identification sign.

4. Sales or Rental Signs

Signs advertising the sale or rental of the premises upon which they are located may be permitted, provided that:

- (1) The size of any such sale or rental sign shall not exceed eight square feet (8 sq. ft.) The height of any such sign shall not exceed six feet (6 ft.);
- (2) Not more than one sign is placed upon any property;
- (3) such signs shall be promptly removed when premises are sold or rented;

- (4) Developments with four or more homes for sale or industrial or commercial properties may be advertised on a sign not to exceed 32 square feet (32 sq. ft.) in an area eight feet (8 ft.) in height. One such sign shall be permitted on each frontage, if the development fronts on more than one street. All development signs shall be removed with 96 percent (95%) of the lots have been initially sold.

5. Institutional Signs

Signs of schools, colleges, churches and other institutions of a similar public or semi-public nature may be erected and maintained, provided that:

- a. The size of any free-standing sign shall not exceed 30 sq. ft., the height no more than 8 ft., and not more than one such sign is to be placed on a property, unless such property fronts upon more than one street, in which instance a sign may be erected on each frontage.
- b. Signs affixed to the facade of the structure shall be permitted, provided the sign shall not exceed five percent (5%) of the building facade.

6. Signs In Non-Residential Districts for Single-Tenanted and Single-Structure Developments

Business signs may be erected and maintained when in compliance with the following provisions:

- a. The total gross advertising area of all signs, other than free-standing signs, on any one property shall not be greater than five percent (5%) of the area of the building face fronting on the street. The maximum area of all signs, except free-standing signs, shall not exceed 100 sq. ft.
- b. One free-standing sign shall be permitted on any property. The total advertising area shall not exceed five percent (5%) of the building face fronting on the street, but in no event shall it be greater than 100 sq. ft.

7. Signs for Planned Developments, Shopping Centers or Industrial Parks

Shopping centers, industrial parks, planned developments, multi-tenanted structures or multi-structure uses shall be governed by the following regulations:

- a. Each such development shall submit a signing plan to the Planning Board for approval. Such signing plan shall include details on:
  - (1) letter style,
  - (2) lighting,

- (3) color,
  - (4) construction and materials,
  - (5) height of sign,
  - (6) height above grade or below roof line,
  - (7) locations, and
  - (8) standards.
- b. The signing plan shall be based on an integrated design theme to include all of the elements of (1) through (8) above. All of the above elements shall be designed to be in harmony and consistent with each other, the architectural and materials of principal structures and the landscaping plan.

The Planning Board shall determine if a proposed signing plan meets the goals and objectives of this subsection.

- c. The total area of all signs affixed to a structure shall not exceed five percent (5%) of the building facade of the structure. The Planning Board may permit total sign area up to seven percent (7%) of the building facade if, in the Planning Board's judgment, such additional area shall assist in developing a harmonious and integrated sign plan in accordance with the goals and objectives of this subsection.
- d. Only one free-standing sign shall be permitted on any single property, regardless of the number of establishments on the property, except that the Planning Board may authorize an additional freestanding sign if the property has access from more than one public street.

#### NOTE 20 – TREE PRESERVATION TECHNIQUES

1. The preservation of existing trees on a development site shall be a primary component of the landscape plan submitted for that project.

The enclosed drawings indicate the methods to be incorporated for protecting designated trees during and after construction.

The developer shall clearly mark on the site plan and landscape plan trees which are to be preserved. The developer shall mark trees to be preserved on the site with blaze orange engineering tape on the trunk. Snow fencing shall be placed around the trees to be preserved prior to clearing and grading the site. Snow fencing shall be placed at the canopy drip line or six feet (6 ft.) from the tree trunk, whichever is greater, in order to minimize damage to the tree root system.

