

**Deptford Township
Gloucester County, New Jersey**

**Unified Development Ordinance
(UDO)**

**Adopted by the Deptford Township Council
March 2, 1995
Incorporating amendments through July 2005**

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Unified Development Ordinance (UDO)

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(to be determined at codification time)

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Article I. General Provisions

§ 1. Title.

This chapter is derived from a comprehensive ordinance regulating and limiting the uses of land and the uses and locations of buildings and structures; regulating and restricting the height and bulk of buildings and structures and determining the area of yards and other open spaces; regulating and restricting the density of population; dividing the Township of Deptford, Gloucester County, New Jersey into zoning districts for such purposes; adopting a map of said Township showing boundaries and the classification of such districts; establishing an official map for said municipality; establishing rules, regulations and standards governing the subdivision and development of land within the Township; establishing a Planning Board and a Zoning Board of Adjustment; and prescribing penalties for the violation of its provisions.

The short form by which this chapter may be known shall be the Unified Development Ordinance (UDO) of the Township of Deptford.

§ 2. Authority.

- A. This ordinance is adopted pursuant to N.J.S.A. 40:55D-1 et seq., commonly known as the Municipal Land Use Law, which confers the power to regulate the use of lands within its jurisdiction upon New Jersey municipalities.
- B. This ordinance is also based upon the duly recognized police powers of a municipality and is an exercise of the same.

§ 3. Purpose.

- A. This chapter is adopted in order to promote and protect the public health, safety, and general welfare and in the furtherance of the following specific objectives:
 - 1. Ensuring the coordinated development of the Township in accordance with its Master Plan.
 - 2. Lessening congestion on the streets and ensuring access to the circulation system.
 - 3. Providing for adequate light and air.
 - 4. Preventing the overcrowding of land and buildings.
 - 5. Avoiding the undue concentration of population.
 - 6. Ensuring the conservation and protection of open space and natural features.

7. Conserving the value of property.

§ 4. **Conformity with the Master Plan.**

- A. The Township Council affirms by its adoption of this chapter that it has received and reviewed the Land Use and Housing Elements of the Deptford Township Master Plan, as duly adopted by the Township Planning Board, and that this chapter is substantially consistent with the recommendations and provisions of those elements.
- B. The statement of objectives, principles, assumptions, policies and standards contained in the Deptford Township Master Plan is adopted by reference and shall be considered applicable to this chapter.
- C. All future amendments to this chapter shall be made only after a review of the Land Use and Housing Elements of the Master Plan and in conformity with its statement of objectives, principles, assumptions, policies and standards.

Article II. Language Interpretation and Definitions

§ 5. Language interpretations.

A. For the purposes of this chapter, certain words shall have the meaning assigned to them as follows. The following definitions are intended to interpret and clarify word usage in the Deptford Township Unified Development Ordinance and not necessarily intended to be used to interpret or clarify word usage in other portions of the Code of the Township of Deptford. When words are used in the Unified Development Ordinance but are not defined herein, then definitions used in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., as applicable, shall control and be utilized to interpret and clarify word usage.

1. Words in the present tense include the future. The singular form of a word includes the plural form and the plural form of a word includes the singular form.
2. The word "building" includes "structure" and any part thereof.
3. The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," "constructed for," "altered for," "converted for," "rented for," "leased for," or "occupied for".
4. The word "person" includes an individual, corporation, partnership, incorporated association, or any similar legal entity.
5. The words "includes" or "including" shall not limit the term to the specified examples, but is intended to extend their meaning to all other instances of like kind and character.
6. The words "shall" and "will" are mandatory and not discretionary, and the word "may" is permissive.
7. The feminine gender includes the masculine gender and vice versa.

§ 6. Definitions.

The following words and phrases shall have the meaning given in this section when applied to the entire chapter.

Access- A way or means of approach to provide physical entrance to a property.

Accessory Building or Structure- A building or structure which is detached from a principal building or structure on the same lot and which is customarily incidental and subordinate to the principal building or structure. Any accessory building attached to the principal building shall be considered part of the principal building.

Accessory Use- A use of land or a building or portion thereof customarily incidental and subordinate to the principal use of the land or building, located on the same lot with the principal use.

Acre- 43,560 square feet.

Addition, Structural- A structure added to the original structure at some time after the completion of the original structure. Any additions to the supporting members of a building, such as walls, columns, beams, girders, posts or tiers.

Adjacent Property- A lot or parcel of land which shares all or part of a common lot line with another lot or parcel of land provided, however, that lots which are separated by a public street shall not be considered adjacent.

Administrative Officer- An official of Deptford Township who is appointed by the Township Council for the purpose of enforcing this chapter.

Aesthetic Improvement Cut- The removal, to the minimum extent possible, of the smallest and poorest trees so as to permit land development while retaining the maximum number of larger and healthier trees.

Average Daily Traffic (ADT)- The mean number of cars per day that pass over a given point.

Agriculture- The production, keeping or maintenance; for sale, lease, or personal use; of plants and animals useful to man, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock including beef cattle, sheep, swine, horses, ponies, mules, or goats or any mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals; trees and forest products; fruits of all kinds, including grapes, nuts and berries; vegetables; nursery, floral, ornamental and greenhouse products; or lands devoted to a soil conservation or forestry management program.

Air Pollution- The presence of contaminants in the atmosphere in concentrations that preclude its normal dispersive ability and that interfere directly or indirectly with a person's health, safety or comfort or with the full use and enjoyment of their property.

Aisle- The travelled way by which cars enter and depart parking spaces.

Alley- A public or private street primarily designed to serve as secondary access to the side or rear of a property whose frontage is on another street.

Alteration, Structural- Any change in either the supporting members of a building, such as bearing walls, columns, beams and girders, or in the dimensions or configurations of the roof or exterior walls.

Anchor Tenant- The major store or stores within a shopping center. For the purpose of this chapter, a store which occupies at least twenty percent (20%) of the gross square footage of the entire shopping center shall be considered an anchor tenant.

Applicant- The legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land, and who is submitting an application under this chapter.

Application for Development- The application form and all accompanying documents required by this chapter for approval of a subdivision plat, site plan, planned development, conditional use, zoning variance, or direction of the issuance of any permit required herein, or any and all approvals otherwise required under the Municipal Land Use Law, N.J.S.A. 40:55D- 1 et seq.

Awning- A roof-like projection from the wall of a building, usually made of cloth, canvas, or similar material, which provides shade or decorative accent to a window or door.

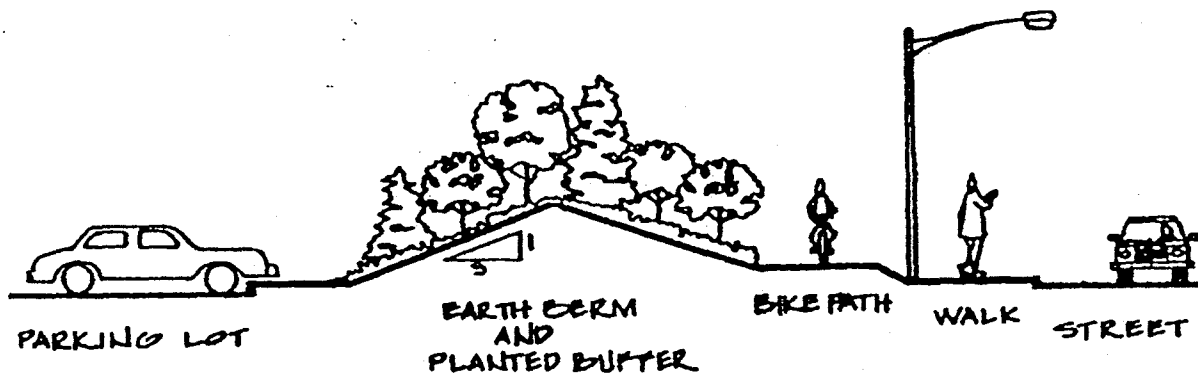
Automobile- A self-propelled free moving vehicle, with four (4) or more wheels, primarily for conveyance on a street or roadway.

Automobile Sales- The use of any building, land area or other premise for the display and sale of new or used automobiles, panel trucks or vans, trailers, or recreation vehicles and including any warranty repair work and other repair service conducted as an accessory use.

Automobile Service Station- Any building, land area or other premises, or portion thereof, used or intended to be used for the retail dispensing or sale of vehicular fuels; and including as an accessory use the sale and installation of lubricants, tires, batteries and similar accessories.

Automobile Wash- Any building or premises or portions thereof used for washing automobiles.

Basement- A space having one-half or more of its floor-to-ceiling height below the average level of the adjoining ground and with a floor-to-ceiling height of not less than six and one-half (6.5) feet.



Berm- A mound of earth, at least three (3) feet in height, which is used to shield and screen areas from view or to control the direction of water

Bicycle Lane- A lane at the edge of a roadway which is reserved and designed for the use of bicycles.

Bicycle Path- A pathway designed to be used by bicyclists.

Board of Adjustment- See Zoning Board of Adjustment.

Boarder- An individual other than a member of the family occupying the dwelling unit or a part thereof who, for a consideration, is furnished sleeping accommodations and may be furnished meals or other services as part of the consideration.

Boarding House- A dwelling or part thereof, in which lodging is provided by the owner or operator to two (2) or more boarders.

Buffer- A landscaped strip of land used to visually separate one use from another or from a street. Buffers also serve to shield or block noise, lights, and other nuisances.

Building- A combination of materials to form a construction adapted to permanent, temporary, or continuous occupancy and having a roof.

Building Coverage- The horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings on a lot, divided by the entire area of the lot.

Building Height- The vertical distance of a building measured from the average elevation of the finished grade within five (5) feet of the structure to the to the mid-point of the roof plate and peak.

Building Setback Line- A line drawn parallel to a street line or lot line and drawn through the point of a building nearest to the street line or lot line. The term "required setback" means a line that is established a horizontal distance from the street line or lot line and

beyond which a building or part of a building is not permitted to extend toward the street line or lot line.

Business Services (General Business)-Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, such as advertising and mailing; building maintenance; employment service; management and consulting services; protective services; equipment rental and leasing; commercial research; development and testing; reproduction services; and personal supply services.

"c" Variance- A variance prescribed by N.J.S.A. 40:55D-70c.

Caliper- The diameter of a tree trunk measured in inches, six (6) inches above ground level for trees four (4) inches in diameter or less, and measured twelve (12) inches above ground level for trees greater than four (4) inches in diameter. The tree diameter is also $7/22$ of the circumference, measured at the points on the tree noted above.

Canopy- A roof-like cover, open to the elements on all four sides, e.g. a cover which is used to protect outdoor equipment such as gasoline pumps.

Cartway- That area of a street within which vehicles are permitted, including travel lanes and parking areas but not including curbs, sidewalks or swales.

Cemetery- Property used for the interring of the dead.

Change of use- Any use which is not substantially the same as the previous use of a building or land.

Channel- The bed and banks of a natural stream which convey the constant or intermittent flow of the stream.

Channelization- The straightening and deepening of channels and/or the surfacing thereof to permit water to move rapidly and/or directly.

Church- A building or groups of buildings which by design and construction are primarily intended for the conducting of organized religious services.

Circulation- Systems, structures and physical improvements for the movement of people, goods, water, air, sewage, or power by such means as streets, highways, railways, waterways, towers, airways, pipes and conduits, and the handling of people and goods by such means as terminals, stations, warehouses, and other storage buildings or transshipment points.

Classification- The determination as to whether a plan is a minor or major subdivision and/ or site plan.

Clear Cutting- The removal of the majority of standing trees on a lot or portion of a lot.

Clinic- An establishment where patients are admitted for examination and treatment by one (1) or more physicians, dentists, psychologists or social workers and where patients are not usually lodged overnight.

Club- A group of people organized for a common purpose to pursue common goals, interests or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and a constitution and by-laws.

Cluster Development- A development technique that concentrates buildings in specific areas of the site to allow for the remaining land to be used for recreation, common open space, and for the preservation of environmental or historic features.

College- An educational institution authorized by the state to award associate, baccalaureate or higher degrees.

Commercial Message- Any sign wording, logo, figure, symbol, color, illumination, fixture, projection, or other representation that directly or indirectly, names, advertises, or calls attention to a business product, service, or other commercial activity.

Commercial Use- Any activity carried out for pecuniary gain.

Commercial Vehicle- Any motor vehicle licensed by the state as a commercial vehicle.

Common Open Space- An open space area within or related to a site designated as a development, and designed and intended for the use or enjoyment of residents and owners of the development. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the use or enjoyment of residents and owners of the development.

Community Association- An homeowners association organized to own, maintain and operate common facilities and open space and to enhance and protect their common interests.

