

COUNTY LOCAL (RURAL)

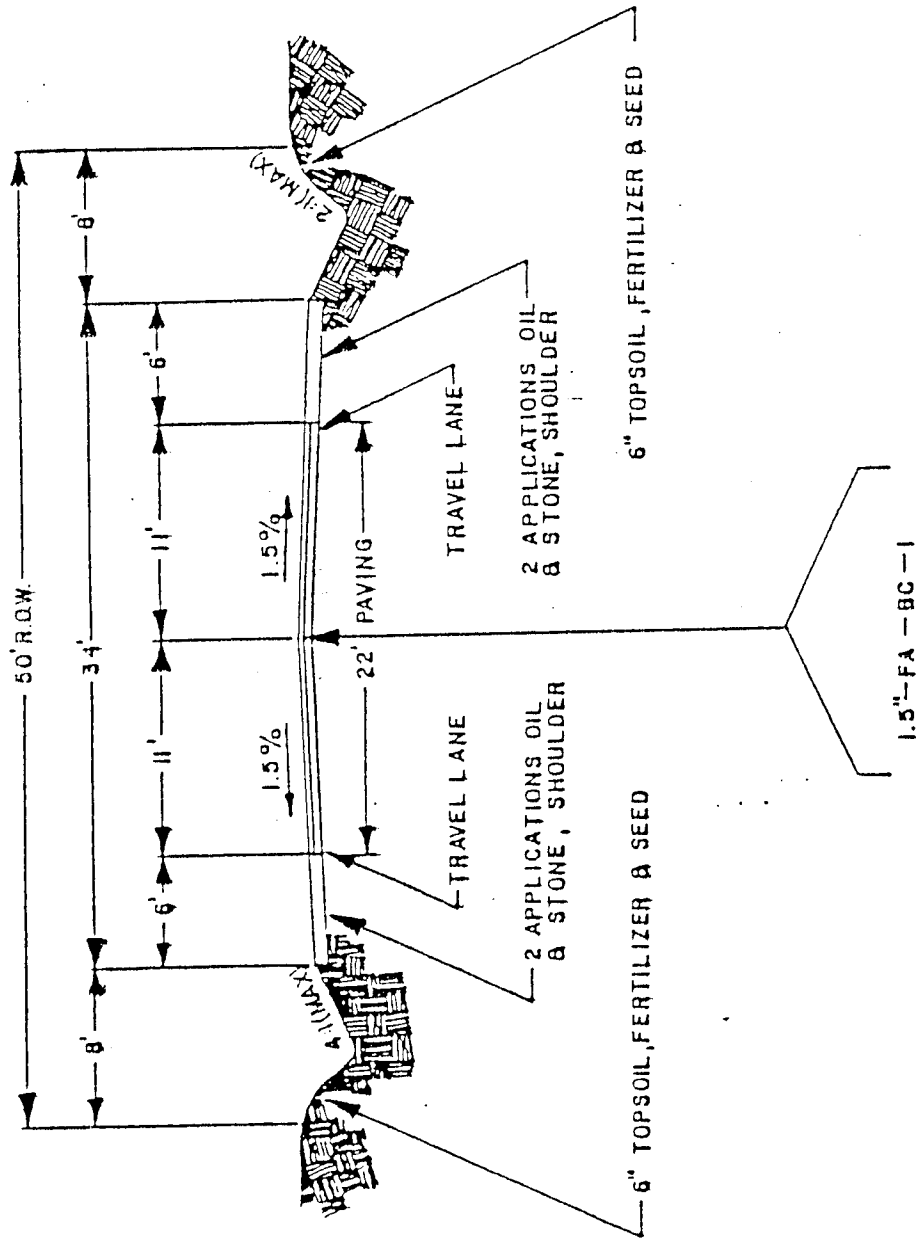
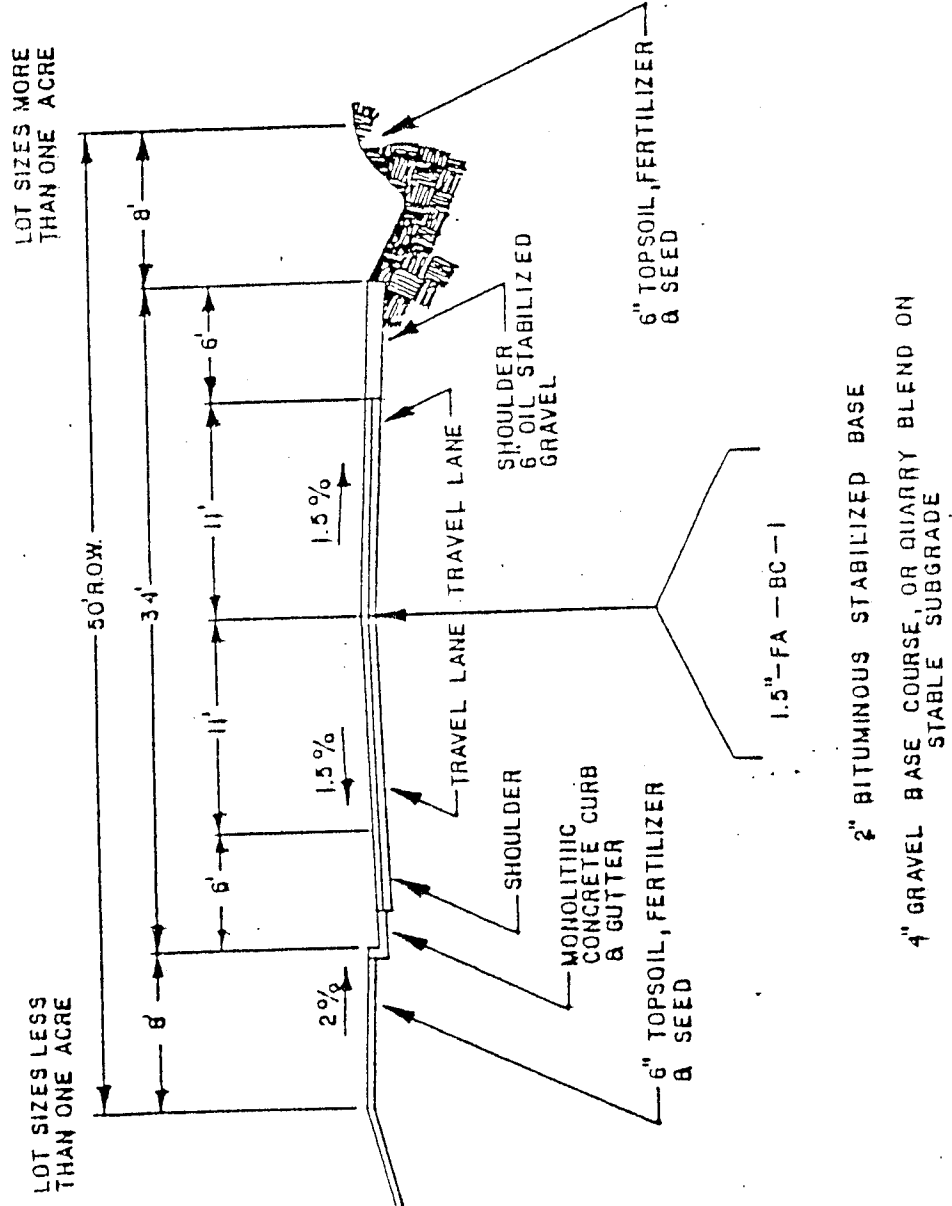


PLATE 14

TOWNSHIP COLLECTOR



GOAL: SERVES MORE THAN 20 UNITS.
WHEN 50 UNITS OR MORE
ARE SERVED, SEVERES FRONT-
AGE MAY BE REQUIRED.