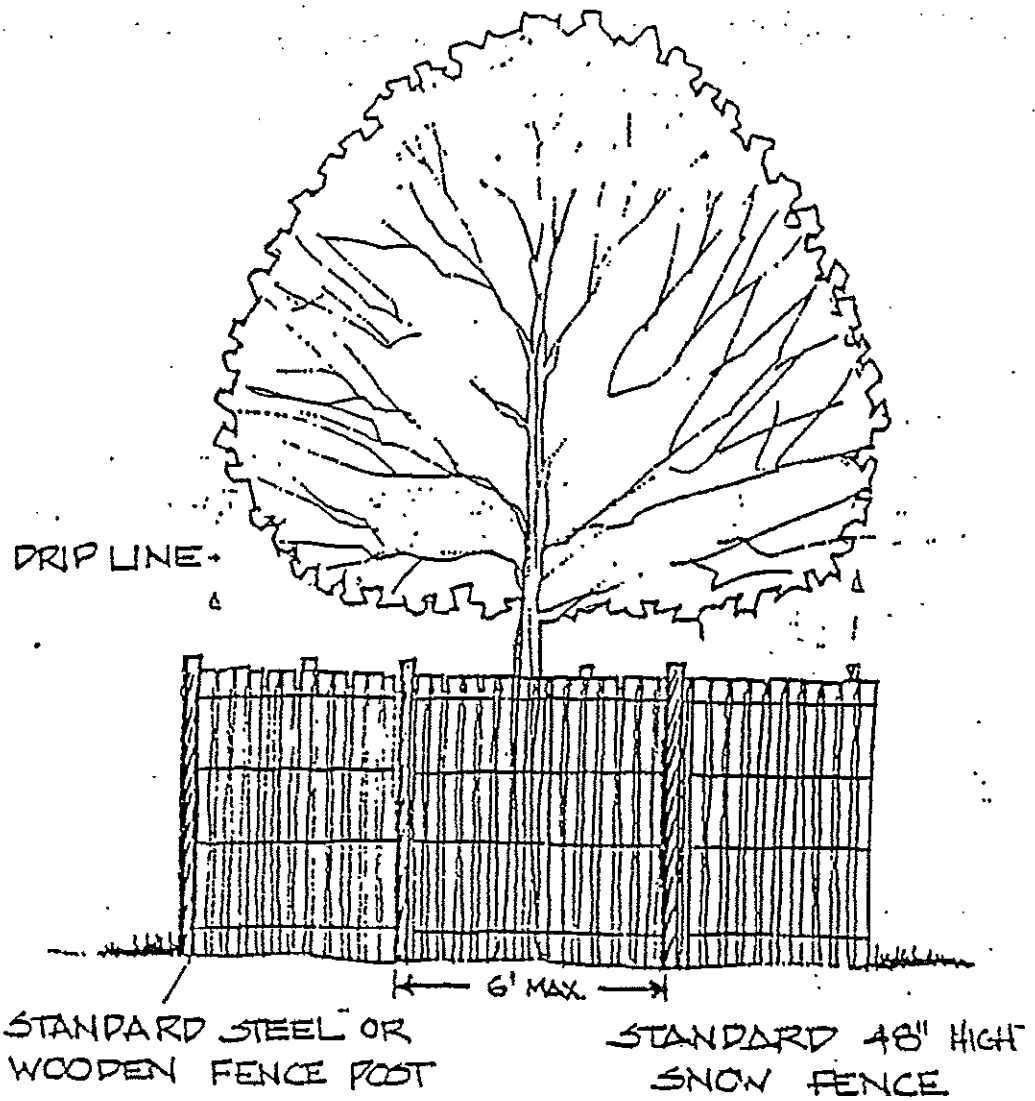


FIGURE 9  
EXISTING TREE PROTECTED BY SNOW FENCE

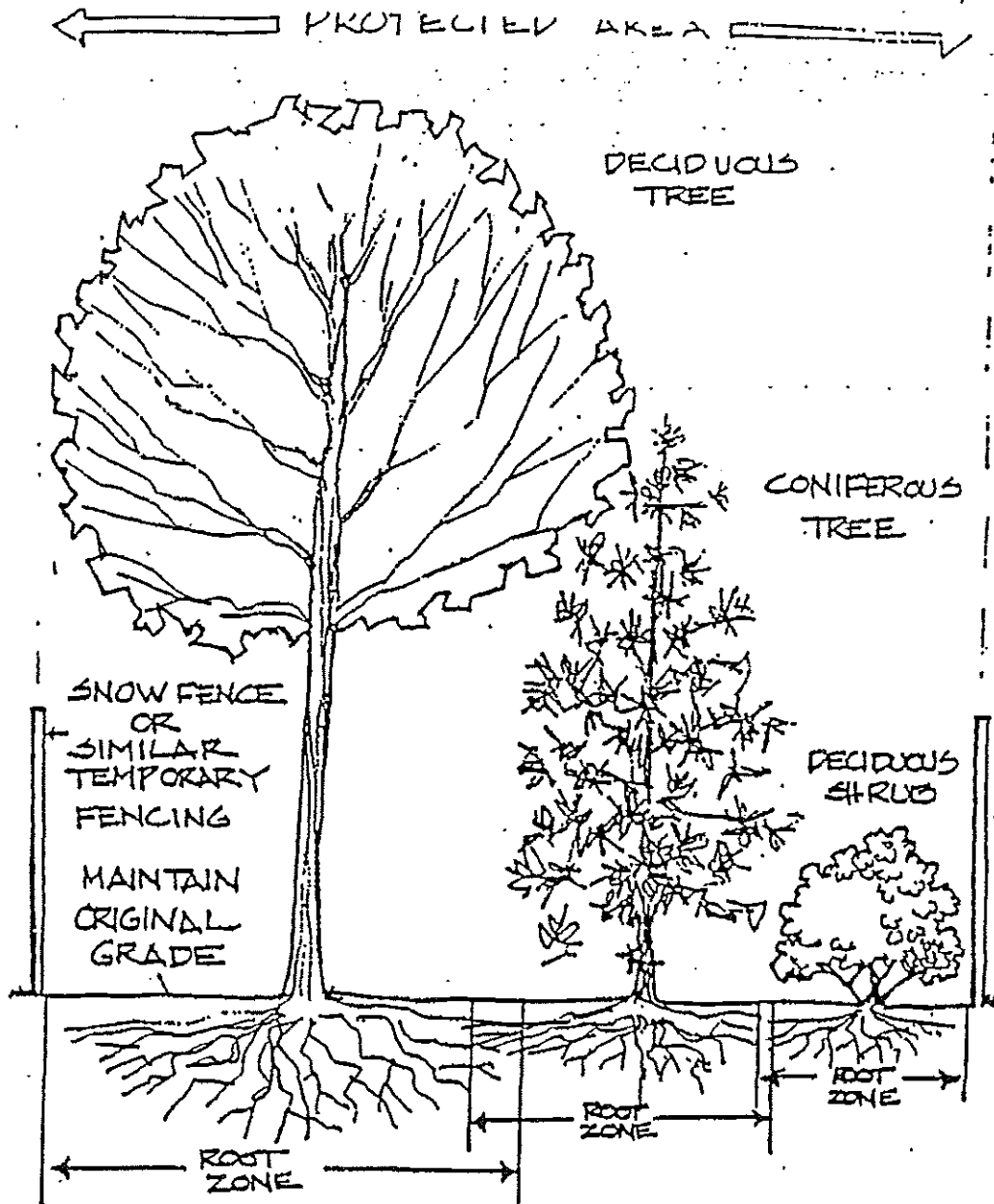


FIGURE 10  
 CROSS-SECTION OF TYPICAL PLANT GROUPING

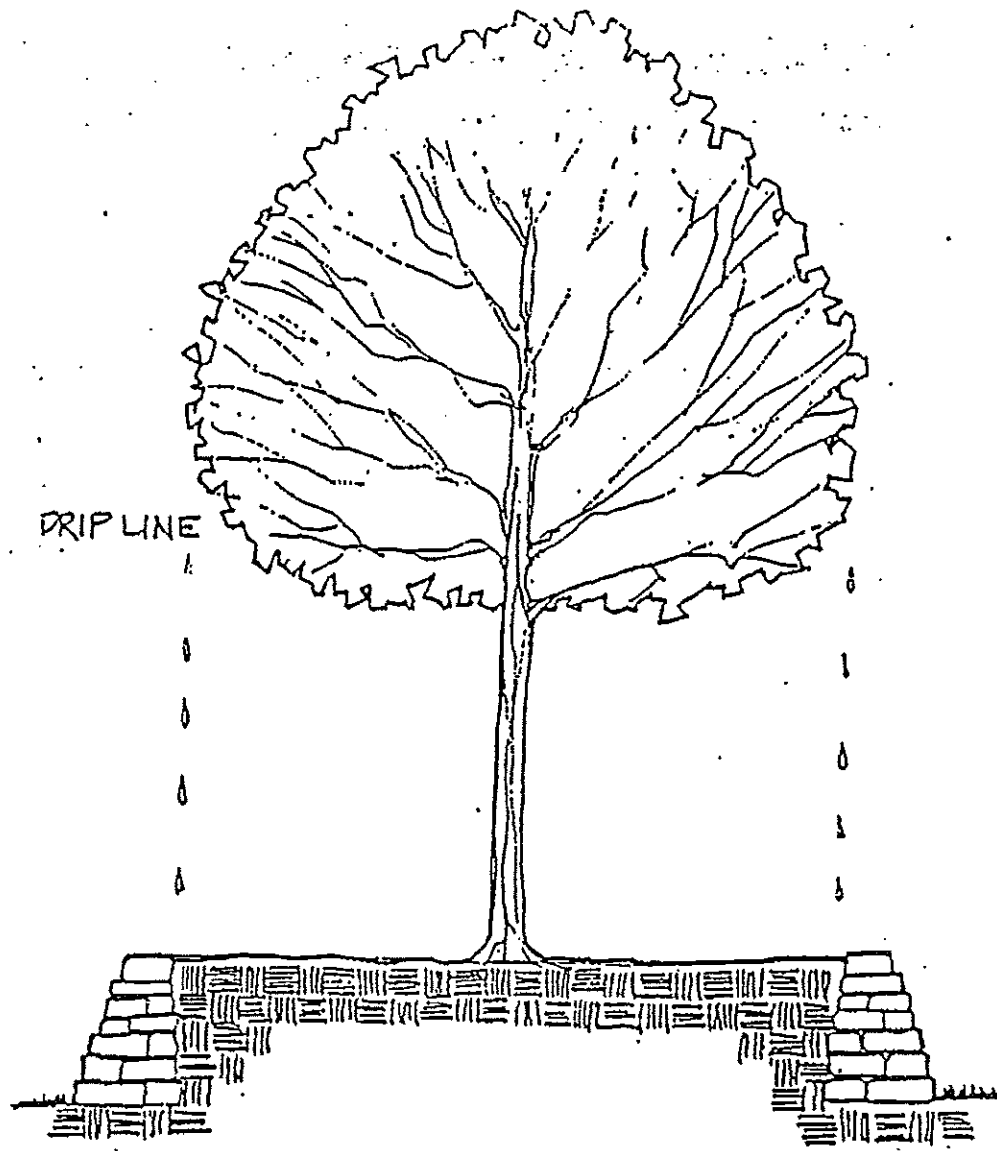


FIGURE 11  
EXISTING TREE IN-CUT PROTECTED BY RETAINING WALL

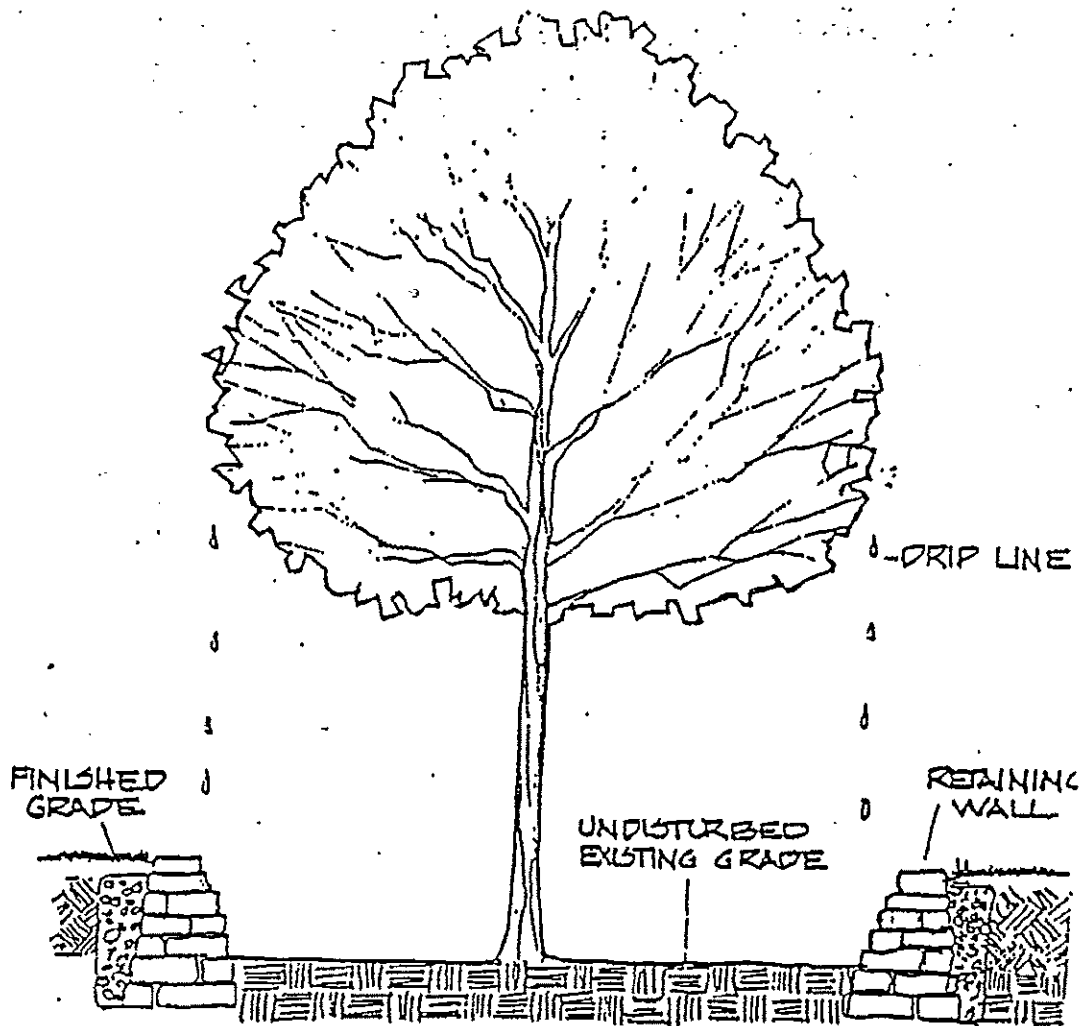


FIGURE 12  
EXISTING TREE IN-FILL PROTECTED BY A WALL

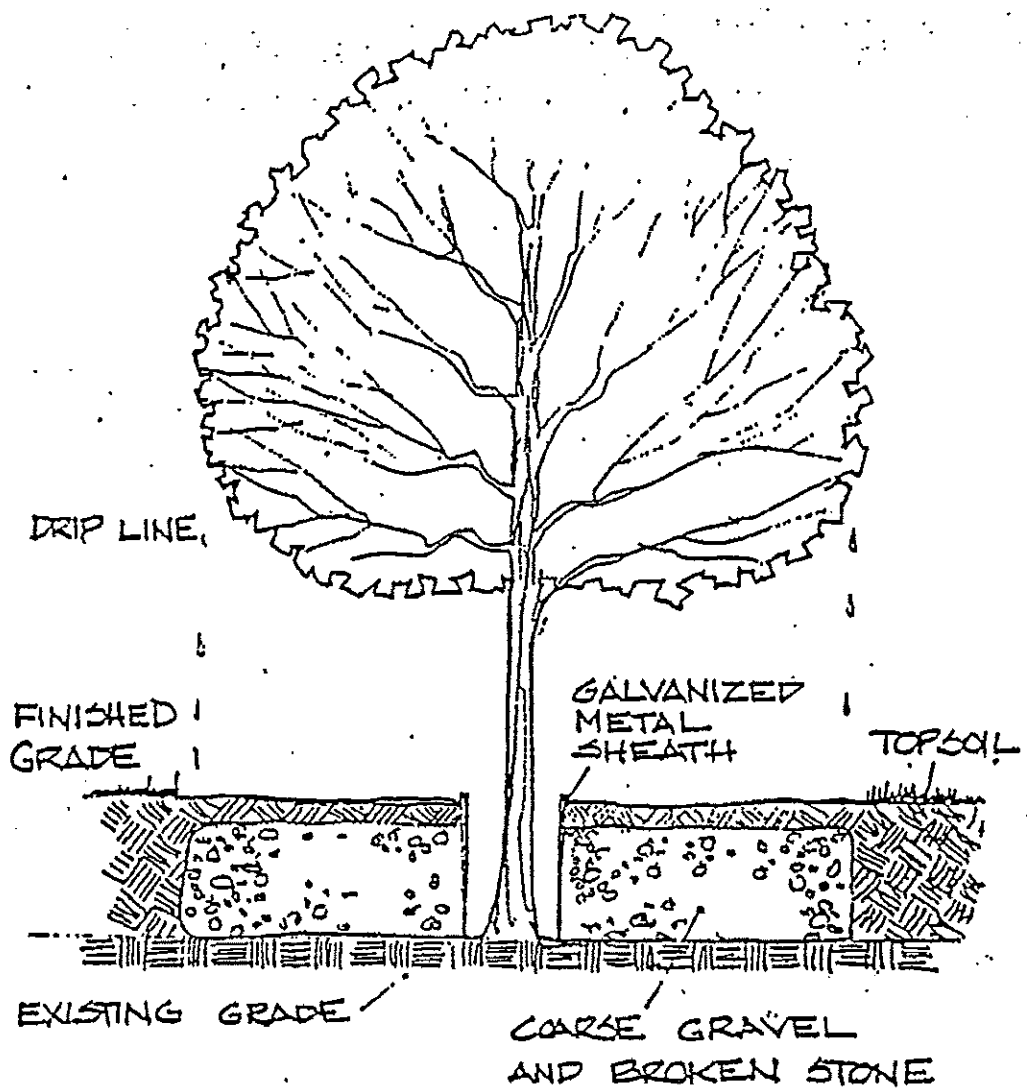


FIGURE 13  
 EXISTING TREE IN-FILL PROTECTED BY COARSE GRAVEL

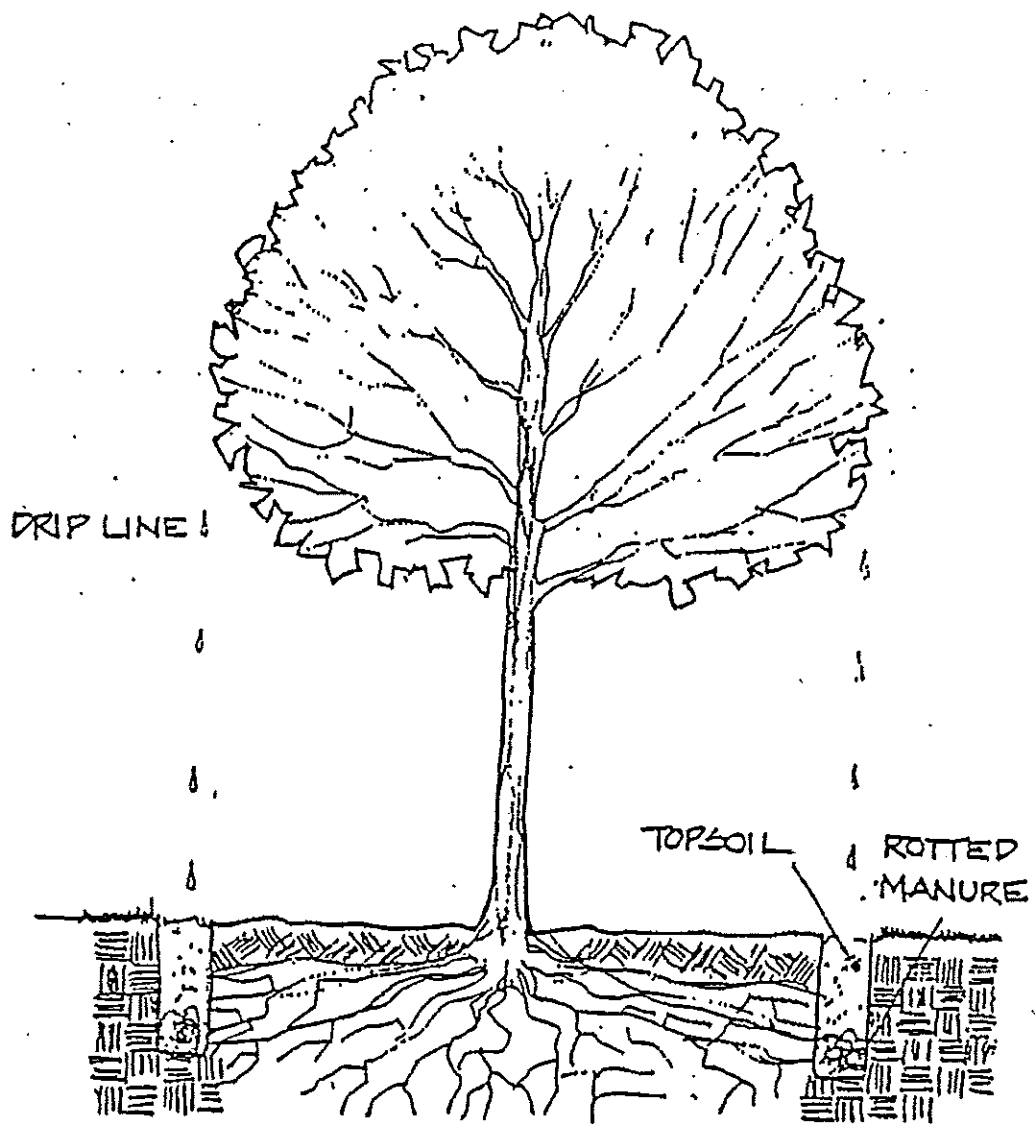


FIGURE 14  
ROOT PRUNING TO INDUCE FIBROUS ROOT SYSTEM AT A LOWER LEVEL

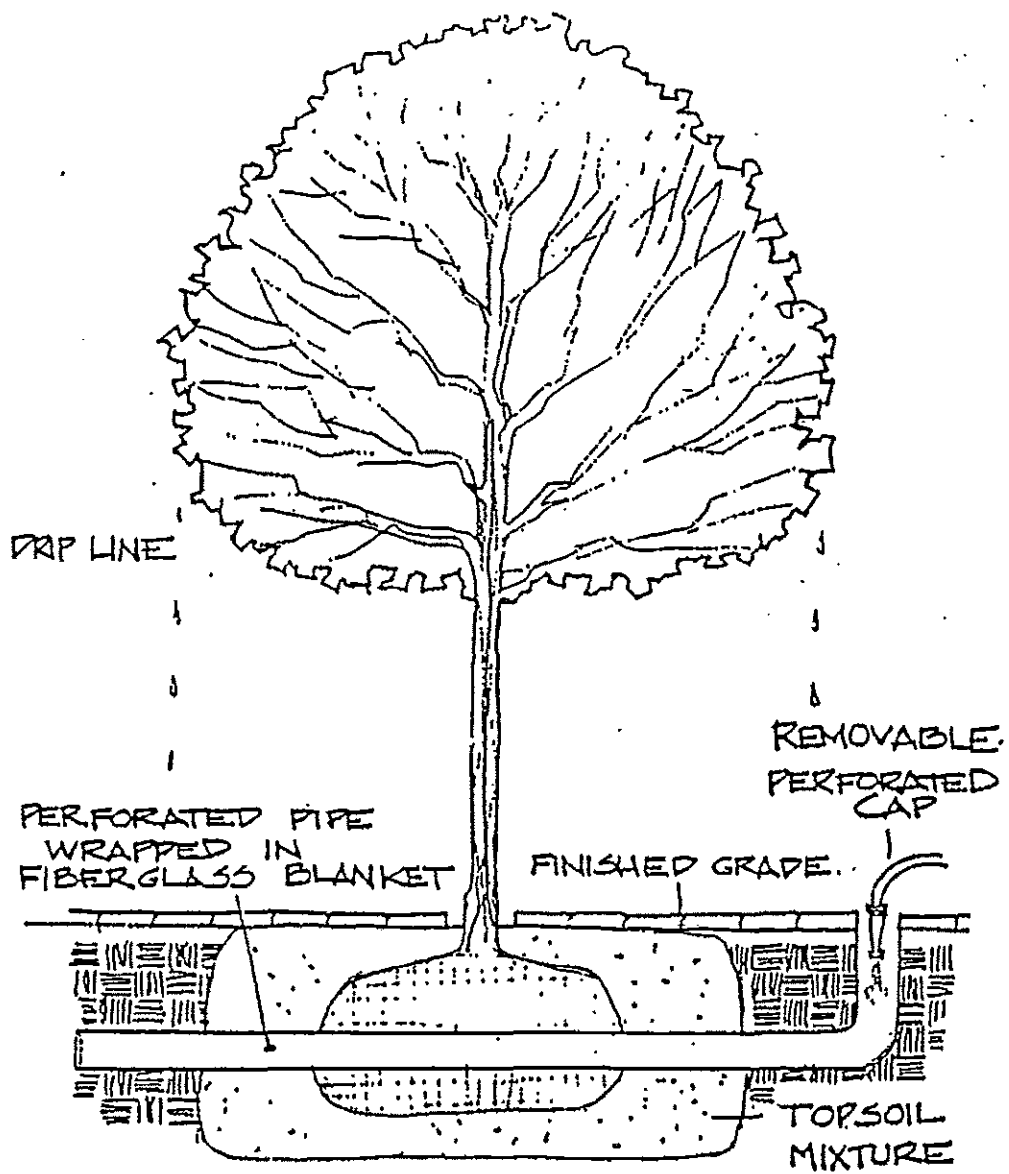


FIGURE 15  
TREE IN PAVEMENT

NOTE 21 – VILLAGE MARINA AND BOAT REPAIR AND STORAGE FACILITIES

1. Purpose

To establish zoning standards for the development of marinas and boat repair and storage facilities in the VR-B zoning Districts along Raccoon Creek.

2. Location

Marinas and boat repair/storage facilities shall be developed on parcels which abut Raccoon Creek.

3. Area and Bulk Requirements

- |  |   |
|--|---|
| a. Minimum Lot Area:                       | 1 Acre without indoor storage, 2 acres with indoor storage                      |
| b. Minimum Lot Width:                      | 100 Feet  |
| c. Minimum Lot Frontage:                   | 100 Feet  |
| d. Minimum Yard Setbacks:                  |   |
| (1) Front:                                 | 30 Feet   |
| (2) Side:                                  | 20 Feet   |
| (3) Rear:                                  | Not Applicable  |