Community Facility- A building, structure, recreational device, service system, or other facility generally available to and/or operated for the benefit of residents, whether public or private; including but not limited to swimming pools, tennis courts, bicycle paths, sewage treatment plants, drainageways, municipal buildings, schools, and similar facilities.

Community Residence for the Developmentally Disabled- Any community residential facility licensed pursuant to N.J.S.A. 30:11B-1 et seq., providing food, shelter, and personal guidance, under such supervision as required, to not more than fifteen (15) developmentally disabled or mentally ill persons, who require assistance, temporarily or permanently, in order to live in the community, and shall include, but not be limited to: group homes, half-way houses, intermediate care facilities, supervised apartment living arrangements, and hostels. Such a residence shall not be considered a health care facility within the meaning of the "Health Care Facilities Planning Act" N.J.S.A. 26:2H-1 et seq.

In the case of such community residence housing mentally ill persons, such a residence shall have been approved for a purchase of service contract or an affiliation agreement pursuant to such procedures as shall be established by regulation of the Division of Mental Health and Hospitals of the New Jersey Department of Human Services. See Developmentally Disabled Person and Mentally Ill Person.

Community Residence for the Terminally Ill - Any community residential facility operated as a hospice program providing food, shelter, personal guidance and health care services, under such supervision as required, to not more than 15 terminally ill persons.

Community Shelter For Victims of Domestic Violence- Any shelter approved for a purchase of service contract and certified pursuant to standards and procedures established by the New Jersey Department of Human Services, pursuant to N.J.S.A 30:40-1-14, providing food, shelter, medical care, legal assistance, personal guidance, and other services to not more than fifteen (15) persons who have been the victims of domestic violence, including any children of such victims, who temporarily require shelter and assistance in order to protect their physical or psychological welfare.

Completeness- A determination as to whether an application contains all information required by this chapter and contained on the applicable submission checklist provided to the applicant.

Concept Plan- An informal presentation and attendant documentation of a proposed subdivision or site plan which is without legal standing but which is intended to allow the applicant to receive suggestions from the Planning Board and/or Development Review Committee.

Conditional Use- A use permitted in a particular zoning district only upon a showing that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as contained in this chapter, and upon the issuance of an authorization therefor by the Planning Board.

Condominium- A building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.

Condominium Association- The community association which administers and maintains the common property and common elements of a condominium.

Contiguous- Next to, abutting, or touching and having a boundary, or portion thereof, which is coterminous.

Continuing Care Facilities- A residential use which combines both dwelling units and a licensed, 24-hour-a-day nursing care facility for the benefit of residents. A continuing care facility may also include common dining facilities, recreational activities, and other accessory uses for the exclusive benefit of its residents.

Conventional Development- Development other than planned or cluster development.

Corner Lot- See Lot, Corner.

Council- The Township Council of the Township of Deptford, said organization being the elected governing body of the municipality.

Country Club- A land area and building(s) containing recreational facilities, clubhouse and customary accessory uses, open only to members and their guests for a membership fee.

County Planning Board- The Planning Board of the County of Gloucester.

Coverage- See Lot Coverage or Building Coverage.

Crown- The branches and foliage of a tree; the upper portion of a tree.

Cul-de-sac- The turnaround at the end of a dead-end street.

Curb- A stone, bituminous or Portland cement concrete, or wood, etc. border usually marking the edge of the roadway or paved area.

"d" Variance- A variance prescribed by N.J.S.A. 40:55D-70d.

Days- Calendar days, including weekends and holidays.

Day Care Center- A licensed, principal use for the purpose of providing custodial care of persons, for a period not to exceed eighteen (18) hours within a single day in return for the payment of tuition, fees, or other compensation. Day care may include care of either children or adults who are unable to care for themselves because of diminished capabilities. See also the definition of Family Day Care Home.

Deciduous- Plants that drop their leaves before becoming dormant in winter.

Decks- A permanent construction, usually of wood, raised off the ground and connected to the primary building, having no roof or walls but with railings, and which may have direct access to the ground surface and the primary building.

Dedication- Gift or donation of property by the owner to another party.

Department Store: A commercial establishment, which has separate and distinct areas within the structure for the display and sale of differing items, often with changes in décor and furnishing and each department having its own staff and cashiering. These stores are usually on multiple levels.

Density- The permitted number of dwelling units per gross acre of land to be developed.

Design Standards- The standards contained herein which set forth the specifications of required improvements.

Detention Basin (Pond)- A constructed or natural water collector facility designed to collect surface and/or sub-surface water in order to impede its flow and to release the same gradually, at a rate not greater than that prior to development of the property, into natural or constructed outlets.

Developable Land Area- That portion of a tract of land which is suitable for development or construction of a building. The developable land area of a tract excludes the area of flood plains, wetlands, open water areas, slopes in excess of twenty percent (20%), and the rights-of-way of any existing or proposed public streets. Where proposed street rights-of-way are unknown, they shall be assumed to account for fifteen percent (15%) of the remaining developable land in conventional developments and ten percent (10%) of the remaining developable land in cluster and PUD developments.

Developer- The legal or beneficial owner or owners of a lot or of any land included in a proposed development including the holder of an option or contract to purchase, or other persons having enforceable proprietary interests in such land.

Development- The division of a parcel of land into two (2) or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure, or of any mining, excavation, landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to the Municipal Land Use Law or this chapter.

Development Review Committee- A committee, appointed by the Planning Board and containing such officials as are prescribed in this chapter, which is charged with the task of performing an initial review on certain development applications for the purpose of helping to determine completeness, providing advice to applicants, and determining when an application is ready for listing on a Planning Board or, if applicable, Zoning Board of Adjustment agenda. The Committee shall function as prescribed in this chapter.

Developmentally Disabled Person- A person who is developmentally disabled as defined by N.J.S.A. 30:11B-2.

Direct Illumination- A means of lighting a sign or other object by means of a light source located within or directly on the object to be lit.

Discount Store or Club: A single-use building either freestanding or part of a multi-use structure or retail complex characterized by the large size of the store, wide range of products offered, centralized cashiering, and marketing based upon discount pricing.

District- A part, zone or geographic area within the municipality within which certain zoning or development regulations apply.

Disturbance Zone- That portion of a lot covered by existing or proposed buildings or structures and within a certain permitted distance around the same as noted in § 31.

Dormitory- A building used as group living quarters for a student body or religious order as an accessory use for a college, university, boarding school, orphanage, convent, monastery or other similar institutional use.

Drainage- The removal of surface water or groundwater from land by drains, grading, or other means.

Drainage and Utility Rights-of-Way- The lands required for the installation and maintenance of stormwater and sanitary sewers, water pipes or drainageways and other utilities.

Drainageway- Any natural or artificial watercourse, trench, ditch, swale or similar depression into which surface water flows.

Drip Line- The perimeter line on the ground measured from the outermost edge of the vertical plane established by the branches of a tree.

Driveway- A private roadway providing access for vehicles to a parking space, garage, dwelling or other structure.

Drop Manhole- A manhole provided for inspection and maintenance of sewers where an incoming sewer is higher than the outgoing sewer.

Duplex- See Dwelling, Two-Family.

Dwelling- A structure, or an entirely self-contained portion thereof, which is designed for and occupied principally as a place of residence for one (1) housekeeping unit. A dwelling must be suitable for year-round occupancy and must contain facilities for cooking, sleeping, bathing, and human sanitation which are for the exclusive use of the occupants of the dwelling.

Dwelling, Garden Apartment- A dwelling unit which is designed for, and occupied exclusively as, the residence of one (1) housekeeping unit. Garden apartments may have other dwellings intended for occupancy by one (1) housekeeping unit above or below, or adjacent to them within the same building.

Dwelling, Multi-family- A building which contains more than two (2) dwellings, each of which is intended for occupancy by one (1) housekeeping unit.

Dwelling, Senior Citizen- A dwelling unit which is restricted to occupancy by households of two (2) or less persons in which at least one (1) member is age sixty-two (62) or older.

Dwelling, Single Family Detached- A dwelling which is designed for, and occupied exclusively as, the residence of one (1) housekeeping unit; and which is not attached to any other dwelling.

Dwelling, Single Family Semi-Detached- A dwelling which is designed for, and occupied exclusively as, the residence of one (1) housekeeping unit; and which is attached by means of a common wall to one (1) other dwelling intended for occupancy by one (1) housekeeping unit.

Dwelling, Townhouse- A dwelling which is designed for, and occupied exclusively as, the residence of one (1) housekeeping unit. Townhouse dwellings may not have any other dwellings above or below them within the same building and are attached by means of one (1) or more common fire walls to two (2) or more other dwellings in the same building and each building is intended for occupancy by one (1) housekeeping unit.

Dwelling, Two-Family- A structure on a single lot which contains two (2) dwelling units, each of which is designed for, and occupied exclusively as, the residence of one (1) housekeeping unit; and which is totally separated from the other by an unpierced wall extending from the ground to the roof or by an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

Dwelling, Zero-Lot Line- A dwelling which is designed for, and occupied exclusively as, the residence of one (1) housekeeping unit; which is located on a separate lot with open space or yard areas provided on three sides of the dwelling.

Easement- A grant of one (1) or more of the property rights by the property owner to and/or for use by the public, a corporation or another person or entity.

Eating and Drinking Places- Retail establishments selling food and drink for consumption on the premises, including lunch counters and refreshment stands selling prepared food and drink for immediate consumption.

Elevation- (1.) A vertical distance above or below a fixed reference level, or (2.) a flat scale drawing of the front, rear, or side of a building.

Encroachment- Any building, structure or obstruction in, or on, a delineated floodway, right-of-way, or adjacent land.

Environmental Assessment- A written report which analyzes the effect of a development upon the environment.

Environmental Commission- The Deptford Township Environmental Commission.

Environmental Constraints- Features, natural resources, or land characteristics that are sensitive to improvements and which may require conservation measures or the application of creative development techniques to prevent degradation of the environment, or which may limit the amount of development which is possible.

Erosion- The detachment and movement of soil or rock fragments by water, wind, ice, and gravity.

Evergreen- Plants which have green leaves all year long.

Existing Use- The use of a lot or structure at the time of the enactment of a zoning ordinance.

Facade- The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

Family- One (1) or more individuals occupying a dwelling unit and living as one (1) housekeeping unit.

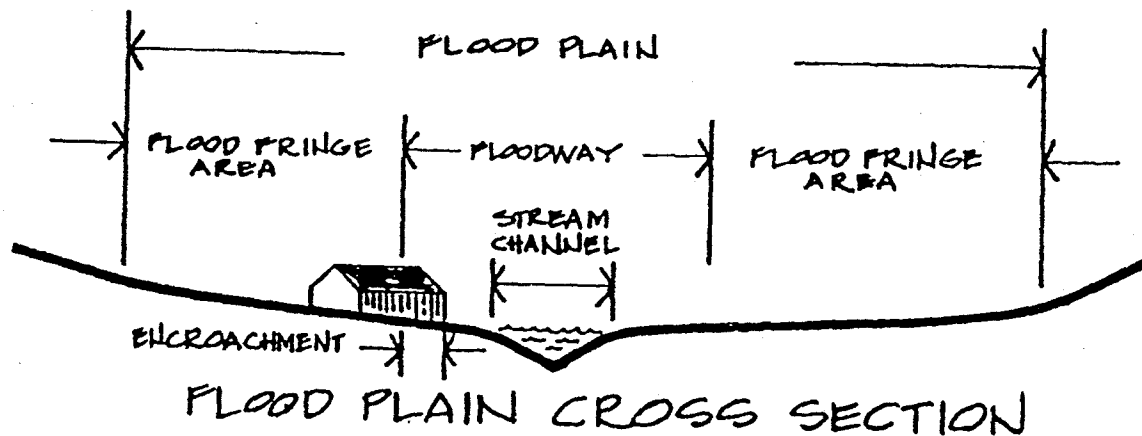
Family Day Care Home- An accessory use provided in a private residence approved by the New Jersey Division of Youth and Family Services or an organization with which the Division contracts for family day care in which child care services are regularly provided to no less than three (3) nor more than five (5) children for a period of time of no less than fifteen (15) hours per week nor more than eighteen (18) hours within a single day. The limitation on the number of children for whom day care service is provided shall not include children who are (a.) legally related to the service provider or (b.) who are being cared for as part of a cooperative agreement between parents for the care of their children by one (1) or more of the parents where no payment for the care is being provided. See also the definition of Day Care Centers.

Fence- An artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

Final Approval- The official action of the Planning Board taken on a preliminarily approved subdivision or site plan, after all conditions and requirements have been met, and the required improvements have been installed or guarantees properly posted for their installation, or approval has been conditioned upon the posting of such guarantees.