LOOP STREETS

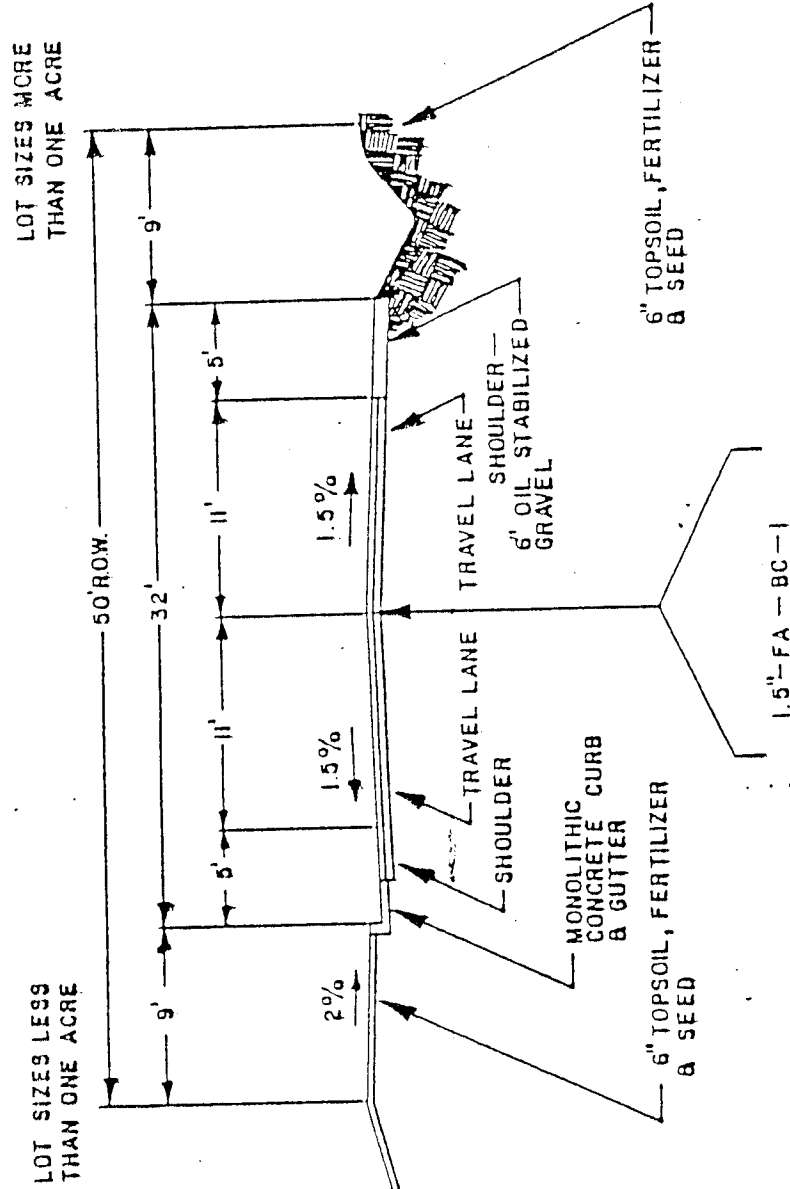
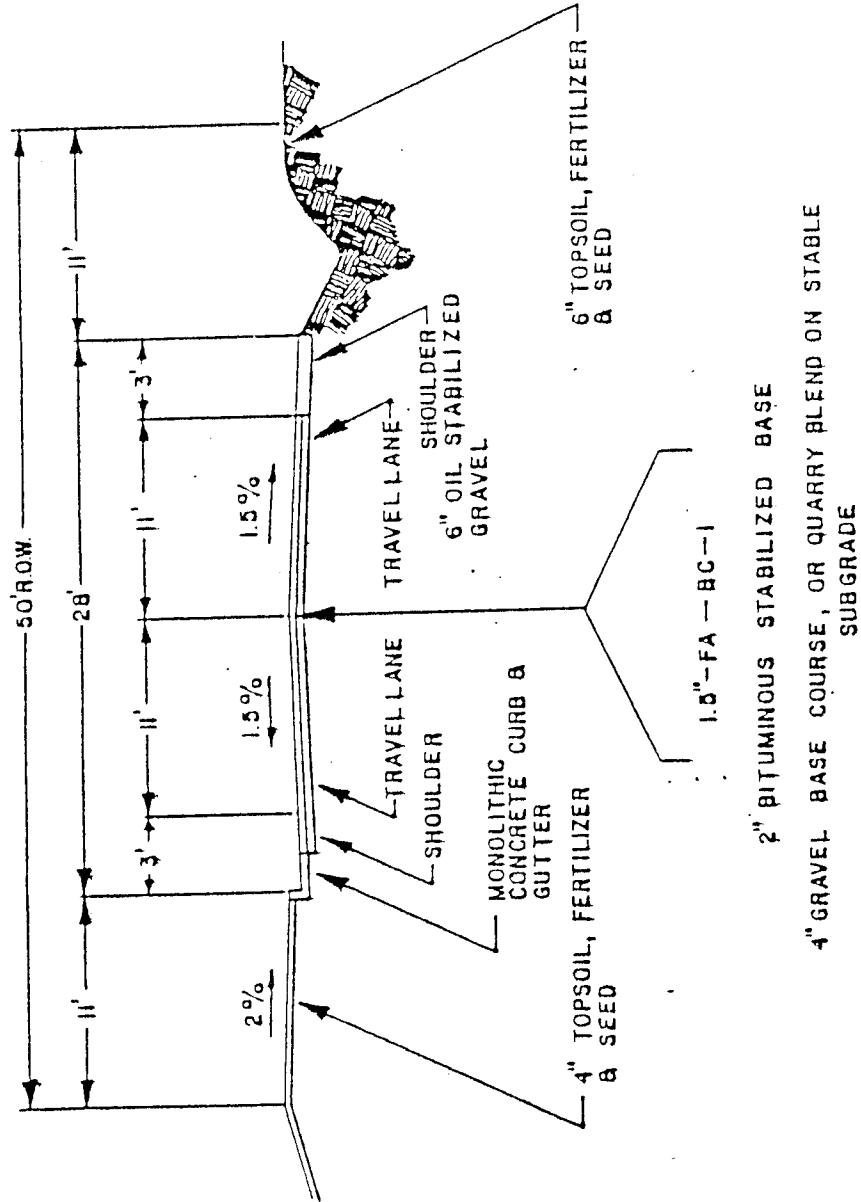