| e. Minimum Setback From Residential Parcel | 30 Feet for office and repair facilities, 100 ft. for indoor storage structures |
| f. Maximum Building Height                 | 2 Stories / 35 Feet   |
| g. Maximum Building Coverage               | 40%   |

4. Parking and Circulation

- a. Parking Requirements: 1 Space/ Boatslip
- b. Parking areas for boat trailers should have reasonably direct access from boat launching areas and should be designed so vehicles do not have to back-up.
- c. Parking areas and circulation aisles may be surfaced by compacted gravel, crushed stone or other porous surface acceptable to the Planning Board.

5. Landscaping

- a. All areas not used for structure, parking or circulation shall be landscaped.
- b. Planted islands and landscaped areas shall be used to define the edges of the various use areas on-site.

- c. Perimeter setback areas shall be landscaped with appropriate evergreen and deciduous buffer areas. Where a marina or boat repair/storage facility abuts an existing residential use, the perimeter setback area shall be planted with evergreen trees, a minimum 6 feet in height, in a double alternating row.

6. Fences

All storage facilities shall be surrounded by vinyl-clad chain link fence or approved alternate at a height of a 6 feet high.

7. Signs

See Note 19.

NOTE 23 – LANDSCAPE STANDARDS

All developments requiring site plan or major subdivision approval are required to submit a detailed landscape plan prepared by a professional landscape designer, or other person permitted under N.J.A.C. 13:41-4.3.