Finished Elevation- The completed elevation of the land surface of a site after final grading.

Flood Fringe Area- That portion of the flood plain outside of the floodway .



Flood Plain- The stream channel and the relatively flat area adjoining the channel of a natural stream or river which has been or may be covered by floodwater. The flood plain is made up of the floodway and the flood fringe.

Floodway- The channel of a natural stream or river and portions of the flood plain adjoining the channel which are reasonably required to carry and discharge the floodwater or flood flow of any natural stream or river, in accordance with Federal Emergency Management Agency (FEMA) regulations.

Floor Area, Gross (GFA)- The sum of the gross horizontal areas of all floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two (2) buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six and one-half (6.5) feet.

Floor Area, Net (NFA)- The total of all floor areas of a building, excluding stairwells and elevator shafts, equipment rooms, interior vehicular parking or loading; and all floors below the first or ground floor, except when used or intended to be used for human habitation or service to the public.

Floor Area Ratio- The sum of the area of all floors of buildings or structures compared to the total area of the site.

Footcandle- The unit used to measure lumens (the density of light) per square foot. [Footcandle = lumens/area].

Forester, Professional- A person who has a B.S. degree from a four-year School of Forestry accredited by the Society of American Foresters.

Frontage- That side of a lot abutting on a street; the front lot line.

Front Lot Line- See Lot Line, Front.

Front Yard- See Yard, Front.

Funeral Home- A building licensed and used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

Garage- A building or structure, or part thereof, used or intended to be used for the parking and storage of vehicles.

Garden Apartment- See Dwelling, Garden Apartment.

Gasoline Station- See Automobile Service Station.

General Business- Includes all uses defined in the following categories: retail services or trade, business services, personal services and professional offices.

General Development Plan- A comprehensive plan for the development of a planned unit development.

Glare- The effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

Government Agency- Any department, commission, independent agency or instrumentality of the United States, of a state, county, incorporated or unincorporated municipality, township, authority, district or other governmental unit.

Grade- The degree of rise or descent of a sloping surface. See Slope.

Gross Floor Area- See Floor Area, Gross.

Gross Leasable Area- The total floor area for which the tenant pays rent and which is designed for the tenant's occupancy and exclusive use. Where specific data is unavailable, this shall be assumed to be ninety percent (90%) of the gross floor area.

Ground Cover- Grasses or other plants grown to keep soil from eroding.

Gutter- A shallow channel usually set along a curb or the pavement edge of a road for the collection and transport of runoff.

Halfway House- A profit or nonprofit boarding home, rest home, or other home for the sheltered care of persons which, in addition to providing food and shelter to four (4) or more persons unrelated to the proprietor, also provides any personal care or service beyond food, shelter and laundry.

Health Care Facility- A facility or institution, whether public or private, principally engaged in providing services for health maintenance, diagnosis or treatment of human disease, pain, injury, deformity or physical condition, including, but not limited to, a general hospital, special hospital, mental hospital, public health center, diagnostic center, treatment center, rehabilitation center, extended care facility, skilled nursing home,

nursing home, intermediate care facility, tuberculosis hospital, chronic disease hospital, maternity hospital, outpatient clinic, dispensary, or other home for sheltered health care, or central health services facility serving one (1) or more such institutions but excluding institutions that provide healing solely by prayer.

Height- See Building Height.

Heliport- An area, either at ground level or elevated on a structure, licensed or approved for the landing and takeoff of helicopters, and including auxiliary facilities such as parking, waiting room, fueling and maintenance equipment.

Historic Site- Any real property, man-made structure, natural object or configuration or any portion or group of the foregoing which have been formally designated in the master plan, or state or national registers of historic places as being of historical, archaeological, cultural, scenic or architectural significance.

Home Occupation- A lawful occupation constituting, either partially or fully, the livelihood of a person, which is conducted in that person's principal residence as an accessory use. Home occupations are permitted conditionally only when they conform to the appropriate specific standards of this chapter.

Homeowners Association- An association, other than a condominium association, which is organized in a development in which individual owners share common interests in open space and facilities. See Community Association.

Hospital- A health care facility providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

Hotel- A commercial facility offering transient lodging accommodations to the general public and providing additional services such as restaurants, meeting rooms, and recreation facilities. See Boarding House and Inn.

Housekeeping Unit- One (1) or more persons living together in one (1) dwelling unit on a nonseasonal basis and sharing living, sleeping, cooking and sanitary facilities on a non-profit basis.

Impervious Surface- Any material which reduces the absorption of storm water into previously undeveloped land. These include buildings, driveways, streets, sidewalks, and similar surfaces.

Impervious Coverage- The area of all portions of the lot which are covered by impervious surfaces, divided by the entire area of the lot.

Inclusionary Development- A residential development in which a proportion of all units are reserved for low income households as defined by the New Jersey Council on Affordable

Housing and in which an equal proportion of units are reserved for moderate income households as defined by the New Jersey Council on Affordable Housing.

Indirect Illumination- A means of lighting a sign or other object by means of a light source which is located beyond the object to be lit but which is directed or reflected upon it.

Industrial Park- A tract of land that has been planned, developed and operated as an integrated facility for a number of individual industrial uses, with special attention to circulation, parking, utility needs, and aesthetics.

Industrial Property- Any lot or parcel of land containing an industrial use or building of such uses as may be defined in this chapter.

Industry- Those fields of economic activity including forestry, fishing, hunting and trapping; mining; construction; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.

Infrastructure- Facilities and services for the support of industrial, commercial, institutional and residential activities including water, sewerage, streets, communications, utilities, public facilities such as schools, parks, fire houses, and libraries.

Inn- A commercial facility usually limited to the housing and feeding of transients.

Island- In street design, a raised area, usually curbed, which is placed to guide traffic, separate lanes, or used for landscaping, signage, or lighting.

Interested Party- In a criminal or quasi-criminal proceeding, any citizen of the State of New Jersey; or, in a civil proceeding, any person, whether residing within or outside the municipality, whose right to use, acquire, or enjoy property is or may be affected by any action taken under this chapter, or whose rights to use, acquire, or enjoy property under this chapter, or any other law of this Municipality, State, or of the United States have been denied, violated, or infringed by an action or a failure to act under this chapter.

Intersection- Where two (2) or more roads cross at grade.

Junk- Scrap, waste, reclaimable material or debris as defined by the Junkyard Ordinance, Chapter 36 of the Code of Deptford Township.

Junkyard- Any area, lot, land, parcel, building or structure or part thereof used for the storage, collection, processing, purchase, sale or abandonment of junk.

Land- Ground, soil or earth including structures on, above or below the surface.

Land Use- A description of how land is occupied or utilized.

Land Use Plan- That portion of the Deptford Township Master Plan which shows the existing and proposed location, extent and intensity of development of land to be used now or in

the future for varying types of residential, commercial, industrial, institutional and other public and private purposes or combination of purposes.

Landfill- See Sanitary Landfill.

Landscape- The addition or retention of lawns, trees, plants, and other natural and decorative features to the land.

Landscape Architect- An individual certified as a Landscape Architect by the State of New Jersey.

Loading Space- An off-street space or berth used for the temporary loading or unloading of commercial vehicles.

Lot- A designated parcel, tract or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed, or built upon as a unit.

Lot Area- The total area within the property lines of a lot, exclusive of any area within a street right-of-way.

Lot, Corner- A lot or parcel of land abutting upon two (2) or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees. Each corner lot shall have two (2) front yards, one (1) side yard and one (1) rear yard. A corner lot shall have a primary and a secondary front yard. The primary front yard shall be along the street frontage which the house faces.

Lot Depth- The distance measured from the front lot line to the rear lot line. The minimum lot depth shall apply over no less than eighty percent (80%) of the required lot width.

Lot Frontage- The length of the front lot line measured at the street right-of-way line.

Lot Line, Front- The lot line separating a lot from a street right-of-way.

Lot Line, Rear- The lot line opposite and most distant from the front lot line; or in the case of triangular or otherwise irregularly shaped lots, a line ten (10) feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.

Lot Line, Side- Any lot line other than a front or rear lot line.

Lot, Minimum Area of- The smallest lot area established by this chapter on which a use or structure may be located in a particular district.

Lot Width- The horizontal distance between the side lines of a lot measured an equal distance from the front lot line at the minimum required building setback line.

Magnet Store- The largest retail establishment in a shopping center which draws customers and thereby generates business for surrounding stores. See Anchor Tenant.

Maintenance Guarantee- Any security acceptable to the governing body to insure the maintenance of duly approved improvements installed by the developer after the final inspection of the improvements and in accordance with this chapter.

Major Site Plan- Any site plan not classified as a minor site plan.

Major Subdivision- Any subdivision not classified as a minor subdivision.

Mall- (1.) A shaded walk or public promenade; or (2.) A shopping center where stores front on both sides of a pedestrian way which may be enclosed or open.

Manufacturing- Establishments engaged in the mechanical or chemical transformation of materials or substances into new products including the assembling of component parts, the manufacturing of products, and the blending of materials such as lubricating oils, plastics, resins or liquors.

Marquee- A roof-like structure projecting over the door of a theater or other building.

Master Plan- A comprehensive long-range plan of Deptford Township intended to guide the growth and development of the Township which includes analyses, recommendations and proposals for the community's population, economy, housing, transportation, community facilities and land use and which shall have been adopted by the Planning Board.

Median- That portion of a divided highway separating the traveled ways of traffic proceeding in opposite directions.

Mentally Ill Person- A person who is afflicted with a mental illness as defined in N.J.S.A. 30:4-23, but shall not include a person who has been committed after having been found not guilty of a criminal offense by reason of insanity or having been found unfit to be tried on a criminal charge.

Minor Site Plan- Any development plan which is limited to the proposed construction of any permitted accessory use(s), such as a sign, home occupation or off-street parking area, or any development plan consisting of an expansion of, or an addition to, an existing conforming structure and use not exempted from site plan review by this chapter and not accounting for more than fifteen percent (15%) additional building coverage and not exceeding ten thousand (10,000) cubic feet of enclosed and roofed area, provided that such development plan does not involve a planned development, the installation of any new road improvements or the expansion of any off-tract improvement for water, sewer, drainage, streets, or similar improvement otherwise required, and does not adversely affect the development of an adjoining property or properties.

Minor Subdivision- A subdivision of land for the creation of not more than four (4) lots [three (3) new lots and the remaining parcel], provided that such subdivision does not involve: (a.) a planned development; (b.) any new street, or the provision of any off-tract improvement otherwise required for water, sewer, drainage, or a similar purpose; and (c.)

contains the information reasonably required in order to make an informed determination as to whether the requirements established by this chapter for approval of a minor subdivision have been met. The limit as to the maximum number of lots in a minor subdivision shall include all lots created from the same tract or tracts within the previous five (5) years, which shall be certified to by the applicant.

Motel- See Hotel.

Mulch- A layer of wood chips, dry leaves, straw, hay, or other material placed on the surface of the soil around plants to retain moisture, prevent weeds from growing, hold the soil in place, and to aid plant growth.

Multifamily housing development- For the purposes of establishing facilities for the collection or storage of source separated recyclable materials in new multifamily housing developments, "multifamily housing development" means a building containing three (3) or more dwelling units occupied or intended to be occupied by persons living independently of each other, or a group of such buildings.

Municipal Agency- The Planning Board, Zoning Board of Adjustment or Township Council or any other agency created by or responsible to the municipality when acting pursuant to N.J.S.A. 40:55D-1 et seq.

Municipal Engineer- A professional engineer, licensed by the State of New Jersey, and appointed by the Township Manager to represent the Township's engineering interests. See Planning Board Engineer.

Municipal Planner- A professional planner, licensed by the State of New Jersey, and appointed by the Township Manager to represent the Township's planning interests. See Planning Board Planner.

Neighborhood- An area of the community with characteristics that distinguish it from other community areas and which may include distinct ethnic or economic characteristics, schools, or social clubs, or boundaries defined by physical barriers such as major highways and railroads or natural features such as rivers.

New Car Agency- See Automobile Sales.

Noise- Any undesired audible sound, as defined by the Code of the Township of Deptford.

Non-conforming Building or Structure- A building or structure the size, dimensions or location of which was lawful prior to the adoption, revision or amendment to this chapter, but which fails by reason of such adoption, revision or amendment, to conform to the present requirements of the chapter.

Non-conforming Lot- A lot, the area, dimensions or location of which was lawful prior to the adoption, revision or amendment of this chapter, but which fails to conform to the present requirements of this chapter by reason of such adoption, revision or amendment.