PLATE 16

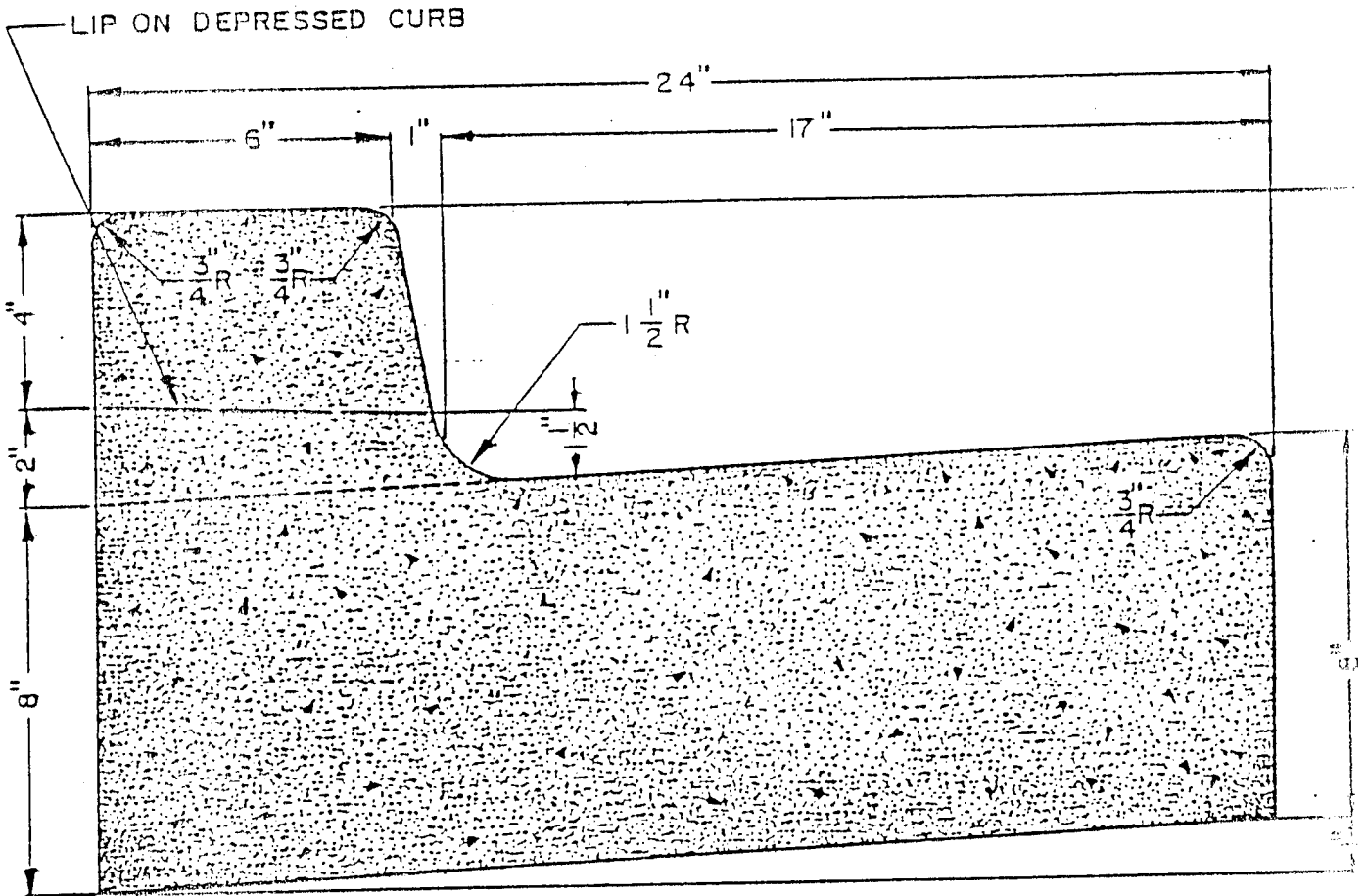
CUL-DE-SAC STREETS



cedures set forth in the New Jersey State Highway Department Standard Specifications (1961) and all addendum or revisions thereto.

6. Whenever curbing and guttering are required under this Ordinance, it shall be constructed in a manner approved by the Township Engineer. If concrete, the curbing and gutters shall meet the following specifications:
- a. The concrete to be used for curbs and gutters shall be Class B concrete as specified in the New Jersey State Highway Specifications for Curbs and Gutters.
 - b. Expansion joints shall be provided in intervals of twenty (20) feet.
 - c. Concrete curbs shall be eight (8) inches wide at their base and not less than six (6) inches wide above the roadway pavement. The rear top corner of this curb shall have a radius of one-fourth ($1/4$) inch and the front top corner shall have a radius of one and one-half ($1\ 1/2$) inches.
 - d. Combination curbs and gutters shall be constructed on a base of sand, or other similar pervious material six (6) inches in depth and extending twelve (12) inches beyond the face of the curb. The total width of the curb and gutter shall be thirty (30) inches. The dimensions of the particular parts of the combined curb and gutter shall be as follows: (See Plate 4 as attached)
 1. The top of the curb shall be six (6) inches in width.
 2. The rear of the curb shall be twelve (12) inches in height.
 3. The width of the curb at the gutter elevation shall be seven (7) inches.
 4. The height of the curb face at the gutter shall be six (6) inches and the depth of the gutter at the street face shall also be six (6) inches.
 5. All exposed edges shall be rounded with a radius of three fourths ($3/4$) inch to one (1) inch.
 - e. Openings for driveway access shall be in such

PLATE 17



SCALE: $\frac{1}{4}'' = 1'$

CONCRETE CURB & GUTTER

width as shall be determined by the Borough Engineer, but in no case more than fifteen (15) feet at the edge of the pavement. The curb at such driveway openings shall be depressed to the extent that one and one-half (1 1/2) inches extend above the finished pavement. The rear top corner of this curb shall have a radius of one-fourth (1/4) inch and the front top corner shall have a radius of one and one-half (1 1/2) inches.

7. All work shall be inspected through the course of construction by the Borough Engineer or his duly authorized representative who shall be notified forty eight (48) hours in advance before any work is started or completed.

Section 5.6 Drainage

A. General Design Considerations

1. The drainage system of a proposed subdivision should be adequate to carry off and/or store the stormwater and natural drainage water which originates not only within the subdivision boundaries, but also that which originates from the total natural watershed surrounding the property in question.
2. The drainage system shall be designed to control the amount and rate of stormwater run-off. A general principle for major subdivision design shall be to not increase the parcel's amount or rate of stormwater run-off by the use of structural and non-structural measures.
3. Whenever possible, any major development's drainage system shall be designed for the recharge of groundwater and the retention of stormwater on-site.
4. Provisions shall be made to limit the amount of sedimentation and other pollutants that may enter a natural watercourse as a result of the development.
5. Where possible, a subdivision's stormwater management design shall preserve stream channels, floodplains, and wetlands in their natural condition to act as buffers against flooding and pollution.
6. No stormwater run-off or natural drainage water shall be so diverted as to overload existing drainage systems, create flooding, or require the construction of additional drainage facilities in

other private or public lands without proper and approved provisions being made for remedying these off-site or off-tract conditions.

7. For all subdivisions, land subject to periodic or occasional flooding (floodplain areas) shall not be plotted for residential occupancy not for any other purpose which may endanger life or property or aggravate the flood hazard. Such land within a plot shall be considered for open land use.