1. Landscaping Objectives and Uses of Plants - Landscape design is an important element in designing a development; accordingly, in site design it has a role greater than just screening and aesthetic functions. The following elements are set forth to identify the areas of landscaping design required as part of any development:
  - a. Architectural Uses - Plants, singly or in groups, form walks, canopies or floors of varying heights and densities creating walls of privacy, plant canopies, plant floors and screenings, guiding vehicular traffic, identifying entries, providing bases for signs and lights, providing breaks in building continuity, etc.
  - b. Engineering Uses – Engineers are concerned with such items as glare, traffic, noise control, soil erosion, minimizing access to unauthorized areas, etc.
  - c. Climate Control Uses - Shade trees, windbreak trees and snow fence plants are examples of plants used for climate control. Commercial uses include shading for walkways, sitting areas, storefronts, snowdrift control along parking lots, shading of handicap parking spaces, etc.
  - d. Aesthetic Uses - Plants can be used to blend together various unrelated elements, such as buildings, utility structures or inharmonious land uses. Landscaping can be very effectively used to improve a building design by complementing a building's design through color, texture, seasonal configurations, highlighting areas of interest, using landscaping creatively with lighting and signage, etc.

- e. water As Landscape - Water areas can be a handsome and often functional additional to a site design by utilizing detention basins serving engineering purposes as part of the landscaping element. Through creative engineering and good landscape design, such areas can add substantially to the quality of any commercial development by increasing the aesthetic interest, creating of moats for security purposes and recycling water for cooling and refrigeration.
- f. Security Uses - Plant material can be utilized to encourage security by using thorny plants as window bases, along security fences, etc.
- g. Wildlife Habitat - Wildlife habitat is not an element of commercial design; thus, care must be taken to avoid plant material that may attract wildlife to commercial edges or provide supplemental habitat.

2. Commercial Planting Requirements:

- a. All areas not covered by roadways, pedestrian walkways, parking areas, etc., shall be landscaped with natural materials according to a landscaping plan submitted as part of the site plan application process.
- b. Canopy Trees - Unless indicated elsewhere in this Ordinance, the minimum number of canopy trees (two (2) to three (3) inches in caliper measured six (6) inches from the top of the root ball) are indicated as follows by district:

	<u>DISTRICT</u>				
	<u>IC</u>	<u>MC</u>	<u>NC</u>	<u>RC</u>	<u>VC</u>
1 tree per 35 ft. of perimeter property line <sup>b</sup>			X		X
1 tree per 50 ft. of perimeter property line <sup>b</sup>	X	X		X	
1 tree per retail store	X	X	X	X	X

NOTES:

- A A two to three inch caliper canopy tree shall be at least twelve (12) feet in height at the time of planting. Clump or flowering trees incapable of being measured six (6) inches from the top of the root ball shall be at least (12) feet high at the time of planting.
- B Plant material to be equally divided between the front and rear yard areas of the dwelling units.

C Plant material to be planted in the front yard area.

---

- c. Shrubs, Ground Cover and Ornamental Plantings - 75% of all areas not covered by buildings, roadways, pedestrian walkways, parking areas, etc., shall be covered with a combination of evergreen shrubs, ground cover and ornamental planting. The intent, however, is to assure the proper uses of understory plant material along the edges of buildings, walkways, bases of signs and bases of streetlights, creation of plant walls, highlighting entranceways, screening trash enclosures, restricting entry by certain areas, basic ornamental planting, etc.
- d. Special Landscaping Emphasis - At a minimum, the applicant shall highlight the landscape plan with the projected treatment for the following area• and/or use relationships:
  - (1) Parking Lots - All parking lots in commercial developments shall be landscaped as required in Note 8.

Whenever an off-street parking area exceeds one hundred (100) spaces, the area shall be divided into four (4) sections with each section being separated by a concrete divided strip, a minimum of fifteen (15) feet wide, landscaped with canopy trees as provided in such divider strip to provide adequate and save lighting for the site, Such divider strip shall also be designed with a pedestrian route similar to a sidewalk which will provide safe access from the off-street parking area to the principal buildings on the site.
  - (2) Maintenance, Storage and Refuse Collection Areas - These areas shall be landscaped with buffer and screen planting to provide visual physical separation of such elements from contiguous areas.
  - (3) Whenever the rear or side of buildings or sites may be viewed from a residential district or from an adjoining street, then a buffer landscape strip shall be provided pursuant to the standards of Note 1, Buffer Landscaping
  - (4) The Planning Board may require special landscape treatment to initiate the objectives of Section A of site conditions warrant.

3. Industrial Landscaping Requirements

At a minimum, all permitted uses shall landscape industrial sites so that:

- a. Landscaping shall be located to provide for climate control;
- b. Landscaping shall be utilized to complement and accent buildings;

- c. Landscaping shall be provided in public areas, parking areas, recreational sites and adjacent to buildings;
- d. All areas not covered by buildings, roadways, parking areas and pedestrian walkways shall be landscaped with natural materials.
- e. Landscaped buffer shall be provided according to the following principles:
  - (1) Buffers of 20 ft. minimum at the site perimeter and 10 ft. minimum at outdoor parking perimeters shall consists of natural vegetation in combination with new deciduous or trees, evergreens and deciduous materials. Such buffers shall be of sufficient height and density to minimize headlights or vehicles, noise and light from structures. Deciduous trees shall be a minimum 2 1/2 in. caliper. Evergreen trees shall be 6-8 ft. in height.
  - (2) Similar buffers a minimum of 10 ft. shall be developed around garbage collection facilities.
  - (3) Landscaped buffers shall make use of berms and mounds as part of the overall landscape design.

#### 4. Residential Landscaping

All areas not covered by roadways, pedestrian walkways, parking areas, etc., shall be landscaped with natural materials according to a landscaping plan submitted as part of the site plan application process. The minimum number of trees planted in lots as buffers or in parking areas shall be as follows:

- a. Canopy Trees - There shall be a minimum number of 5 canopy trees two to three inches in caliper, measured 6 inches from the top of the root ball per each proposed residential unit. [NOTE: A 2-3 inch caliper canopy tree shall be at least 12 ft. in height at the time of planting. Clump or flowering trees incapable of being measures 6 inches from the top of the root ball shall be at least 12 ft. high at the time of planting].
- b. Shrubs and Ornamental Plantings - The minimum number of this type of plant material shall be 20 plants per dwelling unit for townhouses and single-family housing types and 15 plants per unit for garden apartments. c. The intent, however, is to assure the proper uses of understory plant material along the edges of buildings, walkways, bases of signs, bases of streetlights, creation of plant walls, highlighting entranceways, restricting entry to certain areas, basic ornamental planting, etc.
- c. Special Landscaping Emphasis - The following standards shall be supplemental to those requirements of Subsection 4 in cases where the Planning Board determines that such requirements have not been met through the minimum standards set forth in Subsection 4.

- (1) Parking Lots - All parking lots in a planned unit development shall be landscaped in the following fashion:
  - (a) At a minimum, every sixth parking space shall be interrupted with a canopy tree 2-3 inches in caliper measured 6 inches from the top of the root ball. Such tree shall be planted at least 4 ft. into an island perpendicular to the curb so that it is clear of vehicle overhang and opening doors. The tree shall be so positioned, and the island designated that the landscaping will not interfere with pedestrian circulation.
  - (b) All overhang areas shall be designed with a hard surface from the outside edge of the wheel bumper [head of parking stall to a distance of 3 ft. beyond that point].
- (2) Dwelling Unit to Edge of Parking - The area extending be wall of a dwelling unit to the edge of any parking area shall be landscaped to achieve a visual separation with a combination of hedges, shrubs, bollards or other similar techniques.
- (3) Dwelling Unit to Edge of Street - The area extending between any dwelling unit and street edge shall be landscaped with screen, buffer or ornamental planting as required to provide an appropriate transition between the 2 elements.
- (4) Privacy areas. The patio and similar areas designated for privacy shall be landscaped with screen, canopy and ornamental planting.
- (5) Maintenance, Storage and Refuse Collection Areas - These areas shall be landscaped with buffer and screen plantings to provide visual physical separation of such elements from contiguous areas.
- (6) Landscaping for Energy Conservation - Landscape planting generally throughout the site shall be utilized to provide buildings with summer shade canopies, maximum winter exposure to sun, windbreaks, etc.
- (7) Wildlife Habitat - The utilization of landscape planting to promote the creation and/or preservation of wildlife habitat must take form at two levels. The first effort is required in the areas referred to as "developed common open space". These include parks, playgrounds, backyards, walkways, etc., in which plant material selected to satisfy the needs of the human. population can also have food and shelter value for bird and small game species. The second effort lies in the protection of the habitat value of the undeveloped open space and augmenting such

habitat with plant material that further promotes food and shelter values.

- (8) Developed Common Open Spaces - The developed open spaces throughout any project area shall be landscaped according to an overall plan incorporating existing plant material and supplementing it.
- (9) Utility Fixtures - Such as transformers, heat pumps, etc., throughout the site shall be screened with a combination of fencing and landscaping.

5. General Standards Applicable to All Districts

a. Maintenance of landscaped areas:

- (1) All landscaped areas shall be maintained in a neat and professional manner throughout the life of the project, to include the replacement of plant material as required.
- (2) The agency, office or person charged with such responsibility shall be designated. All areas of the site plan to be under a common association responsibility shall be designated on the site plan.

b. Retention of Native Plant Material - All efforts shall be made to retain natural plant material. Clearing shall be limited to roadways and buildings sites and other areas essential for the development.

c. Substitutions of existing plant material for required landscaping. Subsequent to construction of each project phase, the developer may request the Planning Board to verify the acceptability of existing native plant material and its suitability as a substitute for any proposed landscape plan.

d. Location of Landscape Material - All landscape material shall be so located so as not to obstruct vision in parking areas, along roadways or in other areas accessible to motorized vehicles.

NOTE 24 – SPECIAL MANAGEMENT OVERLAY DISTRICT

1. Findings

The land area generally located along the Delaware River has been found to consist of the following unique conditions:

- a. Significant frontage on the Delaware River, with overlapping state and bi-state controls over portions of riverfront land, which inhibit and restrict development.
- b. In excess of 500 acres of land adjacent to the riverfront being used for dredge spoil disposal.
- c. Sensitive wetlands areas and wildlife corridors including,
  - (1) tidal wetlands;
  - (2) freshwater wetlands;
  - (3) potential endangered species habitat.
- d. Large tracts of land with development potential that have been vacant for over 10 years and whose locations within Logan Township are isolated and separated from other portions of the township by Routes 44 and 130,
- e. Resource extraction operations in an aquifer outcrop area, which are next to an active dredge spoil disposal area of substantial size.
- f. A concentration of existing industrial development on the north (Pennsylvania) side of the Delaware River.
- g. Frontage on the state highways, with access controlled by the N.J. Department of Transportation.
- h. Random pockets of development, which have been built in an uncoordinated manner.
- i. Soil conditions, including large areas of made land, that increase construction costs and decrease the likelihood of development through private capital alone,

As a result of these conditions, the area designated in Figure 16 has been designated as a special management overlay district in order to assure planned and coordinated development in a manner that will maintain the managed planning and growth of the designated district. The characteristics of the land within this district also render the area peculiarly suitable for treatment under the Blighted Area Act, Redevelopment Agencies Act, and the Urban Renewal Corporation and Association (Fox-Lance) Law. Thus, the district satisfies numerous objectives of the Municipal Land Use Law, including,

- (1) encouragement of the appropriate use and development of lands in a manner which promotes the public health, safety and welfare;
- (2) encouragement of activities shaping land development with a view to lessening the cost of such development and of providing for a more efficient use of the land.