Non-conforming Sign- Any sign which was lawful prior to the adoption, revision or amendment of this chapter, but which fails to conform to the present requirements of this chapter by reason of such adoption, revision or amendment.

Non-conforming Use- A use or activity which was lawful prior to the adoption, revision or amendment to this chapter, but which fails by reason of such adoption, revision or amendment, to conform to the present requirements of this chapter.

Non-specimen Tree- Any tree with a diameter less than twenty-four (24) inches, but at least eight (8) inches.

Nuisance- An interference with the enjoyment and use of property.

Nursery- Land or greenhouses used to raise flowers, shrubs and plants for sale.

Nursery School- See Day Care Center.

Nursing Home- An extended or intermediate health care facility licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

Occupancy or Occupied- The residing of an individual or individuals overnight in a dwelling unit, or the installation, storage or use of equipment, merchandise or machinery in any public, commercial or industrial building.

Occupant- The individual or individuals in actual possession of a premises.

Occupation- Gainful employment in which an individual engages to earn compensation for the necessities of life.

Office- A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government.

Office Building- A building used primarily for conducting the affairs of a business, profession, service, industry or government or like activity, that may include ancillary services for office workers such as a restaurant, coffee shop, newspaper or candy stand.

Office Park- A development on a tract of land that contains a number of separate office buildings, supporting uses and open space and which is designed, planned, constructed and managed on an integrated and coordinated basis.

Offsite- Located outside the lot lines of the lot in question but within the property (of which the lot is a part) which is the subject of a development application or contiguous portion of a street or right-of-way.

Off-tract- Not located on the property which is the subject of a development application nor on a contiguous portion of a street or right-of-way.

Onsite- Located on the lot in question.

On-tract- Located on a property which is the subject of a development application or on a contiguous portion of a street or right-of-way.

Open Space- Any parcel or area of land or water essentially unimproved and set aside, dedicated, and designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space; provided that such areas may be improved with only those buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.

Open Space, Common- Land within or related to a development, not individually owned, which is designed and intended for the common use or enjoyment of the residents of the development and may include such complementary structures and improvements as are necessary and appropriate.

Ordinance- A municipally adopted law or regulation.

Outbuilding- A separate accessory building or structure not physically connected to the principal building.

Outdoor Storage- The keeping, in an unroofed area of any goods, junk, material, merchandise, or unregistered vehicles in the same place for more than twenty-four (24) hours.

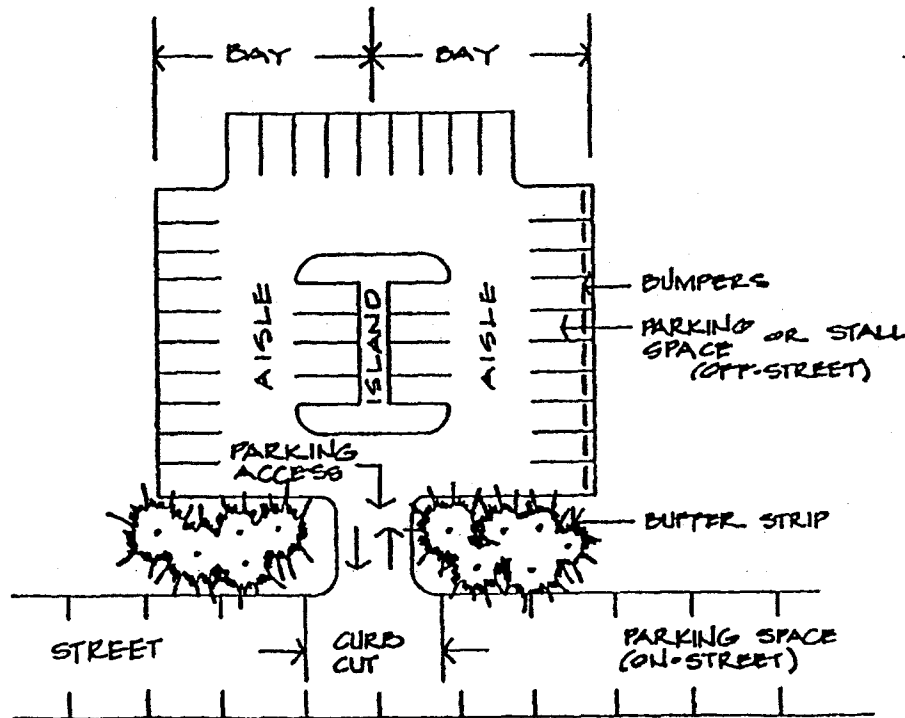
Overhang- (1.) The part of a roof or wall which extends beyond the facade of a lower wall; or, (2.) the portion of a vehicle extending beyond the wheel stops or curb.

Parapet- The extension of the main walls of a building above the roof level.

Parcel- A lot or tract of land.

Parking Area- Any public or private land area designed and used for parking motor vehicles including parking lots, garages, private driveways and legally designated areas of public streets.

Parking Lot- An off-street, ground level area, usually surfaced and improved, for the temporary storage of motor vehicles. See Garage; Parking Area.



Parking Space, Off-Street- A temporary storage area for a motor vehicle that is directly accessible to an access aisle, and which is not located on a dedicated street right-of-way. An area either within a structure or in the open exclusive of driveways, access drives and fire lanes, except that nothing shall prohibit private driveways for dwelling units from being considered off-street parking areas, provided that no portion of such public driveway within the right-of-way line of the street intersected by such driveway shall be considered an off-street parking space.

Pavement- (1) Brick, stone, bituminous or portland cement concrete, etc. placed on the surface of the land; (2) That part of a street having an improved surface.

Perc or Percolation Test- A rough test designed to determine the ability of ground to absorb water, which has been used to test the suitability of a soil for the use and design of a septic system.

Performance Guarantee- Any security that may be accepted by a municipality as a guarantee that improvements required as part of an application for development will be satisfactorily completed.

Permeability- A rating of the ability of a substance to allow water to pass through the openings or intersects.

Permit- Any permit in writing as issued by a designated Township official or by a county, state, or federal agency, or any other applicable permit.

Permitted Use- Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

Pervious Surface- Any material that permits passage of stormwater through the material.

Person- A corporation, company, association, society, firm, partnership, or joint stock company, as well as an individual, and all political subdivisions or any agency or instrumentality thereof.

Personal Services- Establishments primarily engaged in providing services involving the care of a person or his or her agent.

Place of Religious Worship- A building or structure, or groups of buildings or structures, which by design and construction are primarily intended for the conducting of organized religious services and accessory uses associated therewith.

Planned Commercial Development- Two (2) or more buildings containing uses permitted within the District-located on one (1) or more lots under common ownership, which are designed as a unified development of related structures and which incorporate common access drives, shared parking, common area maintenance, a unified architectural style, a unified signage plan, and a common storm water management plan.

Planned Unit Development (PUD)- An area of a minimum contiguous size, as specified by this chapter, to be planned and developed as a single entity containing one (1) or more residential clusters or planned unit residential developments, and which may include one (1) or more public, quasi-public, or commercial areas in such ratios of nonresidential uses to residential uses as permitted by this chapter.

Planning Board- The duly designated planning board of Deptford Township.

Planning Board Engineer- A professional engineer, licensed by the State of New Jersey, and appointed by the Township Planning Board to represent its engineering interests. See Municipal Engineer.

Planning Board Planner- A professional planner, licensed by the State of New Jersey, and appointed by the Township Planning Board to represent its planning interests. See Municipal Planner.

Plat- A map or maps of a subdivision or site plan.

Porch- A roofed open area, which may be screened, usually attached to or part of and with direct access to or from a building.

Potable Water- Water suitable for drinking purposes.

Preliminary Approval- The conferral of certain rights prior to final approval after specific elements of a development plan have been agreed upon by the Planning Board and the applicant.

Preliminary Floor Plans and Elevations- Architectural drawings prepared during early and introductory stages of the design of a project, illustrating in a schematic form its scope, scale, and relationship to its site and immediate environs.

Preliminary Subdivision or Site Plan- A plan indicating the proposed layout of a development and related information that is submitted for preliminary subdivision or site plan approval.

Principal Building- A building in which is conducted the principal use of the lot on which it is located.

Principal Use- The main purpose for which a lot or building is used.

Professional Office- The office of a member of a recognized profession and/or an administrative or executive office including, but not limited to, architecture, medicine, dentistry, engineering, law, planning, accounting, insurance, and real estate.

Property Line- See Lot Line.

Recreation, Active- Leisure time activities, usually of a more formal nature and performed with others, often requiring equipment and taking place at prescribed places, sites or specialized fields.

Recreation Facility- A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.

Recreation, Passive- Any leisure time activity not considered active, including such activities as walking and bird watching.

Recreational Vehicle- A vehicular type portable structure without permanent foundation, which can be towed, hauled or driven and primarily designed as temporary living accommodation for recreational, camping and travel use and including but not limited to travel trailers, truck campers, camping trailers and self-propelled motor homes.

Recycling Area- Space allocated for the collection and storage of source separated recyclable materials.

Research Laboratory- An establishment or other facility for carrying on investigation in the natural, physical or social sciences, or engineering and development as an extension of an investigation with the objective of creating end products.

Resource Extraction Operation- The removal of natural resources by means of mining, drilling, or other extractive techniques from the surface or subsurface of the land. For the

purposes of this chapter, natural resources shall include sand, gravel, minerals, or any other inorganic material but shall exclude materials regulated by the New Jersey Board of Public Utilities.

Restaurant- An establishment where food and drink is prepared, served and consumed primarily within the principal building.

Resubdivision- See Subdivision.

Retail Services- Establishments providing services or entertainment, as opposed to products, to the general public.

Retail Trade or Sales- Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

Retaining Wall- A structure erected between lands of different elevation to protect structures and/or to prevent the erosion of earth from the upper slope.

Retention Basin (Pond)- A constructed or natural water collector used for the permanent storage of runoff with no outlet provided.

Rezone- To change the zoning classification of particular lots or parcels of land.

Right-of-way- A strip of land acquired by reservation, dedication, forced dedication, proscription or condemnation and intended to be occupied or occupied by a road, sidewalk, railroad, electric transmission line, oil or gas pipeline, water line, sanitary storm sewer or other similar use.

Sanitary Landfill- A site for solid waste disposal.

Satellite Dish Antenna- A structure designed and intended for the reception of radio and television communications which are relayed by means of an earth satellite.

Scenic Area- The natural features of an open area which are visually significant, or geologically or botanically unique.

Scenic Easement- An easement the purpose of which is to limit development in order to preserve a view or scenic area.

School- Any building or part thereof which is designed, constructed or used for education or instruction in any branch of knowledge.

School, Elementary- Any school licensed by the State and which meets State requirements for elementary education.

School, Private- Any building or group of buildings the use of which meets State requirements for primary, secondary or higher education and which use does not secure the major part of its funding from any governmental agency.

School, Secondary- Any school licensed by the State and which is authorized to award diplomas for secondary education.

School, Vocational- A secondary or higher education facility primarily teaching usable skills that prepare students for jobs in a trade and meeting the state requirements as a vocational facility.

Screening- A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms or densely planted vegetation.

Sedimentation- The deposition of soil that has been transported from its site of origin by water, ice, wind, gravity, or other natural means as a product of erosion.

Selective Cutting- The removal of larger trees on an individual basis while leaving trees of a lesser size.

Self-Service Storage Facility- A structure containing separate storage spaces of varying sizes, leased or rented as individual storage units.

Semi-Detached Dwelling- See Dwelling, Semi-Detached.

Service Station- See Automobile Service Station.

Services- Establishments primarily engaged in providing services for individuals, business and government establishments and other organizations.

Sewage - All effluent carried by sewers whether it is sanitary sewage, industrial wastes or storm water runoff.

Sewerage- The entire system of sewage collection, treatment and disposal.