B. Specific Design Considerations

1. For all subdivisions where the average elevation of the lot or the elevation of the building site is below the crown of the existing or proposed road, the lot shall be properly graded to ensure proper drainage away from buildings and to prevent the ponding of stormwaters in front, side or rear yards. A grading plan must be submitted for such lots to ensure proper drainage prior to subdivision approval.
2. All streets shall be provided with catch basins and pipes where necessary for proper surface drainage. Dry wells are specifically prohibited as alternatives to catch basins, or as a method of recharge.
3. The materials used for drainage facilities and appurtenances shall be in conformance with Standard Specifications for Road and Bridge Construction of the New Jersey Department of Transportation, 1961, and all addenda. The technique for calculations and design parameters shall be by the rational method for drainage sheds less than four (4) acres and the Soil Conservation Service method for drainage sheds above four (4) acres. The following recurrence interval parameter shall be adhered to: minor inlets, two (2) years; low points, five (5) years; sump inlets, ten (10) years; minor stream structures, (fifty (50) acres or less) ten (10) years; major stream structures with no headwaters, twenty-five (25) years; and major stream structures with maximum headwater, one hundred (100) years. Single Type "B" inlets shall not be designed to catch more than five and one-half (5 1/2) cubic feet per second, regardless of head, but shall not be spaced greater than five hundred (500) feet center to center. Discharge and collection systems shall not be designed for inlet head under any circumstances.
4. Drainage structures which are located on state or

county highway rights-of-way shall be approved by the State or County Highway Engineer's office, and a letter from that office indicating such approval shall be directed to the Borough Planning Board and shall be received prior to the final plat approval. Drainage structures proposed on a brook or stream with a drainage area of one-half (1/2) square mile (three hundred twenty (320) acres or greater) shall be approved by the New Jersey Division of Water Policy and Supply, and a letter from the office shall be directed to the Planning Board Chairman.

5. All proposed subdivisions or developments abutting a brook or stream whose drainage area, up to and including the subdivision or development, is greater than fifty (50) acres shall be required to secure a stream encroachment permit from the New Jersey Division of Water Policy and Supply, Bureau of Floodplain Management prior to the authorization of final approval. Furthermore, a copy of the permit shall be forwarded to the Planning Board and shall be attached to the final engineering plans of same.
6. Road drainage.. The use of swales for road drainage purposes may be permitted at the discretion of the Borough Planning Board provided that the subdivision is under twenty (20) lots, the maximum lot size is greater than one (1) acre, and that the grade does not exceed six (6) percent nor is less than 1/2 of one percent. In subdivisions with more than twenty (20) lots, swales may only be permitted along roads in which reverse frontage has been provided. Where these conditions are not met or where drainage conditions warrant, curbing and guttering shall be required along all existing and proposed streets. In minor subdivisions, curbing and guttering may be required where drainage or traffic conditions warrant or when the subdivision is in proximity to existing curbed and guttered areas.
7. Land drainage. All surface drainage shall be piped except if the developer demonstrates that the use of swales is a more appropriate form of conveyance to the satisfaction of the Borough Planning Board. The use of swales shall not be permitted where the adjacent lot sizes are less than one-half acre.
8. Swales, where permitted, shall be designed according to the following standards:
 - a. Swales shall have a parabolic or trapezoidal shape.

- b. Side slopes of a swale along a road shall not be steeper than 4:1 adjacent to the road and 2:1 on the slope away from the road. Side slopes of swales not along a road shall not exceed 3:1.
 - c. Trees, brush and stumps, as well as other objectionable material are to be cleared and disposed of so as not to interfere with construction or proper functioning of the waterway.
 - d. Separate areas filled are to be compared as needed to prevent unequal settlement that will cause damage in the completed waterway.
 - e. Waterways and outlets shall be protected against erosion by vegetative means as soon after construction as practical before diversions or other channels are outletted into them. Seeding, Fertilizing, Mulching, and Sodding shall be in accordance with the applicable standards as determined by the Soil Conservation Service of the State of New Jersey.
9. Storm sewer pipe shall be installed in accordance with proper engineering practices and shall be designed according to the following standards:
- a. The pipe shall be concrete or aluminum as required by the Borough Engineer. Non-reinforced concrete pipe shall conform to A.A.S.H.O.M.-86 for specified diameter and strength class. Reinforced concrete pipe shall conform to A.A.S.H.O.M.-170 for specified diameter and strength class. Aluminum alloy pipe shall conform to A.A.S.H.O.M.-197 for specified diameter and strength.
 - b. All drainage pipes shall have a minimum diameter of fifteen (15) inches. The pipe shall be laid in straight alignment, between manholes. All transitions in slope, change of direction or pipe size shall be confined to manholes, catch basins, or other accessible structures.
 - c. The size of the pipe, slope and invert elevations shall be submitted on a final drainage plan.
 - d. In these areas where the groundwater elevation is such that roadway sub-base instability could occur from same, the

Planning Board Engineer shall reserve the right to require extra strength porous concrete pipe in lieu of either reinforced concrete or corrugated aluminum storm sewer conduit for the purpose of adequately underdraining the surrounding soil and stabilizing the affected sub-base.

- e. Slotted drain pipe shall not be permitted except if approved by the Borough Engineer.
10. Where a subdivision is traversed by a watercourse, surface or subsurface drainageway, channel or stream, or a subdivision proposes the creation of such surface or subsurface drainageways, there shall be provided and dedicated a drainage right-of-way easement to the Borough. The width of the drainage easement required shall be determined by the Borough Engineer based upon the width needed to accommodate future stormwater runoff and to allow sufficient area for maintenance or construction activities. A minimum width of all drainage easements shall be forty (40) feet or twenty (20) feet from the edge of the watercourse.
11. Detention basins shall be designed in accordance with the following criteria:
- a. Inflow Q shall be designed for a 25 year recurrence interval under full development conditions within the subdivisions.
 - b. Outflow Q shall be designed based on the capacity of the nearest downstream drainage structure but it shall not be less than the 10 year recurrence interval under full development conditions within the subdivision.
 - c. All detention basins shall have a minimum freeboard of one (1) foot above the design high water level and shall likewise have an emergency spillway capable of discharging flow from a design storm with a recurrence interval of 100 years. Where the depth of high water in any basin exceeds two (2) feet, then a fence of minimum height of eight (8) feet and made of approved material shall be required.
 - d. Detention basins are not permitted where soils have a percolation rate of less than five minutes per inch or more than sixty minutes per inch.

12. Retention basins shall be designed in accordance with the following criteria:

- a. Inflow Q shall be designed as required for detention basins.
- b. Outflow Q shall not be considered for any basin whose soil percolation rate is in excess of six (6) minutes per inch.
- c. The bottom elevation of all retention basins shall be a minimum of two (2) feet above the seasonal high water table. Overflow and freeboard design shall be as previously specified for detention basins. Fencing requirements shall likewise be as previously specified for detention basins.
- d. Retention basins are not permitted where soils have a percolation rate of less than five minutes per inch or more than sixty minutes per inch.

13. Collection basis

- a. The collection basis shall be designed in accordance with the rational method expressed as the equation $Q=AIR$ where:

Q = Volume of runoff in cubic feet per second.

A = The contributory drainage area, in acres, both within and outside the boundary of the subdivision.

I = Coefficient of runoff applicable to the drainage area. It shall consider the soil character, slope of area and degree of ultimate development as determined by current zoning. In general, the values of the runoff coefficient will fall within the following range:

Classification	Coefficient
Park lands, golf courses, etc.	0.15 to 0.30
Densities below DU/acre	0.30 to 0.50
Densities of 2 DU/acre and above	0.50 to 0.70
Commercial and Industrial	0.70 to 0.90

For composite areas of various classifications, the coefficient for the predominate area shall be used for all calculations.

R = Rainfall intensity. A minimum intensity of two and three quarters (2.75) shall be used.

14. Flow design criteria. Velocity of flow shall be determined by Manning's Formula:

$$V = 1.486R^{2/3} S^{1/2}$$

S where:

R = Hydraulic radius of conduit, or area of stream divided by wetter perimeter.

S = Slope of hydraulic grade line, or for open channels or ditches, the slope of the water surface.

n = The Coefficient of friction.