2. Boundaries

As shown on Figure 16, the boundaries of the Special Management Overlay District are:

- a. the Delaware River, to the north;
- b. Repaupo Creek, to the east;
- c. Route 44 and Route 130, to the south;
- d. Oldman's Creek, to the west.

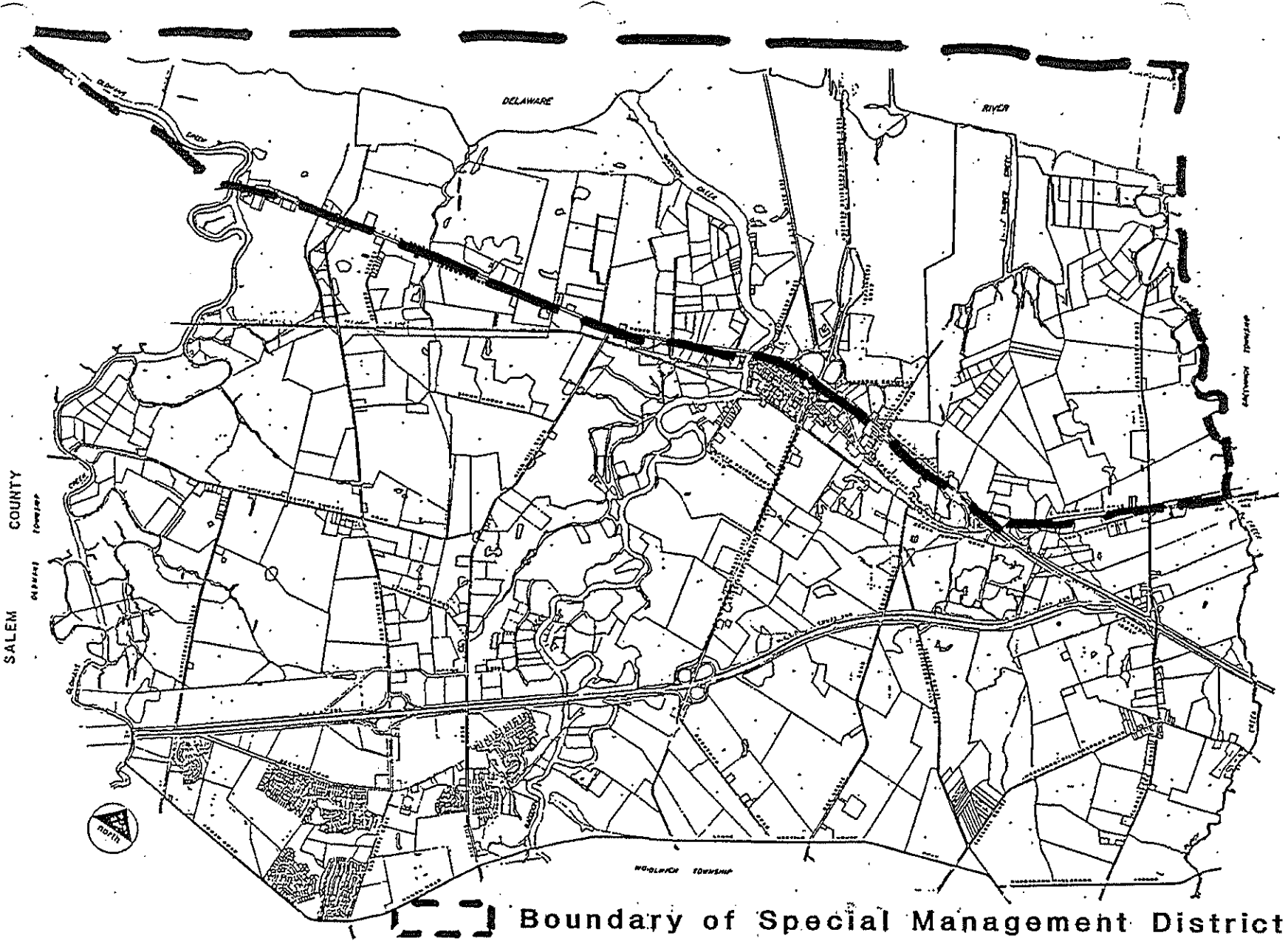


FIGURE 16

SALEM COUNTY  
MORRIS COUNTY

Boundary of Special Management District

LOGAN TOWNSHIP N.J.

**PPK**  
 Peter D. Karabashian Associates, Inc.  
 Professional Planners  
 27 Gordon's Casey Station City, New Jersey  
 2025 100 10 0000

3. Uses

The following uses are permitted, provided that developer(s) agree to participate in the preparation and implementation of the Special Management Overlay District Plan:

- a. in the L.I. District:
  - (1) planned industrial developments;
  - (2) electric generating facilities;
  - (3) any other use permitted by-right in the LI District, which is developed on a parcel resulting from the subdivision of 20 acres of land or greater.
- b. in the RFI District:
  - (1) any use permitted by-right in the RFI District, which is developed on a parcel resulting from the subdivision of 30 acres of land or greater;
- c. in the MC District:
  - (1) planned marine development;
  - (2) any other use permitted by-right in the MC-R District, which is developed on a parcel created by the subdivision of greater than 20 acres;
- d. in the VR-A District:
  - (1) planned marine development;
  - (2) major subdivisions resulting in greater than 24 lots;
- e. in the MC-R District:
  - (1) planned marine development;
  - (2) dredge spoil disposal;
  - (3) any other use permitted by-right in the MC-R District, which is developed on a parcel created by the subdivision of greater than 20 acres;
- f. in the R-5 District:
  - (1) major subdivisions resulting in greater than 24 residential lots;
- g. the expansion of an existing non-residential use in all districts;
- h. any use, which is developed pursuant to a use variance approval, granted by the Zoning Board of Adjustment under the provisions of N.J.S.A. 40:55D-70d.

4. Special Management District Plan

The Special Management District Plan shall establish standards and controls to implement the following plan elements:

- a. a ground water and surface water management plan and monitoring program;

- b. an air quality management plan and monitoring program;
- c. a circulation management plan and monitoring program;
- d. a wildlife management plan;
- e. an open space and recreation management plan;
- f. a wetlands protection plan and monitoring program;
- g. a utility service plan;
- h. a land use plan for the entire management district;
- i. a financial plan to provide a stable source of funding to implement the goals and objectives of the plan, including, but not limited to, financial agreements authorized by the Blighted Area Act, the Redevelopment Agencies Act and the Urban Renewal Corporation and Association (Fox-Lance) Law.

5. Preparation and Implementation

- a. The preparation of the Special Management District Plan may be funded in coordination with developer(s) under the Blighted Area Act, Redevelopment Agencies Act and the Urban Renewal Corporation and Association (Fox-Lance) Law.
- b. Upon completion of the Special Management District Plan, all developers of uses listed in Section 3 of this note shall comply with all performance standards appearing in the plan.

ARTICLE IX

ENVIRONMENTAL IMPACT AND ASSESSMENT

3-28-91  
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ARTICLE IX

ENVIRONMENTAL IMPACT AND ASSESSMENT

SECTION 1 REQUIREMENTS FOR ENVIRONMENTAL IMPACT STATEMENT

A. Intent

No application for development shall be approved unless it has been determined by the Planning Board, after an environmental appraisal, that the proposed project:

1. Will not result in a significant adverse impact on the environment;
2. Has been conceived and designed in such a manner that it will not significantly impair natural processes; and
3. Will not place a disproportionate or excessive demand upon the total resources available to the project site and to the impact area.

B. Submission Requirements

1. With the exception of the uses listed below, all applications for development made to the Planning Board or Zoning Board of Adjustment shall provide EIS documentation, as shown on the appropriate environmental review checklist, incorporated at the end of this Article.

Those uses not required to submit an EIS are:

- a. residential projects containing less than five (5) dwelling units;
  - b. public, semi-public or industrial/commercial projects, containing less than 2500 sq. ft. of building area; and
  - c. developments within an approved planned development.
2. In all instances, however, the Planning Board shall have the authority to require either a full EIS or any further information or documentation as the Board may deem necessary or appropriate to assure a full and proper consideration and disposition of the particular application.
  3. In the case of non-residential developments seeking a use variance, a full EIS submission shall be prepared, guidelines of this ordinance.

C. Waiver or Requirements

When acting upon applications requiring an EIS or equivalent, the Planning Board shall have the power to grant such waivers from environmental assessment and

impact requirements established herein as may be reasonable and within the purpose and intent of the provisions of this Article or if requiring a specific element of the EIS is impractical or will exact undue hardship because of peculiar conditions pertaining to the land in question, provided, however, that no such waiver shall be granted unless the applicant shall submit written findings briefly outlining the basis and rationale for such request.

D. Preparation of EIA

In order to ensure that the EIA is competently prepared, the applicant is responsible for selecting a qualified person or persons to prepare the EIA. The names and addresses of the person or persons must be presented. The Planning Board may request additional information as to the qualifications and experience, if necessary.

SECTION 2 CONTENTS OF AN ENVIRONMENTAL IMPACT STATEMENT

The environmental impact statement, as required by the Logan Township Land Use Ordinance, shall include the following:

A. A comprehensive description of existing conditions, including, but not limited to:

1. The location and size of the site.
2. The natural resources of the site and the region:
  - a. geology;
  - b. soils, bedrock, surficial, interpretive factors;
  - c. landforms, topography, natural features;
  - d. groundwater, resource quality, quality, location;
  - e. surface water – streams, ponds, marshes, wetlands;
    - (1) location, drainage basins, subwater sheds;
    - (2) description, including flows, other measurements;
    - (3) water quality, biological and chemical over four seasons, explanation of relationships;
  - f. drainageways – natural, manmade, analysis of runoff characteristics;
  - g. vegetation, site and surrounding area, relate to region;
  - h. wildlife, include species diversity and frequency;
  - i. climatology
    - (1) precipitation, storm patterns, hyetographs;
    - (2) wind patterns, airsheds, analysis of regional factors;
  - j. air quality;
  - k. noise – levels and patterns;
  - l. mineral resources;
  - m. unique physical features;
  - n. food chains.