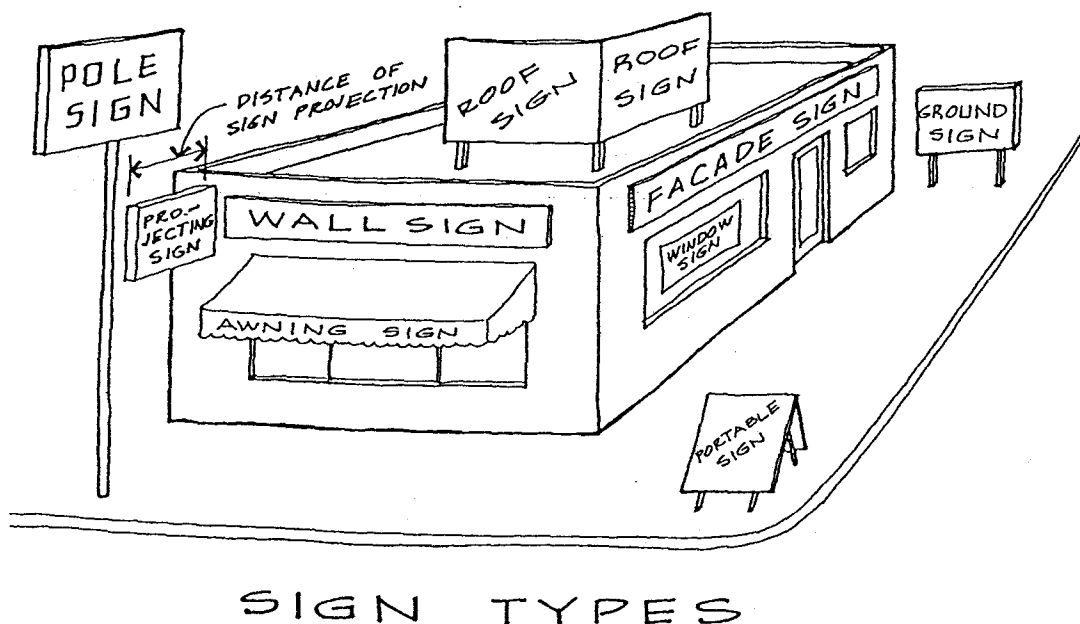
Shopping Center- A group of commercial establishments planned, constructed and managed as a total entity and which include on-site customer and employee parking, loading areas, common design features, and semi-enclosed or enclosed customer walkways adjacent to the establishments. For the purposes of this ordinance, shopping centers shall contain a minimum of 100,000 square feet of gross leasable area.

Side Yard- See Yard, Side.

Sidewalk- A paved or surfaced area, paralleling and usually separated from the street, used as a pedestrian walkway.

Sight Triangle Easement- A triangular shaped portion of land established at street intersections in which nothing is erected, placed, planted or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection.

Sign- Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figure, design, symbols, fixtures, colors, illumination or projected images.



Sign, Animated or Moving- Any sign or part of a sign which changes physical position by any movement or rotation or which gives the visual impression of such movement or rotation.

Sign Area- The area of a sign which is computed by multiplying the greatest height of the sign face by the greatest width of the sign face. The sign area shall include the advertising surface and any framing, trim or molding, but shall not include the supporting structure. See Signable Facade Area.

Sign, Awning- A sign that is mounted or painted on, or attached to an awning that is otherwise permitted by this chapter.

Sign, Banner- A graphic or sign which has its letters or design applied to cloth, canvas, or other flexible material which is durable and weather resistant.

Sign, Billboard- A sign which contains a commercial message and which directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

Sign, Canopy- A sign that is mounted or painted on, or attached to a canopy that is otherwise permitted by this chapter.

Sign, Changeable Copy- A sign that is designed so that the message on the sign can be easily and periodically altered.

Sign, Directional- Signs limited to directional messages, principally for pedestrian or vehicular traffic, such as "one-way," "entrance," and "exit".

Sign, Facade- See Sign, Wall.

Sign, Freestanding- Any nonmovable sign not affixed to a building.

Sign, Identification- A sign giving the nature, logo, trademark or other identifying symbol; address; or any combination of the name, symbol and address of a building, business, development or establishment on the premises where it is located.

Sign, Illuminated- A sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed towards the sign. See Direct Illumination and Indirect Illumination.

Sign, Marquee- A sign that is mounted, or painted on, or attached to a marquee that is otherwise permitted by this chapter.

Sign, Off-Premise- See Sign, Billboard.

Sign, Political- A temporary sign announcing or supporting political candidates or issues in connection with any national, state or local election.

Sign, Projecting- A sign that is wholly or partly dependent upon a building for support and which projects more than twelve (12) inches from such building.

Sign, Real Estate- A sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the sign is located.

Sign, Residential- A sign located in a district zoned for residential purposes that does not contain any commercial message except for goods or services legally offered on the premises on which the sign is located.

Sign, Roof- Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.

Sign, Temporary- A sign constructed of paper, cloth, canvas, plastic or other lightweight material intended to be displayed for a short period of time, normally less than thirty (30) days.

Sign, Time and Temperature- A sign or a portion of a sign whose sole purpose is to indicate the time and/or temperature.

Sign, Vehicle- A sign affixed or painted on a vehicle or trailer and parked at a specific location for a period of four (4) or more days so that its primary purpose is as a commercial message.

Sign, Wall- A sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of, the sign and which does not project more than twelve (12) inches from such building or structure.

Sign, Window- A sign that is applied or attached to the exterior or interior of a window or located in such manner within a building that it can be seen from the exterior of the structure through a window.

Signable Facade Area- The rectangular, continuous area on the wall of a building which extends from the top line of windows and doors on one floor and the bottom line of the windows, roof, or cornice above it and which is uninterrupted by architectural details or openings.

Single-Family Dwelling- See Dwelling, Single-Family.

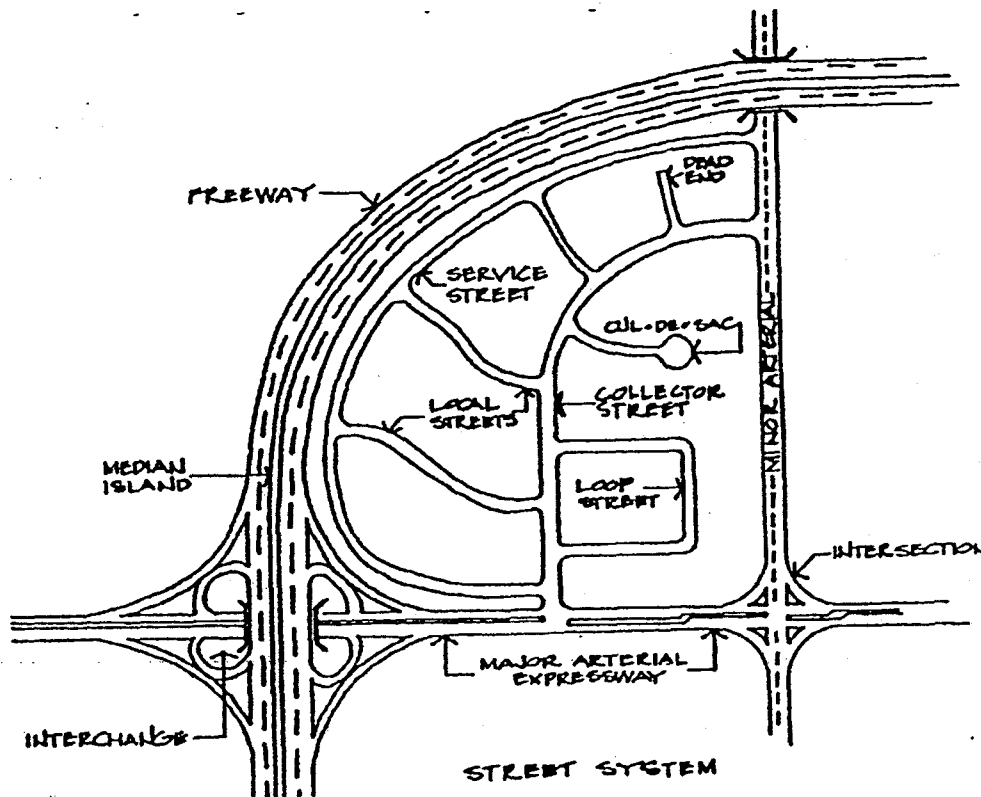
Site- Any plot or parcel of land or combination of contiguous lots or parcels of land.

Site Plan- A development plan of one (1) or more lots on which is shown: (1.) the existing and proposed conditions of the lot, including but not limited to topography, vegetation, drainage, flood plains, marshes, and waterways; (2.) the location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping, structures, signs, lighting, and screening devices; and (3.) any other information that may be reasonably required in order to make an informed determination concerning the adequacy of the plan in accordance with the requirements of this chapter. See Major and Minor Site Plan.

Sketch Plan- See Concept Plan.

Slope- The degree of deviation of a surface from the horizontal, usually expressed in percent, degrees or ratio. See Grade.

Specimen Tree- A tree with a diameter of twenty-four (24") inches or greater; or a unique, rare, or otherwise specifically selected plant or tree which most typically represents a whole class or group, specifically in shape, form, historical importance, or any other characteristics which may be designated as such by the Township.



Street- Any street, avenue, boulevard, road, parkway, viaduct, drive or other way: (1.) which is an existing state, county, or municipal roadway; or (2.) which is shown upon a plat approved pursuant to law, or (3.) which is approved by other official action as provided by the Municipal Land Use Law, or (4.) which is shown on a plat duly filed and recorded in the office of the county recording officer prior to the appointment of a planning board and the grant to such board of the power to review plats; and includes the land between such street lines, whether improved or unimproved, and may comprise pavement, shoulders, gutters, curbs, sidewalks, paving areas and other areas within the street lines.

Street, Collector- A street which collects traffic from local streets and connects with minor and major arterials.

Street, Cul-De-Sac- A street with a single common ingress and egress and with a turnaround at the end.

Street, Dead End- A street with a single common ingress and egress and without a turnaround at the end.

Street, Line- The edge of the existing or future right-of-way, whichever may result in the widest right-of-way, as shown on the adopted Master Plan or Official Map, forming the dividing line between the street and a lot.

Street, Local- A street designed to provide vehicular access to abutting property and to discourage through traffic.

Street, Major Arterial- A street with access control, channelized intersections, restricted parking, and which collects and distributes traffic to and from minor arterials.

Street, Minor Arterial- A street with signals at important intersections and stop signs on the side streets, and which collects and distributes traffic to and from collector streets.

Structure- A combination of materials to form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water. Fences which are not used for the purposes of corralling or otherwise containing livestock or poultry shall not be considered to be a structure as defined by this chapter.

Structure, Temporary - A structure that has no footing or foundation, no permanent floor, and does not have all of the normal structural components of a structure designed for permanent occupancy of humans or goods.

Subdivision- The division of a lot, tract or parcel of land into two (2) or more lots, tracts, parcels or other divisions of land for sale, or development. The following shall not be considered subdivisions within the meaning of this chapter if no new streets are created: (1.) divisions of land found by the Planning Board or Development Review Committee to be for agricultural purposes where all resulting parcels are five (5) acres or larger in size; (2.) divisions of property by testamentary or intestate provisions; (3.) divisions of property upon court order, including but not limited to, judgements of foreclosure; (4.) consolidation of existing lots by deed or other recorded instrument; and (5.) the conveyance of one (1) or more adjoining lots, tracts or parcels of land owned by the same person or persons and all of which are found and certified by the Administrative Officer to conform to the requirements of this chapter and are shown and designated as separate lots, tracts, or parcels on the municipal tax map. The term subdivision shall also include the term resubdivision. See Major and Minor Subdivision.

Supermarket- A retail establishment exceeding 20,000 square feet in area, primarily selling groceries as well as other convenience and household goods.

Swimming Pool- A water-filled enclosure, permanently constructed or portable, having a depth of more than eighteen (18) inches below the level of the surrounding land, or an above-surface pool, having a depth of more than twenty-four (24) inches, designed, used and maintained for swimming and bathing.

Tenant- An occupant of land or premises who occupies, uses, and enjoys real property for a fixed time, usually through a lease arrangement with the property owner and with the owner's consent.

Theater- A building or part of a building devoted to showing motion pictures, or for dramatic, musical or live performances.

Thinning- The removal of undesirable, competitive, diseased or damaged trees so as to cultivate and improve the development of remaining trees on the lot.

Topography- The configuration (relief) of the surface of a portion of the earth showing natural and artificial features thereon; including, but not limited to, contours, structures, hydrography, and vegetation.

Tot Lot- An improved and equipped play area for small children usually up to elementary school age.

Township Engineer- See Municipal Engineer.

Township Planner- See Municipal Planner.

Tract- An area, parcel, site, piece of land, or property which is the subject of a development application.

Trailer- A structure on wheels, capable of being towed or hauled by another vehicle, which is further defined by Chapter 72 of the Code of the Township of Deptford.

Trade School- See School, Vocational.

Tree- Any woody perennial plant usually having one (1) main stem or trunk and a more or less definitely formed crown, and which has the potential based on its genus and species to grow to a height of ten (10) feet or more.

Tree Diameter- The width of a tree, equal to $7/22$ of the circumference, measured four and a half (4.5) feet above the ground.

Tree Mass- A group of trees represented by a line depicting a common drip line.

Tree Protection Zone- That portion of a lot outside of the disturbance zone.