Acceptable values of "n" are:

0.015 for circular cross section, nonporous concrete pipe.

0.015 for pipes eighteen (18) inches or smaller in diameter and concrete lined ditches.

0.025 for clear unlined ditches.

0.03 to .15 for fair to poor natural streams and watercourses.

Other cross sections of pipe materials shall have commensurate friction factors as may be approved by the Township Engineer.

Permissible Design Velocities
Open-Channel Ditches

<u>Material</u>	<u>Velocity (ft. per second)</u>
Fine sand to loam	2.5 to 3.5
Clay to hardpan	3.75 to 6.0
Concrete lined	15
Pipe	*

* Minimum design velocity at "flowing full" condition shall be three (3) feet per second. Pipes shall be considered "flowing full" at maximum capacity.

Section 5.7 Lot Configurations

- A. Lot dimensions and area shall not be less than the requirements of the Zoning Chapter (Chapter III).
- B. Insofar as practical, side lot lines shall be at right

angles to straight streets and radial to curved streets.

- C. Where additional right-of-way has been required to bring existing right-of-ways up to standard, lots shall begin at the proposed right-of-way line and all setbacks shall be measured from that line.
- D. For proper development of the land within the Borough, lots shall have an average length no greater than 250% of the average width, except where the width exceeds three times the zoning requirements.
- E. Where there is a question as to the suitability of a lot or lots for their intended use due to factors such as poor drainage conditions or where percolation tests or test borings show the ground conditions to be inadequate for proper on-lot sewage treatment, the Planning Board may, after adequate investigation, withhold approval of such lots. If approval is withheld, the Planning Board shall specify the reasons for such denial in the minutes.

Section 5.8 Natural features

The important natural features of a site shall be preserved in the design of all subdivisions. Natural features which shall be protected include the natural terrain, wetlands, wooded areas, vistas, natural drainageways, and lakes. A developer shall only be permitted to significantly alter or encroach on the existing natural features if the Planning Board is convinced that the alteration is the minimum necessary to allow the use of the land for the intended purpose and that there are no alternative to the subdivision design which would eliminate or mitigate any adverse impact on natural features.

Section 5.9 Trees

- A. The clearing of woodland shall be strictly controlled. The stripping of trees from a lot and the filling, or the alteration of the water table in wooded areas shall be prohibited except if an extensive replacement tree planting program has been approved by the Borough Planning Board. All subdivisions and developments shall be designed to have minimal impact on existing woodland. The siting of structures shall be such as to preserve the maximum number of trees over 15" in diameter and all trees over 24" in diameter.
- B. Shade Trees. In all major subdivisions, shade trees shall be provided along the road frontage. Two (2) trees properly planted, staked, and fertilized shall be provided for every one hundred (100) feet of road frontage except if an equivalent number of trees are preserved within fifty (50) feet of the right-of-way. All shade trees shall meet the following requirements:

1. Trees shall be a deciduous variety (oak, hard maple) native to the area and shall be approved by the Planning Board.
2. Trees shall be nursery grown and shall have a minimum caliper of one and one-half (1 1/2) inches measured three feet above the ground.
3. Trees shall be planted where required by the Planning Board in a planting strip ten (10) feet from the edge of the shoulder when the road has been designed according to the approved cross-sections.

Section 5.10 Top Soil Protection

No top soil shall be removed from the site or used as spoil. Topsoil moved during the course of construction shall be redistributed within the subdivision so as to provide at least four (4) inches of cover to all areas of the subdivision and shall be stabilized by seeding or planting.

Section 5.11 Pedestrian Circulation

- A. A pedestrian circulation system shall be provided for all major subdivisions over twenty (20) lots, and may be required whenever an interior street system is utilized. The system shall include sufficient sidewalks and interior walkways to provide safe pedestrian movement between residential units and to provide access to environmental amenities, recreation areas, and other forms of pedestrian attraction within, adjacent to, or in close proximity (1/2 mile) of the site. The circulation system shall connect with any existing or proposed adjacent developments and may or may not be related to the street system. The Borough Planning Board shall review and approve the proposed circulation system.
- B. In all major subdivisions, sidewalks shall be required along both sides of roads classified as Township Collectors or County-Local roads.
- C. Whenever a pedestrian circulation system is not required, the following design standards shall apply:
 1. Sidewalks may be required by the Planning Board along both sides of Cul-de-Sacs, Loop Streets, and Minor Collectors.
 2. When the subdivision is within 1/2 mile of a pedestrian attractor which includes commercial establishments, municipal or governmental offices, schools, place of worship, post offices and recreation areas, sidewalks shall be required to allow pedestrian movement to such facilities.

3. Sidewalks or interior walkways may be required to provide access to environmental amenities within or adjacent to the subdivision.
 4. The Planning Board may require sidewalks on both sides of a street near intersections or at such other locations due to pedestrian safety considerations.
 5. Sidewalks shall not be required in zones where the minimum lot width is in excess of one hundred fifty (150) feet.
- D. In minor subdivisions, sidewalks shall be required when the subdivision is located immediately adjacent to an area where sidewalks are currently provided, where installation of sidewalks is imminent, or where a utility section of the Master Plan indicates the planned development of walkways.
- E. Construction. Where required, sidewalks shall be set back three (3) feet from the edge of the improved road and shall be four (4) feet wide and four (4) inches in thickness. Sidewalks shall be concrete or an equivalent approved by the Planning Board and shall be constructed in accordance with the specifications of the New Jersey State Highway Department. Walkways within the open space reserved under the cluster option shall be limited in scale and shall be composed of material compatible with the natural character of the area.

Section 5.12 Street Lighting

Street lighting shall be provided in accordance with the recommendations of the Borough Engineer and as required by the Borough Planning Board. Adequate lighting shall be provided at all intersections and along all roads classified as Borough Collectors. The developer shall pay to the Borough the costs of operation of said street lights (as determined by the standard rates of the utility) until the street upon which said street lights are installed is accepted by ordinance of the governing body as a public street.

Section 5.13 Public Utilities

- A. All public services shall be connected to an approved public utilities system, where one exists. Prior to the granting of final approval, the subdivider shall submit three (3) copies of a final plat showing the installed location of these utilities as well as a written instrument from each serving utility which shall indicate compliance with this Section.
- B. For all major subdivisions, the subdivider shall arrange with the serving utility for the underground

installation of the utilities distribution supply lines and service connection. Service connections shall be made underground for all minor subdivisions whenever the supply lines that serve the lands are underground. Subdivisions which abut existing streets whose overhead electric or telephone distribution supply lines have heretofore been installed shall have future service connections installed underground. Whenever the widening or extension of a street requires the replacement or relocation of utilities, such replacement or installation shall be underground. Common trenches shall be utilized by utilities where practical.

- C. In large scale development, casements along rear or side property lines may be required. Such casements shall be at least twenty (20) feet wide and to the extent possible, be centered on or adjacent to rear or side lot lines.

Section 5.14 Street Signs

Street signs shall be metal posts of the type, design, and standards utilized elsewhere in the Borough. The location of the street signs shall be determined by the Planning Board but there shall be at least two (2) street signs at each intersection. All street signs shall be located free of visual obstruction.

Section 5.15 Monuments

Monuments shall be installed in compliance with the requirements of N.J.S.A. 46:23-9.11(9). All lot corners shall be marked with a durable metal alloy pin.