3. Man made resources:
    - a. past and present land use, historical, socio-economic analysis;
    - b. existing land use of area and region adjacent to site land use cause and effect analysis;
    - c. access and transportation patterns;
    - d. zoning and master plan, county and local;
    - e. utilities:
      - (1) sewer, septic;
      - (2) water supply – source, quantity, quality;
      - (3) solid waste removal;
      - (4) energy – inventory and analysis of efficiency;
      - (5) communications facilities;
    - f. population density and distribution, local and regional;
    - g. recreational uses – public and private;
    - h. growth generators;
  4. Cultural resources:
    - a. cultural and social features;
    - b. historical features;
    - c. archeological features;
    - d. architectural features;
  5. Economic resources:
    - a. local tax base analysis;
    - b. levels of economic development within municipality;
  6. Identification of all existing environmental, demographic, economic and cultural problems existing in the area affected by the project, including but not limited to:
    - a. pollution:
      - (1) water;
      - (2) air;
      - (3) noise;
    - b. demographic:
      - (1) capacity of services – road, police, medical schools;
      - (2) housing choices
    - c. economic:
      - (1) tax rate vs. land values;
      - (2) employment factor;
      - (3) employment potential diversity.
- B. Comprehensive description of proposed development at: opening; each phase; capacity, including, but not limited to:
1. Identification of project – ownership, management, personnel:
    - a. full disclosure of ownership or contractual land use controls;

- b. affidavit from owner regarding permission of subdivider to submit application;
2. Tax search certificate of clear title;
3. Explain purpose of project, including:
  - a. description of products, services or facilities provided;
  - b. extent of cultural, economic and natural resource benefits to be realized:
    - (1) by the owner;
    - (2) by the municipality;
    - (3) by the residents;
    - (4) by the boarder county and region.
  - c. need for project:
    - (1) public;
    - (2) private.
  - d. economic feasibility:
    - (1) short term;
    - (2) long term.
4. Locate project in regional, municipal and neighborhood setting, including key map showing entire project and its relationship to surrounding properties:
  - a. surrounding properties to be clearly marked as to lot, block, owner and acreage;
  - b. roads, rivers, streams, vegetation patterns and other important features to be shown.
5. Describe the projected development, including the following:
  - a. site plan of project at scale of a minimum of 1 inch to 50 feet. Show all proposed items, as follows:
    - (1) dimensions and acreage of each lot to be built upon or otherwise used. Existing grades/contours on the lot to U.S.G.S. or aerial interpretations.
    - (2) size, shape and location of all buildings and paved areas to be built on lot and presently existing on neighboring lots, analysis of run-off;
    - (3) location and layout of parking areas, parking spaces in those areas and driveways, including setbacks, screening and run-off control;
    - (4) entrance and exits to and from public roadways, including sight lines, accelerations, deceleration, storage lanes, traffic controls;
    - (5) walkways, bikeways and interior roadways - functional analysis;
    - (6) all utility lines existing and proposed, whether above or below ground;
    - (7) all easements, deed restrictions and rights-of-way, including stream encroachment and flood plain delineations;
    - (8) sewer and water connections, if off-site services;

- (9) all required setback lines per zoning;
- (10) location of fences, signs, lights on applicant's property and on neighboring properties and streets;
- (11) outdoor storage areas, function and need, effects on area;
- (12) all proposed landscape features, including ground cover, trees, shrubs, screening, streams, ponds;
- (13) all final grades indicating location of grading and regrading, analysis of soil factors;
- (14) calculations of floor area ratio or as coverage per ordinance;
- (15) analysis of land use components and housing components.

6. Manpower requirements:

- a. numbers and types of employees and/or homes involved in operation of project;
- b. expected local recruitment;
- c. number of employees expected to move into area short and long term.

7. Energy requirements:

- a. amount and type required for all purposes;
- b. certification by supplier as to availability of energy and location of proposed hook-up;
- c. approval of source, including existence of capacity to meet need by NJDEP, NJPUC, state and federal energy offices and any other agency involved.

8. Water supply requirements:

- a. amount required of all purposes;
- b. describe proposed water storage facility;
- c. if on-site, indicate:
  - (1) location, depth capacity and water analysis of all private and public water supplied within 500 feet of development;
  - (2) location, depth capacity and water analysis for all public and private water supplies on developer's property;
  - (3) geologic description of sub-surface conditions, including expected groundwater yields;
  - (4) for development of equivalent of 50 or more dwelling units, provide approval of water supply by NJDEP;
  - (5) list and discuss permits required, relationship to statute, regulations;
- d. If off-site supply, indicate:
  - (1) source of supply:
    - (a) company or agency;
    - (b) location of actual route and trunk lines to be used;
    - (c) amount of diversion granted to supplier by NJDEP with summary of diversion conditions;

- (d) maximum amount of water pumped by supplier in any one month from proposed original source;
- (e) maximum gallons of water pumped during past 24 months from proposed original source;
- (f) expected demand from previously approved, but not completed improvements to use same original source;
- (g) for development of the equivalent of 50 or more dwelling units, provide NJDEP approval of plan and copy of documents and conditions;
- (h) if expansion of facilities is required to supply demands of this project, supply EIA for said expansion;
- (i) to be delivered in what time frame;
- (j) analysis of quality of water;
- (k) analysis of quantity of water from each alternative;

9. Drainage, stormwater run-off:
  - a. volume of stormwater run-off estimated for 25 year, 50 year, 100 year storm;
  - b. plans, specifications for management of run-off under above storm conditions;
  - c. describe potential flood damages and flood stages, as delineated by federal and state agencies, including SCS designation;
  - d. sediment and erosion control plan, drawn in accordance with guidelines and standards of SCS, conservation district of the department of agriculture;
  - e. plan for any proposed fill, diversion of a water channel, alteration of a stream, repair or construction of a bridge, culvert, reservoir, dam, wall, pipeline or cable crossing, include DEP permit;
  - f. receiving stream, sub-watershed:
    - (1) flow during storms listed above;
    - (2) water quality analysis;
  - g. effect of run-off on neighboring properties;
  
10. Liquid waste facilities:
  - a. quantity and nature of liquid waste;
  - b. if on-site facility, indicate:
    - (1) description of facility:
      - (a) plot plan locating system;
      - (b) contours at minimum of 2 ft. intervals, streams, drainage-ways, vegetation, location of soils, pits and percolation holes;
      - (c) establish known benchmark.
    - (2) percolation tests and soil logs for each possible lot or system location;

- (3) soil analysis and description of bedrock and surficial geology of area, including soil logs from each different soil type, as noted on SCS soil maps, indicating depth to water table and bedrock;
  - (4) engineer's design for proposed system or systems and supporting data;
  - (5) if on-site "package" plant, provide all information listed in (b) and (c) below.
- c. if off-site facilities:
- (1) describe treatment plant:
    - (a) location;
    - (b) administering agency;
    - (c) design capacity, description of treatment;
    - (d) monthly average flows, peaks, lows, monitoring;
    - (e) status of EPA-DEP permit for plant and conditions of permit;
    - (f) flow from previously approved but as yet incomplete developments planning to use same facility;
    - (g) capability of plant to treat industrial wastes, if applicable.
  - (2) describe water receiving plant effluent:
    - (a) water quality standards, NJDEP, EPA, permit objectives;
    - (b) biological and chemical water analysis of stream, baseline studies;
    - (c) four season study, if receiving waters are in the municipality;
    - (d) summary of studies: USGS, DEP, EPA;
    - (e) stream flow (minimum average 7 day consecutive flow with frequency of occurrence 10 years);
    - (f) monitoring program.
11. Solid Waste:
- a. description of quantity and quality of waste;
  - b. analysis of residue generated by proposed development, including plans for its ultimate disposal, including recycling;
  - c. plan for on-site gathering and storage;
  - d. plan for disposal of non-recyclable wastes:
    - (1) if private scavenger or municipal service:
      - (a) disposal site capacity in terms of volume and time;
      - (b) state permit and compliance with state and local codes;
      - (c) disposal site capacity;
        - (i) estimated length of life; at present rate; with other new development facilities already approved; with this project added;
        - (ii) cost of service to the township;
      - (d) plan for handling recyclable wastes;
        - (i) storage locally, regionally;
        - (ii) transportation for all operations;

- (iii) receiving depot or materials processing facility operations;
- (e) township board of health approval;

12. Air Pollution:

- a. describe all airborne emissions in terms of quantity and rate chemicals content, times of emission, pattern of dispersion related to locality and region;
  - (1) stationary sources;
  - (2) mobile sources;
  - (3) for facilities with plus 400 parking spaces (EPA complex source):
    - (a) transportation management plan;
    - (b) employee use of mass transit;
    - (c) incentive plans for transportation;
    - (d) shipping and receiving.
- b. effect of emissions on ambient air quality of locality and region by quarter mile gradients;
- c. effect of emissions on climate of area, include fog and frost;
- d. proposed monitoring program, all studies;
- e. compliance with state and federal regulations in specific inventory form:
  - (1) NJDEP approval in writing, including conditions and suggestions, if any;
  - (2) EPA approval in writing, including conditions and suggestions, if any.
- f. municipal board of health approval, in writing;

13. Noise:

- a. projected noise levels with contour plots for intensity levels:
  - (1) on-site, station locations, data;
  - (2) off-site, station locations, data.
- b. proposed monitoring program, detail timing, technique, discuss;
- c. approval of state, comparison with standards, include EPA;
- d. municipal board of health approval, in writing, with conditions, if any.

14. Transportation – A Traffic Impact Study (TIS) should be provided to identify the magnitude of the site’s traffic impact.

- a. Scope – The scope of the study should encompass all proposed site access streets/driveways and all adjacent intersections where the following criteria are found:
  - (1) At unsignalized intersections, the site traffic causes a change in reserve capacity (RC) of 50 where the level of service (LOS) is at or below the middle of LOS C.

- (2) At signalized intersections, the site traffic causes a change of 1/2 an LOS where the existing LOS is at or below the middle of LOS C.
  - (3) All highway segments within the scope of study defined by intersection evaluations, should be analyzed.
- b. Format
- (1) A report shall be prepared, signed and sealed by a N.J. licensed professional engineer.
  - (2) Existing transportation inventory should be identified, such as highway type, jurisdiction, intersection controls and other transportation modes.
  - (3) Existing traffic volumes (within 6 months) should be identified.
  - (4) Anticipated site traffic should be projected. Trip rates should be as per the current trip Generation, Institute of Transportation Engineers, unless other data, reviewed and acceptable to the township's traffic engineer, is available.
  - (5) Trip distribution should be displayed in table format with a detailed explanation of methodology and assumptions.
  - (6) Trip assignment should be shown in diagrammatic form, with a narrative explaining any assumptions.
  - (7) Traffic growth from other development to the project's build year should be anticipated and fully documented.
  - (8) Trip reductions, for pass-by use, mode split, etc. should be fully explained and documented.
  - (9) Capacity analyses should use the Highway Capacity Manual, 1985, methodology. Calculations should be in the report appendix with the results shown in table format.
  - (10) An assessment of traffic operating conditions should be explained both pre- and post- development. Any improvements necessary should be explained in a narrative and shown in a conceptual sketch. The impact of the site's development should be shown in table format at each location.
- c. Impact – The impact of the site's traffic is defined as the difference between the no-build and build assessments in the build year:
- (1) Highway Segments – change in v/c ratio
  - (2) Signalized Intersections – change in overall v/c ratio
  - (3) Unsignalized Intersections – percentage of site traffic in the PM peak hour total intersection volume
- d. Site Access – Each site access should be analyzed for levels of service and the need for a deceleration lane or a left-turn storage lane. The standard for the left-turn lane is the Highway Research Record No. 211. Sight distance, both vertical and horizontal, should be examined. Clear sight must be available for a distance of 10 times the speed of

traffic on the main street from a point 15 feet inside the site access/street. If appropriate, the site access intersection's volumes should be compared with the traffic signal warrants contained in the Manual on Uniform Traffic Control Devices.