Tree Removal- The cutting down of a tree, the transplanting of a tree to a site other than that under development, or the infliction of damage to a tree which is of such severity as to show evidence within a period of two (2) years of irreparable harm leading to the ultimate death of a tree. Examples of said serious damage include, but are not limited to: damage inflicted to the root system by machinery, storage of materials, and soil compaction; changing the natural grade above or below the root system and around the trunk; damage inflicted on the tree permitting fungus infection or pest infestation; excessive pruning; excessive thinning; paving with concrete, asphalt, or other impervious material within such proximity as to be harmful to the tree.

Tree Root Area - The area under a tree extending from the trunk to the drip line.

Trip- A single, one-way vehicle movement to or from a property or study area.

Use- The purpose or activity for which land or buildings are designed, arranged, or intended, or for which land or buildings are occupied or maintained.

Use, Accessory- See Accessory Use.

Use, Conditional- See Conditional Use.

Use, Existing- See Existing Use.

Use Variance- See Variance, Use.

Utility Services- Establishments engaged in the generation, transmission and/or distribution of electricity, gas or steam, including water and irrigation systems and sanitary systems used for the collection and disposal of garbage, sewage and other wastes.

Variance- A departure from the terms of this chapter authorized by the appropriate municipal agency in accordance with the N.J.S.A. 40:55D-1 et seq.

Variance, Use- See "d" variance.

Vehicle, Motor- A self-propelled device used for transportation of people or goods over land surfaces and licensed as a motor vehicle.

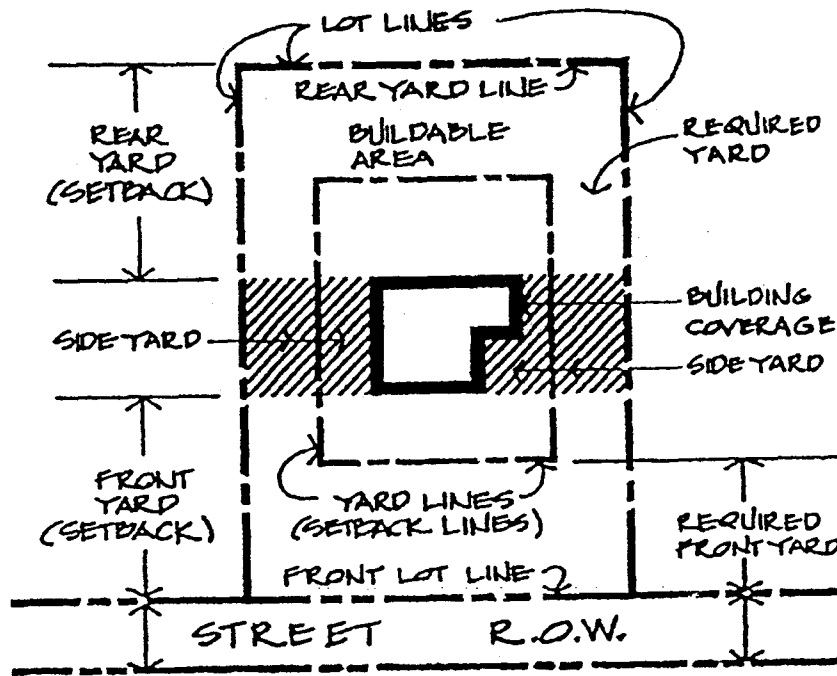
Wall- (1.) The vertical exterior surface of a building; or (2) the vertical interior surfaces which divide a building's space into rooms.

Warehouse- A building used primarily for the storage of goods and materials.

Water Course- Any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine or wash in which water flows in a definite direction or course, either continuously or intermittently, and has a definite channel, bed and banks.

Wetlands- An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation; provided, however, that the delineation of the wetland shall use a three parameter approach involving hydrology, soils, and vegetation which shall be acceptable to the New Jersey Department of Environmental Protection and Energy or the U.S. Army Corps of Engineers, whichever shall have primary jurisdiction.

Wrecking Establishment- A facility where the salvage from demolished structures is stored out of doors and is available for resale or reuse.



Yard- An open space that lies between the principal or accessory building or buildings and the nearest lot line. Such yard shall be unoccupied and unobstructed from the ground upward except as may be specifically provided in this chapter.

Yard, Front- An open space extending the full width of the lot between any building and the street line, and measured perpendicular to the street line. Such front yard shall be unoccupied and unobstructed from the ground upward except as may be specifically provided in this chapter. In the case of a corner lot, each yard with frontage on a street shall be considered a front yard.

Yard, Rear- A space extending the full width of the lot between the principal building and the rear lot line, and measured perpendicular to the rear lot line. Such rear yard shall be unoccupied and unobstructed from the ground upward except as may be specifically provided in this chapter. In the case of a corner lot, only one rear yard shall be provided and the applicant may choose which yard is to be considered the rear yard.

Yard, Side- A space extending from the front yard to the rear yard between the principal building and the side lot line, and measured perpendicular to side lot line. Such side yard shall be unoccupied and unobstructed from the ground upward except as may be specifically provided in this chapter. In the case of a corner lot, not more than one (1) side yard shall be provided and the applicant may choose which yard is to be considered the side yard.

Zero Lot Line- The location of a building on a lot in such a manner that one (1) or more of the building's sides rest directly on a lot line.

Zone- A specifically delineated area or district in a municipality within which regulations and requirements uniformly govern the use, placement, spacing and size of land and buildings.

Zoning- The dividing of a municipality into districts and the establishment of regulations governing the use, placement, spacing and size of land and buildings.

Zoning Board of Adjustment- An officially constituted body of the Township of Deptford, governed by the Municipal Land Use Law, whose principal duties are to grant variances from the strict application of the zoning ordinance.

Zoning Map- The map or maps which are a part of the zoning ordinance and delineate the boundaries of zone districts.

Zoning Officer- The municipal official designated to enforce the provisions of this chapter.

Article III. Zoning Districts

§ 7. Effect and establishment of zoning districts.

A. Effect of this chapter.

1. This chapter shall be applicable to the regulation of the use of all land and structures within the Township of Deptford.
 - a. The provisions of this chapter shall be held to be the minimum requirements (or the maximum, when so specified). Where this chapter imposes a greater restriction than is imposed and required by other provisions of law or by other rules, regulations or resolutions, the provisions of this chapter shall control. Where other laws, rules, regulations or resolutions require greater restrictions than are imposed by this chapter, the provisions of such laws, rules, regulations or resolutions shall control.
 - b. The standards established by this chapter shall be applied uniformly within each zoning district to each class or kind of structure or land. Only uses which are specifically provided for by the regulations of any district shall be permitted in that district unless authorized by the Zoning Board of Adjustment pursuant to this chapter.
 - c. Upon the effective date of this chapter, no building shall hereafter be used, erected, altered, converted, enlarged, added to, moved or reduced, nor shall any lands be subdivided, developed, or redeveloped in any manner except in conformity with the standards provided herein, as applied to the zoning district in which the building or land is located.
 - d. Upon the effective date of this chapter, all buildings and land which are not in full conformity with the standards provided herein, as applied to the zoning district in which the building or land is located, shall be deemed to be non-conforming and shall be subject to the provisions of this chapter.

B. Establishment of zoning districts and zoning map.

1. The following zoning districts are hereby created and all land within the Township of Deptford shall be placed in one of these districts by designation on a zoning map, as described below.
 - a. R- 40: Low Density Residential Zoning District.
 - b. R- 20: Medium Density Residential District.

- c. R- 10: Medium Density Residential District.
 - d. R- 6: High Density Residential District.
 - e. R-6A: Affordable High Density Residential District
 - e. RM-1: Multi-family Residential District.
 - f. RM-2: Multi-family Residential District.
 - g. PUD: Planned Unit Developments.
 - h. TC-1: Transitional Commercial District.
 - i. TC-2: Transitional Commercial District.
 - j. BC4: Business Center 4
 - k. BC3: Business Center 3
 - l. BC2: Business Center 2
 - m. BC1: Business Center 1
 - n. C- 1: General Commercial District.
 - o. C- 2: Neighborhood Commercial District.
 - p. FLX: Flex Space District.
 - q. LI-1: Light Industrial District.
 - r. LI-2: Light Industrial District.
 - s. INS: Institutional Zoning District.
2. Zoning map.

The boundaries of these zoning districts are established on a map entitled "Deptford Township Zoning Map," dated May 11, 1989 and amended through November 7, 2002, which accompanies this chapter and which is reaffirmed and incorporated herein.

C. Interpretation of boundaries.

1. The boundaries between zoning districts are, unless otherwise indicated, either the center lines of streets or railroad rights-of-way, municipal boundary lines, property lines existing at the time of the zoning map adoption or amendment, or lines parallel or perpendicular thereto. Distances not specifically indicated shall be determined by the scale of the map.
2. Where a district boundary line divides a lot existing at the time of adoption of this chapter, the regulations applicable to the least restrictive district shall extend over the portion of the lot in the more restrictive district for a distance of not more than twenty (20) feet.

D. Notice of proposed change to classification or boundaries of zoning districts.

1. Notice of a hearing on an amendment to the zoning ordinance proposing a change to the classification or boundaries of a zoning district, exclusive of classification or boundary changes recommended in a periodic general reexamination of the Master Plan by the Planning Board pursuant to Section 76 of P.L.1975, c.291 (C.40:55D-89), shall be given at least 10 days prior to the hearing by the Municipal Clerk to the owners of all real property as shown on the current tax duplicates, located, in the case of a classification change, within the district and within the State within 200-feet in all directions of the boundaries of the district, and located, in the case of a boundary change, in the State within 200-feet in all directions of the proposed new boundaries of the district which is the subject of the hearing.
2. A notice pursuant to this Section shall state the date, time and place of the hearing, the nature of the matter to be considered and an identification of the affected zoning districts and proposed boundary changes, if any, by street names, common names or other identifiable landmarks, and by reference to lot and block numbers as shown on the current tax duplicate in the municipal Tax Assessor's office.
 - a. Notice shall be given by: (1) serving a copy thereof on the property owner as shown on the said current tax duplicate, or their agent in charge of the property, or (2) mailing a copy thereof by certified mail and regular mail to the property owner at their address as shown on the said current tax duplicate.
 - b. Notice to a partnership owner may be made by service upon any partner. Notice to a corporate owner may be made by service upon its president, a vice president, secretary or other person authorized by appointment or by law to accept service on behalf of the corporation. Notice to a condominium association, horizontal property regime, community trust or homeowners' association, because of its ownership of common elements or areas located within 200-feet of the boundaries of the district which is the subject of the hearing, may be made in the same manner as to a corporation, in addition to notice to unit owners, co-owners, or homeowners on account of such common elements or areas.

3. The Municipal Clerk shall execute affidavits of proof of service of the notices required by this Section, and shall keep the affidavits on file along with the proof of publication of the notice of the required public hearing on the proposed zoning ordinance change. Costs of the notice provision shall be the responsibility of the proponent of the amendment.
4. Protest: Notice of the hearing on an amendment to the zoning ordinance proposing a change to the classification or boundaries of a zoning district, exclusive of classification or boundary changes recommended in a periodic general reexamination of the Master Plan by the Planning Board pursuant to Section 76 of P.L.1975, c.291 (C.40:55D-89), shall be given prior to adoption in accordance with the provisions of Section 2 of P.L.1995, c.249 (C.40:55D-62.1). A protest against any proposed amendment or revision of a zoning ordinance may be filed with the Municipal Clerk, signed by the owners of 20% or more of the area either (1) of the lots or land included in such proposed change, or (2) of the lots or land extending 200-feet in all directions therefrom inclusive of street space, whether within or without the municipality. Such amendment or revision shall not become effective following the filing of such protest except by the favorable vote of two-thirds (2/3) of all the members of the governing body of the municipality.

§ 8. **R-40 Low Density Residential District.**

A. Intent.

The intent of this District is to promote the development of appropriately zoned land within the Township for single family detached dwellings at a low density and to permit other compatible uses in accord with the spirit of this chapter.

B. Uses.

1. Principal permitted uses on the land and in the buildings.
 - a. The following principal uses shall be permitted by right:
 - 1) Single family detached dwellings.
 - 2) Public playgrounds, woodland, wildlife preserve, natural resource conservation area and parks.
 - 3) Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill and community residences for persons with head injuries

shall be a permitted use in all residential districts of a municipality, and the requirements therefore shall be the same as for single family dwelling units located within such districts shall be restricted to not more than 15 persons.