ARTICLE III OFF-TRACT IMPROVEMENTS

(Reserved)

ARTICLE IV - PERFORMANCE, INSTALLATION AND ACCEPTANCE OF IMPROVEMENTS

Section 5.16 Performance Guaranties

No final plat shall be approved by the Planning Board until completion of all such required improvements as set forth in the resolution granting preliminary approval shall have been so certified to the Planning Board by the Borough Engineer, unless the subdivider or subdivision owner shall have filed with the Borough a performance guaranty sufficient in amount to cover the cost of all such improvements or the uncompleted portions thereof as established by the Borough Engineer, guaranteeing the installation of such uncompleted improvements on or before a date to be specified by the Planning Board.

- A. Form. The performance guaranty shall be in the form of one of the following:
1. Corporate surety bond furnished by a bonding or surety company authorized to do business in the State of New Jersey;
 2. Certified or cashier's check made payable to the Borough;
 3. Certificate of deposit in a recognized banking institution which can be withdrawn only after action by the governing body determining that the requirements of final approval have been fulfilled and which may be claimed by the Borough in the event such requirements are not met;
 4. Letters of credit from a recognized banking institution;
 5. Any other form approved by the Borough Solicitor;
 6. Up to 10% may be required by the Planning Board in the form of cash.
- B. Procedure. All performance guarantees shall be submitted to the Secretary of the Planning Board who shall forward a copy to the Borough Engineer and Borough Solicitor. The Borough Engineer shall determine that the performance guaranty is in sufficient amount to assure the completion of all required improvements and the Borough Solicitor shall notify the Planning Board as to the acceptability of the performance guaranty in terms of form and execution. Upon the granting of final plat approval and after receipt of an approved final plat, the Secretary shall forward any performance guaranty posted with and accepted by the Planning Board to the Borough Clerk for filing. The Planning Board Secretary shall maintain a record of all surety bonds received by the Borough in connection with subdivisions and shall, within twenty (20) days of the expiration of any surety bond, notify the governing body of said pending bond expiration. Copies of said notice shall be sent to the Borough Clerk, Borough Solicitor, and Borough Engineer.
- C. Such performance guarantees shall run for a period to be fixed by the Planning Board but in no case for a term of more than three (3) years. However, with the consent of the obligor and the surety, the governing body may, by resolution, extend the term of such performance guaranty for an additional period not to exceed three (3) years. The amount of the performance guaranty may be reduced by the governing body by

resolution when portions of the required improvements have been installed. If the required improvements have not been installed in accordance with the performance guaranty, the obligor and surety shall be liable thereon to the municipality for the reasonable cost of improvements not installed.

- D. Release of any performance guaranty posted in connection with a development shall be in accordance with the provisions of N.J.S.A. 40:55D-53.

Section 5.17 Maintenance Guarantees

All developers shall execute a maintenance guaranty and post said guaranty with the Borough in a surety for the maintenance and repair of all improvements required to be installed by the developer except when the cost of said improvements is less than ten thousand (10,000) dollars. The maintenance guaranty shall be for a period of two (2) years from the date of final acceptance of the improvements by resolution of the governing body and its amount shall be equal to ten (10) percent of the Borough Engineer's estimate of the cost of construction of the required improvements. The maintenance guaranty shall apply to such repairs as may be necessitated by substandard original construction or by damage by the developer in the course of development of the subdivision.

- A. The maintenance guaranty shall be in a form as provided in Section 5.16 (A).
- B. All maintenance guaranties shall be submitted to the Borough Clerk who shall forward a copy to the Borough Engineer and Borough Solicitor. The Borough Engineer shall determine that the maintenance guaranty is in sufficient amount to assure the completion of all required improvements and the Borough Solicitor shall notify the governing body as to the acceptability of the maintenance guaranties in terms of their form and execution.
- C. Upon acceptance of the maintenance guaranty, the Borough Clerk shall notify the Secretary of the Planning Board, who shall maintain a record of all surety bonds received by the Borough in connection with developments in accordance with the provisions of Section 5.16 (B).
- D. The release of a maintenance guaranty shall be by resolution of the governing body, after recommendations of release by the Borough Engineer.

Section 5.18 Inspection

All of the required improvements of a development shall be inspected during the time of their installation by the Borough

Engineer to insure satisfactory construction.

- A. Notice. The Borough Engineer shall be notified at least seven (7) days prior to the start of construction and at least two (2) days before each state of construction. No underground installation of any type shall be covered until inspected and approved by the Borough Engineer. In no case shall any paving work be done without permission from the Borough Engineer's office so that he or a qualified representative may be present at the time work is to be done. The Borough Engineer's office shall be notified after each phase of work has been completed (i.e., road sub-grade, curb forms, curbing, etc.) so that he or a qualified representative may inspect the work.
- B. A final inspection of all improvements and utilities will be started within ten (10) days notification by the developer to determine whether the work is in agreement with the approved final plat plans, and Borough specifications. Upon a final inspection report, action will be taken to release or declare in default any performance guaranty concerning such improvements. Inspection by the Borough of the installation of improvements shall not operate to subject the Borough to liability, suits, and claims of any kind that may at any time arise because of defects or negligence during construction.

ARTICLE V - VIOLATIONS

section 5.19 Penalty

- A. If before final subdivision approval has been granted, any person transfers or sells or agrees to transfer or sell, except pursuant to an agreement expressly conditioned on final subdivision approval, as owner or agent, any land which forms a part of a subdivision for which municipal approval is required by this Ordinance pursuant to the Municipal Land Use Law, such person shall be subject to a penalty not to exceed one thousand (\$1,000) dollars and each lot disposition so made may be deemed a separate violation.
- B. In addition to the foregoing, the municipality may institute and maintain a civil action: 1) for injunctive relief, and 2) to set aside and invalidate any conveyance made pursuant to such contract of sale if a certificate of compliance has not been issued in accordance with N.J.S.A. 40:550-56. In any such action the transferee purchaser or grantee shall be entitled to a lien upon the portion of land, from which the subdivision was made that remains in the possession of the developer or his assigns or successors, to secure the return of any deposits made or purchase prices

paid, and also a reasonable search fee, survey expense, and title closing expense, if any. Any such action must be brought within two (2) years after the date of the recording of the instrument of transfer, sale, or conveyance of said land or within six (6) years, if unrecorded.

CHAPTER VI - MISCELLANEOUS PROVISIONS

ARTICLE I - REPEALER

All provisions of any Ordinance of the Borough of Elmer, which are contrary to the provisions of this Ordinance, shall be and are hereby to the extent of such inconsistency repealed.

ARTICLE II - BUILDING APPLICATIONS

All applications for development filed prior to the effective date of this Ordinance may be continued according to procedures and the schedules in effect at the time of filing of said applications, but any appeals arising out of decisions made on such applications shall be governed by the provisions of this Ordinance.

ARTICLE III - SEVERABILITY OF PROVISIONS

If the provisions of any chapter, article, section, subsection, or clause of this Ordinance, shall be judged invalid by a court of competent jurisdiction, such court of judgment shall not affect or invalidate the remainder of any chapter, article, section, subsection or clause and to this end all provisions of this Ordinance are hereby declared to be severable.

ARTICLE IV - FILING

Immediately upon the adoption of this Ordinance, the Municipal Clerk shall file a copy of this Ordinance with the Salem County Planning Board as required by law.

ARTICLE V - EFFECTIVE DATE

This Ordinance shall take effect upon the filing thereof with the County Planning Board, after final passage, adoption and publication in the manner prescribed by law.