- e. Site Plan – The traffic study should address site plan features such as queuing at drive-thru facilities, parking supply and demand and internal circulation capability for the proposed use as well as emergency vehicles. The plan should accommodate appropriate ASHTO design vehicles.
  - f. Other – The report should address the following, where appropriate:
    - (1) Other modes of travel, present or proposed;
    - (2) Peak hours of the site's operation, if different from the standard street peak periods;
    - (3) Effect of shifts on employee traffic;
    - (4) Construction traffic;
    - (5) Phasing of the project;
    - (6) Truck traffic for industrial sites, including type and amount of trucks anticipated for deliveries of raw materials, fuels and distribution of finished product, residue, etc.
    - (7) Any use of roal should be fully documented, including number of trains per day, speed and length of trains with particular attention to the length of time all highway/rail grade crossings will be blocked. Commentary should be provided as protection and the effect of the rail crossing on emergency services.
15. Employee services:
- a. List those provided on-site (recreation, lunch room, etc.)
  - b. List those required from community.
16. Municipal services other than emergency services:
- a. security and traffic direction:
    - (1) comments from police department.
  - b. road maintenance, include private road maintenance plans, provisions, agreements:
    - (1) comments from road supervisor.
  - c. schools, including cost revenue analysis:
    - (1) comments from board of education.
17. Aesthetics:
- a. description of completed project, including relationship to terrain and existing buildings and thoroughfares:
    - (1) include materials, designs, height, special effects.
  - b. description of landscaping of proposed project, including existing vegetation and grades;

- (1) include size and type of new or moved trees, shrubs, etc.
  - c. discussion of relationship of completed project to neighboring properties, the municipality in general:
    - (1) include historical buildings and/or natural landmarks;
    - (2) aesthetic compatibility with community and regional siting planned facilities.
  
- 18. Land management:
  - a. plans for management of open spaces;
    - (1) legal instrument providing for preservation and maintenance of open space;
    - (2) land management programs, conceptual and/or operational plans:
      - (a) wildlife protection, wetlands preservation;
      - (b) use by public;
      - (c) recreation, public, private;
      - (d) vegetation;
      - (e) agriculture.
    - (3) water resource management program: flood, flow control, irrigation, etc.
  
- 19. Critical impact area:
  - a. map at scale of at a minimum of 1 inch to 50 feet and 2 ft. contours showing relationship of proposed project too
    - (1) streams, ephemeral and perennial outline the sub-watersheds and flood plains;
    - (2) wetlands and water table gradients;
    - (3) ponds and other water courses with profiles;
    - (4) slopes greater than 15% at 2 ft. gradients;
    - (5) soils of plus 30K factor;
    - (6) soils of ph 4 or less, 8 or greater;
    - (7) shallow bedrock under 5 ft.);
    - (8) areas of seasonal high water table under 3 ft; (according to SCS soils maps);
    - (9) aquifer recharge areas, discuss geologic relationship;
    - (10) mature trees and shrubs inventory, relate to ordinance, permits, plans, if any;
    - (11) grades and/or contours on USGS datum of the entire tract and map sheet;
    - (12) historic or archeological feature;
    - (13) listing of all federal, county and local permits required and status of each
  - c. comprehensive description of the construction phase of the project from start to opening:
    - (1) proposed construction schedule in detail;
    - (2) work force and equipment.
      - (a) number of individuals and skills required at each phase;

- (b) description of equipment necessary at each phase.
- (3) traffic:
  - (a) access to property during construction, temporary, permanent;
  - (b) routing of heavy equipment, special permits, safety, noise, damage factors.
  - (c) analysis of traffic at each phase of construction;
  - (d) truck deliveries of materials, timing and number;
  - (e) parking areas for workers;
  - (f) use of mass transit or car pools;
  - (g) use of aircraft of any kind for construction, delivery or supervision.
- (4) site preparation, including plans and schedule for:
  - (a) clearing, environmental effects, forestry plan;
  - (b) excavation, spoil areas relationships;
  - (c) cut fill balance analysis;
  - (d) burning cleared vegetation or alternatives such as chipping or incineration;
  - (e) blasting needs, techniques, timing, safety;
  - (f) soil and erosion control, consistency with official standards;
  - (g) water quality monitoring in receiving waters for run-off quality/quantity.
- (5) materials required from site:
  - (a) source, plans, approvals for removal;
  - (b) route of delivery trucks, safety plans, comments by police.
- (6) storage of materials on-site:
  - (a) type;
  - (b) location;
  - (c) special precautions for hazards, identify each and specify plans.
- (7) temporary structures, trailers and facilities during construction:
  - (a) schedule of erection and removal;
  - (b) location, provide site map relating to access and utilities;
  - (c) sanitation facilities, temporary and/or permanent as phased-in;
  - (d) utilities, temporary and permanent with phasing schedule.
- (8) design and schedule of use of measures for protection of environment during construction:
  - (a) sediment and erosion controls, schedule for hydroseeding or other stabilization;
  - (b) run-off control, schedule for basin, pond, etc., construction;
  - (c) noise abatement;
  - (d) dust control;
  - (e) solid waste disposal;
  - (f) air pollution;
  - (g) water quality monitoring;

- (h) inspection and monitoring;
  - (i) necessity for municipal services during construction phase:
    - \* security and traffic control: comments from applicant, contractor and police department;
    - \* fire: comments from applicant, contractor and fire company;
    - \* first aid: comments from applicant, contractor and first aid squad;
    - \* road maintenance: comments from applicant, contractor and road supervisor.
- d. Probable environmental impact of project, if implemented:
- (1) land use:
    - (a) discuss consistency of proposed action with accepted regional, state, county and local planning and zoning regulations;
    - (b) discuss how the proposed action will affect population trends in industrial growth and economy of the region, county and township;
    - (c) discuss whether proposed action will result in the loss or alteration of ecologically sensitive areas, but not limited to such as stream corridors, streams, wetlands, steep slopes, highly erodible soils, areas of seasonal high water table, mature stands of vegetation, aquifer recharge areas.
  - (2) water:
    - (a) discuss possible instances, on-site or off-site of non-compliance between proposed action and state and municipal quality standards, particularly during low flow periods;
    - (b) discuss effects of project on assimilative capacity, aquatic flora and habitat, pollution and turbidity levels in any receiving waterway on- or off- site and the effect of these changes upstream and downstream from site;
    - (c) discuss the effects of the project on local ground water quality and quantity;
    - (d) discuss changes in flood levels or stream flow in the township and downstream caused by the proposed project;
    - (e) discuss cumulative effect on water quality and flooding of this project and others already approved now and when they all reach capacity;
    - (f) discuss alternative for water supply wastewater disposal and drainage.
  - (4) aquatic and terrestrial wildlife:
    - (a) discuss the gain/loss of wildlife habitat and its effect;
    - (b) discuss the effect of gain/loss of food chain on the aquatic or terrestrial wildlife;

- (c) discuss effect of changes in the environment, including noise, dust, lighting, turbidity, siltation and others, during and after construction on wildlife.
- (5) social and economic:
  - (a) evaluate the primary and secondary socio-economic effects on the community;
  - (b) discuss local controls and philosophy of growth as they pertain to this project;
  - (c) discuss the gain/loss in housing choices, recreation, open space, service business in the community due to this project.
- (6) noise:
  - (a) discuss the effect of project noise levels on humans and wildlife over the long and short term;
  - (b) discuss noise control measures to be used during and after construction.
- (7) solid waste:
  - (a) evaluate the gain/loss results of proposed solid waste handling proposed during and after construction;
- (8) cultural and aesthetics:
  - (a) discuss how the project will affect, historical and archeological values both on- and off-site in the community and the region;
  - (b) evaluate how the natural or present character of the area will be changed as a result of the proposed action.
- e. Evaluation of unavoidable impacts and irretrievable commitment of resources. The adverse environmental and socio-economic effects of the proposed project and the irretrievable commitment of resources must be identified and described.
  - (1) discuss, in detail, the kinds of magnitude of adverse impacts and their implications for the community, region and state. If methods of mitigating any impacts have been discussed previously, discuss implications of remaining impact;
  - (2) identify the extent to which the proposal curtails or alters the range of beneficial uses of natural and man-made resources, including, but not limited to:
    - (a) renewable and non-renewable resources used during construction and operation;
    - (b) energy consumption during construction and operation, including examining alternative energy sources;
    - (c) share of existing regional resources utilized by project.
- f. Methods of mitigating adverse environmental impacts. In response to adverse impacts described in section d., discuss the remedial, protective and mitigating actions to be taken as part of the proposed project. Note the measures to be used to bring the project into compliance with all local, state and federal requirements. Mitigation of

adverse environmental effects should reflect latest state-of-the-art technology.

Discussion of mitigating measures should include, but not be limited to, the following design considerations and operational strategies:

- (1) site location;
- (2) emission control apparatus for air and water discharges;
- (3) erosion and sedimentation control measures, stormwater run-off control;
- (4) noise control;
- (5) traffic control;
- (6) solid waste recycling;
- (7) buffer zones;
- (8) land management;
- (9) selective clearing and/or landscaping;
- (10) protective measures for aquatic and terrestrial wildlife;
- (11) architectural design techniques;
- (12) contingency plans for emergencies, accidents; abnormal natural conditions;
- (13) traffic control and mass transportation strategies;
- (14) employee education;
- (15) employee services;
- (16) housing recreation.

g. Alternatives to the proposed project. An analysis of alternatives must be sufficiently detailed and rigorous to permit independent and comparative evaluation of the benefits, costs and environmental risk of the proposed project and each reasonable alternative.

- (1) discuss alternative locations for project siting:
  - (a) reason for proposed site selection;
  - (b) unique qualities site provides for project;
  - (c) other sites considered;
  - (d) reasons why other sites were rejected;
- (2) discuss alternative processes or methods:
  - (a) other solution available to achieve same goals;
  - (b) alternative process of method, including any proposal to add to existing facilities;
  - (c) alternative methods of construction and design considerations;
- (3) discuss alternative configuration within site:
  - (a) protection of critical areas;
  - (b) likely alternative use of site;
  - (c) discuss adverse impacts that would be avoided, both long and short term;
  - (d) discuss public ownership option, cost benefits relationships to use.