- 4) Agricultural uses, subject to the bulk provision of Section 8.F., below.
 - 5) Senior citizen and congregate care housing.
- b. The following principal uses are permitted conditionally upon a determination by the Planning Board that the use can be provided in a manner that will minimize the impact upon adjacent properties, will be compatible with the surrounding neighborhood, will not unduly burden adjacent areas with increases in traffic, noise, threats to public health and safety, and will conform with such additional standards as provided in § 61.
- 1) Commercial recreational uses.
 - 2) A church, synagogue, or similar place of religious worship.
 - 3) A club, lodge, or similar fraternal organization.
 - 4) A cemetery or memorial park.
 - 5) A continuing care facility.
 - 6) Community residences for the developmentally disabled and community shelters for victims of domestic violence serving more than six (6) persons and not more than fifteen (15) persons, pursuant to N.J.S.A. 40:55D-66.2.
 - 7) Day care center.
2. Accessory uses.
- a. The following accessory uses shall be permitted by right:
- 1) Signs. (See § 30. for standards.)
 - 2) Fences and walls. (See § 54. for standards.)
 - 3) Off-street parking and private garages. (See § 27. for standards.)
 - 4) Private residential recreational facilities. (See § 43. for standards.)
 - 5) Private residential sheds.

- 6) Gardening and tilling of the soil for personal use.
- 7) Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill and community residences for persons with head injuries serving not more than 15 persons.
- 8) The erection of a television or radio antenna, other than a satellite dish antenna, which is intended for personal use, provided that it does not exceed the height limitation of the district in which it is located. No more than one (1) antenna shall be permitted per lot.
- 9) The storage of personal, non-commercial boats and recreational vehicles, provided that they are not used for the purposes of habitation and are not stored within the designated front yard area.
- 10) The storage of trucks and other vehicles with no more than two axles, provided that they are not stored within the designated front yard area.
- 11) Home occupations, provided that the sum of all such uses in a dwelling complies with the following standards:
 - a) The home occupation may not employ more than one (1) person who is not a member of the household residing in the dwelling.
 - b) The home occupation shall primarily be conducted by mail, computer media, or via the telephone so that it will not generate traffic caused by clients or customers visiting the dwelling.
 - c) The residential exterior appearance of the structure shall not be altered.
 - d) Not more than twenty percent (20%) of the total floor area of the dwelling may be devoted to the home occupation use.
 - e) There shall be no outdoor storage or display of materials, products or equipment.
 - f) One (1) off-street parking space must be provided in addition to those required for the dwelling if a non-resident person is employed in conjunction with the home occupation use.
 - g) Signs are not permitted to identify any approved Home Occupation.

- 12) The erection of a television or radio antenna, including satellite dish antenna with a diameter of thirty-six (36) inches or less, which is intended for personal use, provided that it does not exceed the height limitation of the district in which it is located. No more than one (1) antenna shall be permitted per lot.
- b. The following accessory uses are permitted conditionally upon a determination by the Planning Board that the use can be provided in a manner that will minimize the impact upon adjacent properties and will conform with such additional standards provided in § 61.
 - 1) Family day care homes.
 - 2) Satellite dishes with a diameter greater than thirty-six (36) inches or microwave antennas.

C. Bulk Standards

1. Principal Uses Other than Agricultural.
 - a. Minimum lot area - Forty thousand (40,000) square feet.
 - b. Minimum street frontage - One hundred fifty (150) feet.
 - c. Minimum lot width - One hundred seventy-five (175) feet.
 - d. Minimum lot depth - One hundred fifty (150) feet.
 - e. Minimum front yard setback - Forty (40) feet.
 - f. Minimum side yard setback, each - Forty (40) feet.
 - g. Minimum rear yard setback - Fifty (50) feet.
 - h. Maximum permitted building coverage - Fifteen percent (15%).
 - i. Maximum permitted impervious coverage - Twenty-five percent (25%).
 - j. Maximum permitted building height - Thirty-five (35) feet.
 - k. Accessory structures shall not be located in a front yard nor within ten (10) feet of any property line, provided however, that accessory structures which are one hundred (100) square feet or less in gross floor area may be located within five (5) feet of a side or rear property line. All accessory structures,

including sheds, shall be constructed in accordance with the requirements of the Uniform Construction Code.

- | 2. Senior Citizen Independent Living: bulk standards
 - a. Minimum lot size- Five-thousand five hundred (5,500) square feet.
 - b. Average lot size - Six thousand (6,000) square feet.
 - c. Minimum lot width – Fifty (50) feet.
 - d. Minimum lot depth – Ninety (90) feet.
 - e. Minimum front yard setback – Twenty-five (25) feet.
 - f. Minimum side yard setback – Five (5) feet on one; Fifteen (15) feet aggregate.
 - g. Minimum rear yard setback – Twenty-five (25) feet.
 - h. Maximum lot coverage – Fifty percent (50%)
 - i. Maximum density - 1.5 units per acre (of tract area dedicated to independent living)
 - j. Minimum Common Open Space – Twenty-five percent (25%)
 - k. Maximum Amount of Non-wetlands Open Space – Fifty percent (50%)
3. Congregate or Assisted Living and Nursing Care
 - a. Minimum lot or tract size- Three (3) acres.
 - b. Minimum lot width – Two-hundred (200) feet.
 - c. Minimum lot depth – Four hundred (400) feet.
 - d. Minimum front yard setback – One-hundred (100) feet.
 - e. Minimum side yard setback – Fifty (50) feet.
 - f. Minimum rear yard setback – One-hundred (100) feet.
 - g. Maximum lot coverage – Sixty-five percent (65%).
 - h. Maximum beds per acre – Twenty (20).

- i. Minimum parking spaces – .5 per bed
 - j. Maximum Height – Three (3) stories.
4. Low and Moderate Income Housing: at least 15% of the beds and 5% of the independent living units shall be made affordable to low and moderate income households.

D. Cluster development.

In order to achieve a better and more attractive pattern of residential development than is possible under more conventional zoning requirements, the lot area requirements of the R- 40 District may be modified and a cluster development plan may be conditionally approved by the Planning Board as provided in § 62.

E. Street trees should be provided as required in § 31.

F. Bulk Standards for Agricultural Uses in this and all other Residential Districts.

1. Minimum Lot Area

- a. For uses involving the keeping of pigs or poultry – Thirty (30) acres.
- b. For all other agricultural uses (other than non-commercial gardening, including the growing of fruits and vegetables, which is accessory to a single family dwelling) – Five (5) acres.

2. Minimum setback of any structure from any street or property line.

- a. For uses involving the keeping of pigs or poultry – Three Hundred (300) feet.
- b. For all other agricultural uses – One Hundred (100) feet.

§ 9. **R-20 Medium Density Residential District.**

A. Intent.

The intent of this District is to promote the development of appropriately zoned land within the Township for single family detached dwellings at a medium density and to permit other compatible uses in accord with the spirit of this chapter.

B. Uses.

All principal and accessory uses as permitted by right and conditionally in the R-40 Zoning District.

C. Bulk standards.

a. Lots with public sewer and water:

- 1) Minimum lot area - Twenty thousand (20,000) square feet
- 2) Minimum street frontage - One hundred (100) feet.
- 3) Minimum lot width - One hundred twenty-five (125) feet
- 4) Minimum lot depth - One hundred twenty-five (125) feet.
- 5) Minimum front yard setback - Thirty-five (35) feet
- 6) Minimum individual side yard setback - Twenty (20) feet.
- 7) Minimum aggregate side yard setback (both yards) - Fifty (50) feet.
- 8) Minimum rear yard setback- Thirty-five (35) feet.
- 9) Maximum permitted building coverage - Twenty percent (20%).
- 10) Maximum permitted impervious coverage - Thirty percent (30%).
- 11) Maximum permitted building height - Thirty-five (35) feet.
- 12) Accessory structures shall not be located in a front yard nor within ten (10) feet of any property line, provided however, that accessory structures which are one hundred (100) square feet or less in gross floor area may be located within five (5) feet of a side or rear property line. All accessory structures, including sheds, shall be constructed in accordance with the requirements of the Uniform Construction Code.

b. Lots without public sewer and water must comply with the bulk standards provided for the R-40 District.

D. Cluster development.

In order to achieve a better and more attractive pattern of residential development than is possible under more conventional zoning requirements, the lot area requirements of the R- 20 District may be modified and a cluster development plan may be conditionally approved by the Planning Board as provided in § 62.

E. Street trees should be provided as required in § 31.

§ 10. R-10 Medium Density Residential District.

A. Intent.

The intent of this District is to promote the development of appropriately zoned land within the Township for single family detached dwellings at a medium density and to permit other compatible uses in accord with the spirit of this chapter.

B. Uses.

All principal and accessory uses as permitted by right and conditionally in the R-40 Zoning District.

C. Bulk standards.

1. Lots with public sewer and water:

- a. Minimum lot area - Ten thousand (10,000) square feet.
- b. Minimum street frontage - Seventy (70) feet.
- c. Minimum lot width - Eighty (80) feet.
- d. Minimum lot depth - One hundred (100) feet.
- e. Minimum front yard setback - Thirty (30) feet.
- f. Minimum individual side yard setback - Ten (10) feet.
- g. Minimum aggregate side yard setback (both yards) - Twenty-five (25) feet.
- h. Minimum rear yard setback - Thirty (30) feet.
- i. Maximum permitted building coverage - Twenty percent (20%).
- j. Maximum permitted impervious coverage - Thirty percent (30%).
- k. Maximum permitted building height - Thirty-five (35) feet.
- l. Accessory structures shall not be located in a front yard nor within ten (10) feet of any property line, provided however, that accessory structures which

are one hundred (100) square feet or less in gross floor area may be located within five (5) feet of a side or rear property line. All accessory structures, including sheds, shall be constructed in accordance with the requirements of the Uniform Construction Code.

2. Lots without public sewer and water must comply with the bulk standards provided for the R-40 District.
- D. Cluster Development is not permitted in the R-10 District.
- E. Street trees should be provided as required in § 31.

§ **10.1 R-10A Medium and Low Density Residential District.**

A. Intent.

The intent of this District is to promote the development of appropriately zoned land within the Township for single family detached dwellings at a medium density and to permit other compatible uses in accord with the spirit of this chapter.

B. Uses.

All principal and accessory uses as permitted by right and conditionally in the R-40 Zoning District.

C. Bulk standards.

1. Lots with public sewer and water:
 - a. Minimum lot area - Ten thousand (10,000) square feet.
 - b. Minimum street frontage - Seventy (70) feet.
 - c. Minimum lot width - Eighty (80) feet.
 - d. Minimum lot depth - One hundred (100) feet.
 - e. Minimum front yard setback - Thirty (30) feet.
 - f. Minimum individual side yard setback - Ten (10) feet.
 - g. Minimum aggregate side yard setback (both yards) - Twenty-five (25) feet.
 - h. Minimum rear yard setback - Thirty (30) feet.

- i. Maximum permitted building coverage - Twenty percent (20%).
 - j. Maximum permitted impervious coverage - Thirty percent (30%).
 - k. Maximum permitted building height - Thirty-five (35) feet.
 - l. Accessory structures shall not be located in a front yard nor within ten (10) feet of any property line, provided however, that accessory structures which are one hundred (100) square feet or less in gross floor area may be located within five (5) feet of a side or rear property line. All accessory structures, including sheds, shall be constructed in accordance with the requirements of the Uniform Construction Code.
2. Lots without public sewer and water must comply with the bulk standards provided for the R- 40 District.
- D. Cluster Development is not permitted in the R-10A District.
- E. Street trees should be provided as required in § 31.
- F. Any lot which is ten (10) acres or larger subsequent to January 1, 2003, shall be subject to the area and bulk requirements of the R-40 zoning district.

§ **11. R-6 High Density Residential District.**

A. Intent.

The intent of this District is to promote the development of appropriately zoned land within the Township for single family dwellings at higher densities and to permit other compatible uses in accord with the spirit of this chapter. This district is specifically designed to permit infill development and redevelopment in and near older neighborhoods which developed with small lot sizes prior to the enactment of zoning in Deptford Township. It is also designed to provide standards for single and two-family detached and semi-detached dwellings located in planned unit developments.

B. Uses.

1. All principal and accessory uses as permitted by right and conditionally in the R-40 Zoning District.
2. Single family zero-lot line dwellings as principal uses, when located in a planned unit development.

3. Two-family dwellings as principal uses, when located in a planned unit development.

C. Bulk standards.

1. Lots with public sewer and water:

- a. Single family detached dwellings (conventional lot).