Dated _____, 1979

Mayor

ATTEST;

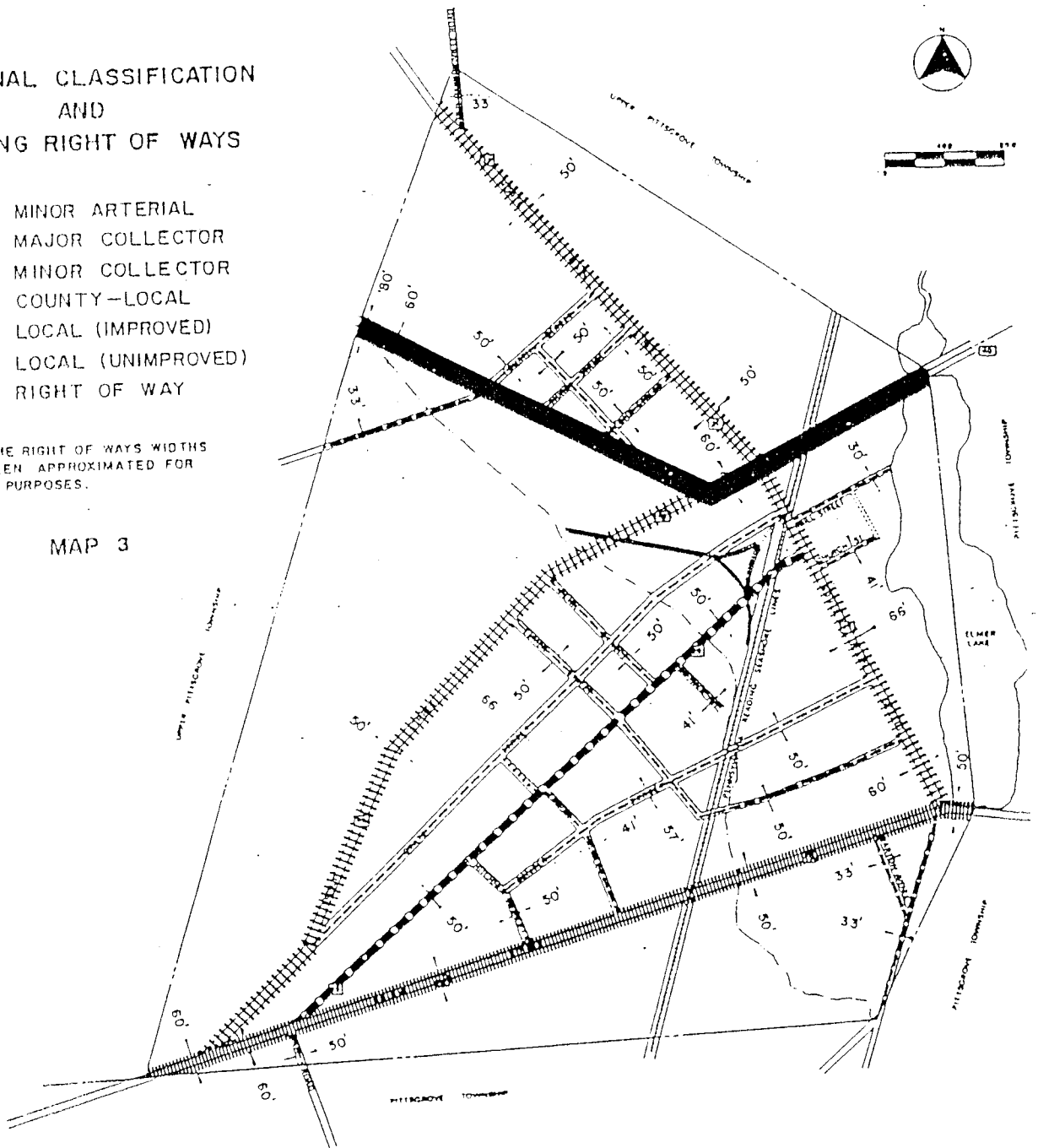
Clerk

FUNCTIONAL CLASSIFICATION AND EXISTING RIGHT OF WAYS

-  MINOR ARTERIAL
-  MAJOR COLLECTOR
-  MINOR COLLECTOR
-  COUNTY-LOCAL
-  LOCAL (IMPROVED)
-  LOCAL (UNIMPROVED)
-  RIGHT OF WAY

*NOTE: SOME RIGHT OF WAYS WIDTHS
HAVE BEEN APPROXIMATED FOR
GRAPHIC PURPOSES.

MAP 3



BOROUGH OF ELMER

SALEM COUNTY NEW JERSEY
DESIGNED BY SALEM COUNTY PLANNING STAFF

PUBLIC NOTICE

ORDINANCE 97-7

Amendment to Land Development Ordinance of the Borough of Elmer and Creating the Position for Two Alternate Members on Both the Borough of Elmer Planning Board and the Borough of Elmer Board of Adjustment

BE IT ORDAINED by the Mayor and Borough Council of the Borough of Elmer, County of Salem, and State of New Jersey, that the Land Development Ordinance shall be amended by adding the following:

CHAPTER II - DEVELOPMENT PROCEDURES
ARTICLE I - PLANNING BOARD

(1) Section 2.1 Establishment and Composition

C. The Planning Board shall consist of, in addition to the foregoing permanent members, two alternate members. Alternate members shall be appointed by the appointing authority for Class IV members, and shall meet the qualifications of Class IV members of nine-member planning boards. Alternate members shall be designated at the time of appointment by the Mayor as "Alternate No. 1" and "Alternate No. 2". The terms of the alternate members shall be for 2 years, except that the terms of the alternate member shall expire in any 1 year; provided, however, that in no instance shall the terms of the alternate members first appointed exceed 2 years. A vacancy occurring otherwise than by expiration of term shall be filled by the appointing authority for the unexpired term only.

No alternate member shall be permitted to act on any matter in which he has either directly or indirectly any personal or financial interest. An alternate member may, after public hearing if he requests one, be removed by the governing body for cause.

Alternate members may participate in discussion of the proceedings but may not vote except in the absence or disqualification of a regular member of any class. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote.

ARTICLE III - ZONING

BOARD OF ADJUSTMENT

(2) Section 2.16 Establishment and Composition

C. In addition to the foregoing, the Board of Adjustment shall have two alternate members. Alternate members shall be designated at the time of appointment by the authority appointing them as "Alternate No. 1" and "Alternate No. 2". The

Proof of Publication

State of New Jersey,
Salem County, ss.

..... Al-Jo. Voeckler..... of full
being duly sworn according to law, on his (her) oath, that he
is Office-Manager..... of
"Elmer Times," a Newspaper printed and published in the Borough
Elmer, County of Salem, and State of New Jersey, and that the notice
which the annexed is a true copy was published in said Newspaper
the 19th day of June 1997.

Signed, *Al-Jo. Voeckler*

Sworn and subscribed before me this

twentieth day of *June*, A. D.
nineteen hundred and *nineteen*
Christine G. De Vito

terms of the members first appointed under this act shall be so determined that to the greatest practicable extent, the expiration of such terms shall be distributed, in the case of regular members, evenly over the first four years after their appointment, and in the case of alternate members, evenly over the first two years after their

appointment; provided that the initial terms of no regular members shall exceed two years.

Alternate members may participate in discussions of the proceedings but may not vote except in the absence or disqualification of a regular member. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote.

(3) If any section or provision of this Ordinance shall be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof.