- h. Monitoring. In order to acquire sufficient baseline data for impact evaluation and to ascertain the effectiveness of proposed protective measures, suitable monitoring programs should be undertaken. In this section describe, in detail, programs designed to obtain this information at various phases of the project.
- (1) pre-construction monitoring:
    - (a) programs planned or already instituted to provide baseline data parameters including, but not limited to:
      - \* air quality;
      - \* water quality;
      - \* noise levels;
      - \* animal population;
      - \* vegetation;
      - \* traffic movements.
  - (2) construction monitoring:
    - (a) programs to provide continuous monitoring of parameters indicated to be relevant;
    - (b) communication plan to assure prompt response, including cautionary warnings when limits are approached and to modify construction practices if standards are exceeded;
  - (3) operational monitoring:
    - (a) programs to provide information to establish whether protection devices are functioning as expected;
    - (b) communications plan to assure prompt continuous response to monitoring information should requirements be exceeded.

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LOGAN TOWNSHIP DEVELOPMENT ORDINANCE

LOGAN TOWNSHIP

ENVIRONMENTAL REVIEW CHECKLIST – RESIDENTIAL

MAJOR SUBDIVISION

ENVIRONMENTAL IMPACT STATEMENT REQUIREMENT	25 D.U. OR LESS	25-100 D.U.	100+ D.U.	PUD
Geology				X
Soils		X	X	X
Topography			X	X
Groundwater			X	X
Surface Water			X	X
Drainage			X	X
Vegetation			X	X
Wildlife			X	X
Climatology			X	X
Air Quality			X	X
Noise Quality			X	X
Mineral Resources				X
Unique Physical Features			X	X
Food Chains			X	X
Land Uses	X	X	X	X
Zoning	X	X	X	X
Traffic		X	X	X
Sewer Supply			X	X
Water Supply			X	X
Solid Waste / Recycling	X	X	X	X
Energy		X	X	X
Communications			X	X
Population			X	X
Growth Factors			X	X
Cultural Resources	X	X	X	X
Economic Resources			X	X
Recreation		X	X	X

LOGAN TOWNSHIP DEVELOPMENT ORDINANCE

LOGAN TOWNSHIP

ZONING DISTRICT

ENVIRONMENTAL REVIEW CHECKLIST – NON-RESIDENTIAL

EIS REQUIREMENT	Neighborhood Commercial	Inter-change Commercial	Village Commercial	Re-gional Commercial	Marine Commercial Reserve	Marine Commercial	Light Industrial	River Front Industrial	Heavy Industrial
Geology					X	X	X	X	X
Soils	X	X	X	X	X	X	X	X	X
Topography		X		X	X	X	X	X	X
Groundwater				X	X	X	X	X	X
Surface Water		X	X	X	X	X	X	X	X
Drainage	X	X	X	X	X	X	X	X	X
Vegetation	X	X	X	X	X	X	X	X	X
Wildlife		X		X	X	X	X	X	X
Climatology							X	X	X
Air Quality		X		X	X	X	X	X	X
Noise Quality		X		X	X	X	X	X	X
Mineral Res.			X		X			X	X
Unique Phys. Features					X	X	X	X	X
Food Chains				X	X	X		X	X
Land Uses	X	X	X	X	X	X	X	X	X
Zoning	X	X	X	X	X	X	X	X	X
Traffic	X	X	X	X	X	X	X	X	X
Sewer Supply	X	X	X	X	X	X	X	X	X
Water Supply	X	X	X	X	X	X	X	X	X
Solid Waste / Recycling	X	X	X	X	X	X	X	X	X
Energy	X	X	X	X	X	X	X	X	X
Communications		X		X		X	X	X	X
Population				X		X		X	X
Growth Factors		X		X		X	X	X	X
Cultural Res.		X	X	X	X	X	X	X	X
Economic Res.	X	X	X	X	X	X	X	X	X
Recreation				X					

RESOLUTION APPROVING A PLANNED INDUSTRIAL DEVELOPMENT

WHEREAS, an amended application has been filed by Prentiss/Copley Investment Group on or about December 27, 1991 for general development plan approval of a Planned Industrial Development on approximately 302.52 acres and including Block 51, Lots 20, 26, 27, 28, 29, 30, 31 and 32; Block 52, Lots 1 and 2; Block 54, Lots 3 and 4; Block 51.01, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14; and Block 51.02, Lots 1, 2 and 3 in an area generally beginning about 1500 feet from the intersection of Route 322 and I-295; and

WHEREAS, prior to the public hearing required notice was duly published as required by law and delivered to the following entities or individuals, proof of which has been furnished by the applicant:

State Planning Commission

Gloucester County Planning Board

Municipal Clerk of Woolwich Township

Commissioner of Transportation

Owners of all property within 200 feet of the parcels identified above in Logan Township and Woolwich Township and

WHEREAS, public hearings on the application were held before the Logan Township Planning Board on March 12, 1992 and April 9, 1992; and

WHEREAS, the applicant has submitted numerous charts and exhibits and it is the desire of the applicant and the Planning Board to specify those documents reviewed as a basis of issuing the approval attached hereto and made a part hereof is a list of maps, drawings and exhibits that accompanied the initial and amended application.

WHEREAS, the Logan Township Planning Board has made the following findings:

(a) The proposal meets the requirements of the Logan Township Land Use Ordinance with the exceptions of waivers and/or variances discussed herein.

(b) The general development plan proposal for quantity and maintenance of open space are adequate.

(c) The general development plan will adequately address the need for public services, control over vehicular and pedestrian traffic.

(d) The general development plan proposed will not result in an unreasonable adverse impact on the area where it is to be established.

NOW, THEREFORE, BE IT RESOLVED BY THE LOGAN TOWNSHIP PLANNING BOARD that the application for a conditional use as Planned Industrial Development is hereby granted subject to the following terms and conditions.

I. All representatives made by the applicant and their representatives in their submissions and testimony, the material aspects of which are set forth herein, shall be fully complied with by the applicant.

II. The approval being given is to a general development plan only. Due to the magnitude and scope of the project which will involve construction of this significant project over a period of twenty (20) years as permitted by Ordinance without specific uses or traffic and other information being capable of ascertainment at the present time. Since the present economic, market and other conditions will affect the construction in the Planned Industrial Development, this general development plan approval is given only to memorialize the proposed use of this tract as a Planned Industrial Development, in accordance with the Land Use Ordinance of Logan Township in existence on the date of this approval- Traffic, utility and environmental studies and other approvals shall be reviewed as each application is

submitted for areas within the PID as further outlined herein. The applicant shall be required to obtain subdivision and site plan approvals for each building lot and building to be constructed pursuant to this general development plan approval. This approval shall provide vested rights to those matters set forth in N.J.S.A 40:55D-45.1 et seq, subject to review of the subdivision plats and site plans to be submitted by the applicant.

III. Applicant agrees to comply with the comments of Anthony DeJohn's letter of March 12, 1992 except as modified specifically herein.

IV. Applicant complying with the comments of Paul H. Garnier contained in his Technical Review letter #1 dated April 9, 1992.

V. As a condition of this approval, the applicant shall:

A. On lots adjacent to Route 322 attempt to place parking areas closest to the intersection of 322 and internal streets to reduce the perception of building mass.

B. Provide more undulation on berms along Route 322.

C. Provide for Planning Board review and approval a planting plan for the berms along Route 322 prior to construction of Route 322.

D. Loading areas on lots adjacent to Route 322 shall be prohibited from facing Route 322.

E. On parcels adjacent to Route 322 no monuments signs shall be permitted along Route 322 but building mounted signs shall be permitted if they are in compliance with the ordinance or signage manual, whichever is more stringent.

F. Areas between the road and front yard parking shall be bermed and landscaped.

G. Applicant revising the Declaration of Covenants to reflect the uses permitted in the L.I. and I.C. Districts and the current ordinance design standards except as varied or waived by this approval.

H. No additional direct access to Route 322 shall be permitted without Planning Board or New Jersey DOT approval.

I. Common driveway and cross easements shall be provide where appropriate.

J. Permanent survey markers indicating the limits of wetland buffer areas shall be placed on each lot prior to development of that site.

BE IT FURTHER RESOLVED that the applicant shall be granted variances as follows:

1. A variance to allow seventy-five (75') foot building setbacks along the entire frontage of the property for lots adjacent to Route 322.

2. A variance to allow fifty (50') foot building set backs from internal streets.

3. A variance to allow a twenty-five (25') foot parking set back in front yards.

4. A variance to allow side and rear parking within ten (10') feet of a lot line except 0 feet shall be allowed or common areas.

5. A variance to allow up to seventy-five (75%) percent impervious coverage on a lot provided that the applicant does not exceed sixty-five (65%) percent on the entire site and

IT IS FURTHER RESOLVED that applicant shall be required to adhere to its timing schedule of beginning to construct Phase I in 1992 and completing it by 2000, beginning Phase II by 1995 and completing it by 2005 and beginning to construct Phase III by 2000 and completing it by 2012; and

Applicant shall post all performance, maintenance, and inspection bonds or escrows in an amount acceptable to the Township Engineer and a form acceptable to the Township Solicitor; and

It is further resolved that provided the applicant has complied with Garnier's Technical Review letter of April 9, 1992, the stormwater management design previously approved by this Board as part of the subdivision approval shall be incorporated herein and the applicant is granted a waiver from regulations subsequently adopted with respect to construction of water quality basins; and

Applicant shall bring and keep current all escrow accounts and obtain all necessary outside agency approvals; and

Applicant agreeing that it shall begin development of its first site plan within five years of the date of this resolution or the planned industrial development shall expire.

I hereby certify that the within Resolution was adopted by the Logan Township Planning Board at a regular meeting held on May 14, 1992.

LOGAN TOWNSHIP PLANNING BOARD

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Chairman

Attest:

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Doris Hall, Secretary

PREPARED BY LANGAN ENGINEERING ASSOCIATES

Fig 1	General Development Plan	11/21/91
5.01	Existing Boundary and Tax Map	4/14/80-8/7/89
5.02	Proposed Conditions	7/14/89
20.03	Final Subdivision Plan	10/12/89 – 7/30/90
20.04	Final Subdivision Plan	10/12/89 – 7/30/90

PREPARED BY PRENTISS/COPLEY INVESTMENT GROUP

Amended Sub Division Application	12/26/91
Cover letter	12/26/91
Fiscal Impact Report	1/22/92
Amended Fiscal Impact Report	2/6/92
Signage Manual	2/18/92

PREVIOUSLY SUPPLIED UNDER APPLICATION 307.89

General Land Use Plan  
Storm Water Management Plan  
Transportation Circulation Plan  
Open Space Plan