(4) All Ordinances, or parts of Ordinances, heretofore adopted and that are inconsistent with the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

(5) This Ordinance shall be effective upon its final passage, adoption and publication in the manner prescribed by law.

that the foregoing proposed Ordinance was introduced and passed by the Mayor and Borough Council of the Borough of Elmer, County of Salem, and State of New Jersey, at a special meeting held on Tuesday, June 10, 1997, and that a public hearing thereon will be conducted by the Mayor and Borough Council at its meeting on Wednesday, July 9, 1997 at 8:00 p.m., at the Borough Hall, Elmer, New Jersey, after which the Ordinance will be considered for adoption.

Deverly S. Richards, Clerk
Borough of Elmer

Fee: \$37.28 6/19/97

NOTICE

NOTICE IS HEREBY GIVEN:

PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE

**ORDINANCE 93-6
LAND DEVELOPMENT ORDINANCE OF THE BOROUGH OF ELMER -
AMENDMENT NO. 1**

This Ordinance shall be known as and may be cited as "Land Development Ordinance of the Borough of Elmer - Amendment No. 1."
BE IT ORDAINED by the Mayor and Borough Council of the Borough of Elmer, County of Salem, and State of New Jersey as follows:

1. The foregoing Ordinance is amended by deleting Section 2.30 entitled **Fee Schedule** (Page 32) and adding the following:

- A. Minor Subdivision
 - 1. Application fee - \$50.00
 - 2. Review fee deposit - \$200.00 per lot with a minimum deposit of \$65.00 for legal and engineering review, including map revisions required by the subdivision.
- B. Major Subdivision
 - 1. Application fee - \$100.00
 - 2. Review fee deposit - \$100.00 per lot, with a minimum deposit of \$1,000.00 for legal and engineering review.
- C. Major Subdivision Preliminary Review
 - 1. Application fee - \$100.00
 - 2. Review fee deposit - \$100.00 per lot, with a minimum deposit of \$1,000.00 for legal and engineering review, including tax map revisions required by the subdivision.
- D. Major Subdivision Final Review
 - 1. Application fee - \$400.00
 - 2. Review fee deposit - \$50.00 per lot, with a minimum deposit of \$1,000.00 for legal and engineering review, including tax map revisions required by the subdivision.
- E. Conditional Use
 - 1. Application fee - \$50.00
 - 2. Review fee deposit - \$2.00 per gross square foot of building floor area included in the proposed development, plus \$200.00 per area pro-rated for fractions of land included in the lots involved, but not less than \$200.00
- F. Site Plan, Preliminary Review
 - 1. Application fee - \$100.00
 - 2. Review fee deposit - \$100.00 per lot or fraction thereof submitted for review, with a minimum of \$500.00 for legal and engineering review.
- G. Site Plan, Final Review
 - 1. Application fee - \$100.00
 - 2. Review fee deposit - \$100.00 per lot or fraction thereof submitted for review, with a minimum of \$500.00 for legal and engineering review.
- Reduced fee for certain residential applicants.
When the subject matter of an application consists of an addition, whether attached or detached, to an existing single-family residential home, or alterations thereto, by the owner of said residence, and as a result thereof, site plan approval, subdivision approval or variance fees shall be as follows:
 - A. Application fee - \$50.00
 - Review fee deposit - \$300.00
- The determination of the appropriate application fee shall be at the discretion of the Planning Board and/or Zoning Board and said determination shall be binding on the applicant.
- H. Use Variance
 - 1. Application fee - \$25.00
 - 2. Review fee deposit - \$2.00 per gross square foot of building floor area included in the proposed development, plus \$100.00 per area pro-rated for fractions of land included in the lots involved, but not less than \$100.00

Proof of Publication

State of New Jersey,
Salem County, ss.

Al. Jo. Voeckler of full age
being duly sworn according to law, on his (her) oath, that he (she)
is Office Manager of

"Elmer Times," a Newspaper printed and published in the Borough of
Elmer, County of Salem, and State of New Jersey, and that the notice

which the annexed is a true copy was published in said Newspaper
the 25th day of February, 1993

Signed, Al. Jo. Voeckler

Sworn and subscribed before me this

First day of March, A. D.

nineteen hundred and ninety-three
Christine G. DeVito

Christine G. DeVito
Notary Public of New Jersey
My Commission Expires June 26, 1996

RP Principal/Accessory 15,000' 125' 175' 35/35 20/10 40/20 35/20 20/10 10/10
 3. The foregoing Ordinance is further amended by adding the following to "The Borough of Elmer Zoning Ordinance Schedule of District Regulation Use Regulations" (Page 39):
 RP A. Principal Uses N/A

- 1. Single family dwellings
 - 2. Professional offices limited to accountants, architects, brokers (insurance, real estate and stock), consulting engineers and other professional consultants, doctors, lawyers and surveyors.
- B. Accessory Uses

Regulation pertaining to professional offices: A conversion to or development of a professional office shall be planned to preserve the residential flavor and special amenities of Front Street to the fullest extent. The Board shall require special safeguards to achieve this.

- LC A. Principal Uses (Medical & Civic) 1. Medical clinics
2. Funeral homes
- 1. Medical laboratories
 - 2. Pharmacies
 - 3. Establishments for the sale or lease of and surgical equipment and supplies.
 - 4. Public educational, recreational, cultural uses
- B. Accessory Uses
- 1. Permitted by right in the MR district
 - 2. Any use customarily incidental to a permitted use
4. The foregoing Ordinance is further amended by deleting Section 3.1, A. and B. (Page 42) and adding the following:

A. For the purposes of this ordinance, the Borough of Elmer is hereby divided into the districts as follows:

"CONS"	Conservation
"LR-1"	Low density residential 1
"LR-2"	Low density residential 2
"LM"	Low-medium density residential
"MR"	Medium density residential
"RP"	Residential professional
"LC"	Limited commercial
"GB"	General business
"HB"	Highway business
"C/L1"	Commercial - light industry
"L1"	Light Industry

B. District Map: The boundaries of these zoning districts are established on the map entitled "Elmer Borough Zoning Map", dated February 1, 1993, or as may be subsequently amended. Said map and all notions, references, and dates pertaining to zoning and zoning districts show thereon are hereby incorporated by reference into this Ordinance and shall be as much a part of the Ordinance as if they were fully described herein.

5. The foregoing Ordinance is further amended by adding the following to Section 3.3 (Page 43) entitled "Justification and Intent of District Categories, Locations and Regulations":

RP - Residential-Professional
 The residential professional district has been delineated to encourage the location of professional offices and health related support facilities because of the character of existing development in this area and the proximity of the hospital.

LC - Limited Commercial District
 The limited commercial district includes an area along Front Street in the western portion of the Borough. The intent of this district is to encourage mixed commercial and light industry uses, thus permitting economic development compatible with the current land use pattern.

6. If any section or provision of this Ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof.

7. All Ordinances, or parts of Ordinances, heretofore adopted and that are inconsistent with the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

8. This Ordinance shall be effective upon its final passage, adoption and publication in the manner prescribed by law.
 Introduced: February 10, 1993

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing proposed Ordinance was introduced and passed by the Mayor and Borough Council of the Borough of Elmer, County of Salem, and State of New Jersey, at its regular meeting held on Wednesday, February 10, 1993, and that a public hearing thereon will be conducted by the Mayor and Borough Council at its meeting on Wednesday, March 10, 1993, at 7:30 p.m., at the Borough Hall, Elmer, New Jersey, after which the Ordinance will be considered for adoption.

Beverly S. Richards, Clerk
 Borough of Elmer
 2/25/93