- 1). Minimum lot area - Six thousand (6,000) square feet.
- 2). Minimum street frontage - Fifty (50) feet.
- 3). Minimum lot width - Sixty (60) feet.
- 4). Minimum lot depth - One hundred (100) feet.
- 5). Minimum front yard setback - Thirty (30) feet.
- 6). Minimum individual side yard setback - Five (5) feet.
- 7). Minimum aggregate side yard setback (both yards) - Fifteen (15) feet.
- 8). Minimum rear yard setback - Twenty-five (25) feet.
- 9). Maximum permitted building coverage - Twenty-five percent (25%).
- 10). Maximum permitted impervious coverage - Thirty-five percent (35%).
- 11). Maximum permitted building height - Thirty-five (35) feet.
- 12). Accessory structures shall not be located in a front yard nor within five (5) feet of a side or rear property line. All accessory structures, including sheds, shall be constructed in accordance with the requirements of the Uniform Construction Code.

- b. Single family detached dwellings (Zero Lot Line or "Z" Lot), when located in a planned unit development.

- 1). Minimum lot area - Six thousand (6,000) square feet.
- 2). Minimum street frontage - Fifty (50) feet.
- 3). Minimum lot width - Sixty (60) feet.

- 4). Minimum lot depth - One hundred (100) feet.
 - 5). Minimum front yard setback - Twenty (20) feet; however, an attached or detached garage must be set back thirty (30) feet.
 - 6). Minimum individual side yard setback - None required, however, where a side yard of less than five (5) feet is provided, the building walls closest to the reduced side yard line may not be broken by any doors or windows and a minimum three (3) foot wide maintenance easement must be provided on the adjacent property.
 - 7). Minimum aggregate side yard setback (both yards) - Fifteen (15) feet.
 - 8). Minimum rear yard setback - Twenty-five (25) feet.
 - 9). Maximum permitted building coverage - Thirty-five percent (35%).
 - 10). Maximum permitted impervious coverage - Fifty percent (50%).
 - 11). Maximum permitted building height - Thirty-five (35) feet.
 - 12). Accessory structures shall not be located in a front yard nor within five (5) feet of a side or rear property line. All accessory structures, including sheds, shall be constructed in accordance with the requirements of the Uniform Construction Code.
- c. Two-family dwellings, when located in a planned unit development.
- 1). Minimum lot area - Five thousand (5,000) square feet per housekeeping unit [ten thousand (10,000) square feet per two-family structure].
 - 2). Minimum street frontage per lot - Sixty (60) feet.
 - 3). Minimum width per lot - Seventy-five (75) feet.
 - 4). Minimum lot depth - One hundred (100) feet.
 - 5). Minimum front yard setback - Thirty (30) feet.
 - 6). Minimum individual side yard setback - Fifteen (15) feet.
 - 7). Minimum aggregate side yard setback (both yards) - Thirty (30) feet.
 - 8). Minimum rear yard setback - Twenty-five (25) feet.
 - 9). Maximum permitted building coverage - Twenty percent (20%).

- 10). Maximum permitted impervious coverage - Thirty-five percent (35%).
 - 11). Maximum permitted building height - Thirty-five (35) feet.
 - 12). Accessory structures shall not be located in a front yard nor within five (5) feet of a side or rear property line. All accessory structures, including sheds, shall be constructed in accordance with the requirements of the Uniform Construction Code.
2. Lots without public sewer and water must comply with the bulk standards provided for the R-40 District.
- D. Cluster Development is not permitted in the R-6 District.
- E. Street trees should be provided as required in § 31.

§ **11.1 R6-A Affordable High Density Residential District.**

A. Intent.

The intent of this District is to promote the development of appropriately zoned land within the Township for single family detached and attached dwellings at higher densities and to permit other compatible uses in accord with the spirit of this chapter. This district is specifically designated to require inclusionary residential developments whereby a portion if the dwelling units will be affordable to low and moderate income households as regulated by the New Jersey Council on Affordable Housing. All residential lots within this District must be served by public sewer and water.

B. Low and moderate income housing requirements.

All residential development in this District shall make provisions for housing units affordable to low and moderate income households as provided by § 38. The sum of low and moderate income units shall be fifteen percent (15%) of the entire development.

C. Permitted uses and mix of uses.

1. The following principal uses shall be permitted by right:
 - a. Single family detached dwellings, conventional or zero-lot line.
 - b. Single family semi-detached dwellings.

- c. Community residences for the developmentally disabled and community shelters for victims of domestic violence serving not more than six (6) persons, pursuant to N.J.S.A. 40:55D-66.1.
2. All accessory uses as permitted by right and conditionally in the R-40 Zoning District.

D. Bulk standards.

1. Minimum tract size - Fifteen (15) acres.
2. Maximum density shall not exceed four (4) dwelling units per acre.
3. Permitted mix of uses and lot sizes.
 - a. Single family detached dwellings (minimum lot area 10,000 sq.ft.) must constitute a minimum of fifty percent (50%) of the tract area.
 - b. Single family detached dwellings, zero-lot line or conventional (minimum lot area 6,000 sq.ft.) may constitute up to fifty percent (50%) of the tract area.
 - c. Single family semi-detached dwellings may constitute up to thirty-five percent (35%) of the tract area.
4. Single family detached dwellings (minimum 10,000 sq.ft.):
 - a. Minimum lot area - Ten thousand (10,000) square feet.
 - b. Minimum street frontage - Seventy (70) feet.
 - c. Minimum lot width - Eighty (80) feet.
 - d. Minimum lot depth - One hundred (100) feet.
 - e. Minimum front yard setback - Thirty (30) feet.
 - f. Minimum individual side yard setback - Ten (10) feet.
 - g. Minimum aggregate side yard setback (both yards) - Twenty-five (25) feet
 - h. Minimum rear yard setback - Thirty (30) feet.
 - i. Maximum permitted building coverage - Twenty percent (20%).
 - j. Maximum permitted impervious coverage - Thirty percent (30%).

- k. Maximum permitted building height - Thirty-five (35) feet.
 - l. Accessory structures shall not be located in a front yard nor within ten (10) feet of any property line, provided however, that accessory structures which are one hundred (100) square feet or less in gross floor area may be located within five (5) feet of a side or rear property line. All accessory structures, including sheds, shall be constructed in accordance with the requirements of the Uniform Construction Code.
5. Single family detached dwellings (conventional lot - 6,000 sq.ft.).
- a. Minimum lot area - Six thousand (6,000) square feet.
 - b. Minimum street frontage - Fifty (50) feet.
 - c. Minimum lot width - Sixty (60) feet.
 - d. Minimum lot depth - One hundred (100) feet.
 - e. Minimum front yard setback - Thirty (30) feet.
 - f. Minimum individual side yard setback - Five (5) feet.
 - g. Minimum aggregate side yard setback (both yards) - Fifteen (15) feet
 - h. Minimum rear yard setback - Twenty-five (25) feet.
 - i. Maximum permitted building coverage - Twenty-five percent (25%).
 - j. Maximum permitted impervious coverage - Thirty-five percent (35%).
 - k. Maximum permitted building height - Thirty-five (35) feet.
 - l. Accessory structures shall not be located in a front yard nor within five (5) feet of a side or rear property line. All accessory structures, including sheds, shall be constructed in accordance with the requirements of the Uniform Construction Code.
6. Single family detached dwelling (zero-lot line).
- a. Minimum lot area - Six thousand (6,000) square feet.
 - b. Minimum street frontage - Fifty (50) feet.
 - c. Minimum lot width - Sixty (60) feet.

- d. Minimum lot depth - One hundred (100) feet.
 - e. Minimum front yard setback - Twenty (20) feet; however, an attached or detached garage must be set back thirty (30) feet.
 - f. Minimum individual side yard setback - None required, however, where a side yard of less than five (5) feet is provided, the building walls closest to the reduced side yard line may not be broken by any doors or windows and a minimum three (3) foot wide maintenance easement must be provided on the adjacent property.
 - g. Minimum aggregate side yard setback (both yards) - Fifteen (15) feet
 - h. Minimum rear yard setback - Twenty-five (25) feet.
 - i. Maximum permitted building coverage - Thirty-five percent (35%).
 - j. Maximum permitted impervious coverage - Fifty percent (50%).
 - k. Maximum permitted building height - Thirty-five (35) feet.
 - l. Accessory structures shall not be located in a front yard nor within five (5) feet of a side or rear property line. All accessory structures, including sheds, shall be constructed in accordance with the requirements of the Uniform Construction Code.
7. Single family semi-detached dwellings.
- a. Minimum lot area - Five thousand (5,000) square feet per housekeeping unit [ten thousand (10,000) square feet per single family semi-detached structure].
 - b. Minimum street frontage per lot - Fifty (50) feet.
 - c. Minimum width per lot - Seventy-five (75) feet.
 - d. Minimum lot depth - One hundred (100) feet.
 - e. Minimum front yard setback - Thirty (30) feet.
 - f. Minimum individual side yard setback - Fifteen (15) feet.
 - g. Minimum aggregate side yard setback (both yards) - Thirty (30) feet
 - h. Minimum rear yard setback - Twenty-five (25) feet.
 - i. Maximum permitted building coverage - Twenty percent (20%).

- j. Maximum permitted impervious coverage - Thirty-five percent (35%).
- k. Maximum permitted building height - Thirty-five (35) feet.
- l. Accessory structures shall not be located in a front yard nor within five (5) feet of a side or rear property line. All accessory structures, including sheds, shall be constructed in accordance with the requirements of the Uniform Construction Code.

E. Street trees should be provided as required in § 31.

§ 12. RM-1 Multi-Family Residential District.

A. Intent.

The intent of this District is to promote the development of appropriately zoned lands within the Township for townhouses and other compatible uses in accord with the spirit of this chapter.

B. Low and moderate income housing requirements.

All townhouse developments in this District shall make provision for housing units affordable to low and moderate income households as provided for by § 38. The sum of low and moderate income units shall be twenty percent (20%) of the entire development.

C. Uses.

- 1. Principal uses permitted.
 - a. Townhouses.
- 2. Accessory uses permitted.
 - a. Off-street parking and private garages when attached to the dwelling. (See § 27. for standards.)
 - b. Signs. (See § 30. for standards.)
 - c. Fences and walls. (See § 54. for standards.)
 - d. Recreational facilities.

D. Bulk and design standards.

1. Townhouses.
 - a. Minimum tract size - Five (5) acres.
 - b. Maximum density shall not exceed six (6) dwelling units per acre for sale units and ten (10) dwelling units per acre for rental units.
 - c. Maximum building coverage - Twenty-five percent (25%).
 - d. Maximum impervious surface coverage - Fifty percent (50%).
 - e. Maximum building height - Thirty-five (35) feet.
 - f. Minimum dwelling width - Twenty (20) feet.
 - g. Minimum front yard - Twenty-five (25) feet.
 - h. Minimum side yard (on end units only) - Ten (10) feet.
 - i. Minimum rear yard - Twenty-five (25) feet.
 - j. Minimum distance between structures - Twenty (20) feet.
 - k. Minimum building setback from existing public streets and property lines - Fifty (50) feet.
 - l. Minimum landscaped buffer adjacent to existing public streets and property lines - Twenty-five (25) feet.
 - m. Minimum distance from building to parking - Twenty-five (25) feet.
 - n. All off-street parking facilities shall be on the same site as the building and located within one hundred fifty (150) feet of the nearest entrance of the building they are intended to serve. Parking spaces shall be provided in areas designed specifically for parking and there shall be no parallel parking along interior private streets unless the street width is constructed to Township standards.
 - o. No more than eight (8) dwelling units shall be contained in any one (1) structure.

- p. Townhouses shall be arranged in groups or clusters and not in long rows parallel to street lines. The total length of any one (1) structure shall not exceed one hundred sixty (160) feet.
- q. Variations in setback, materials and design shall be encouraged. A minimum of two (2) feet variation in setback shall occur at least every third dwelling.
- r. All units shall be designed in a unified architectural style.
- s. More than one (1) building per lot shall be permitted, provided the minimum tract size requirement is met. However, if fee-simple townhouse units are proposed, each unit shall have a minimum lot area of two thousand five hundred (2,500) square feet.
- t. Accessory structures shall not be located in a front yard nor within five (5) feet of a side or rear property line.
- u. All dwelling units within a structure shall be connected to approved and functioning public water and sanitary sewer systems prior to the issuance of certificates of occupancy.

E. Common open space requirements. (See § 32. for standards.)

F. Landscaped buffers and interior parking lot landscaping shall be provided as is required in § 31.

§ 13. **RM-2 Multi-Family Residential District.**

A. Intent.

The intent of this District is to provide standards for the development and redevelopment of appropriately zoned lands within the Township for single and two-family dwellings, townhouses and garden apartments, and other compatible uses in accord with the spirit of this chapter. The district is intended to primarily serve areas already zoned for this type of development. Expansion of the garden apartment use is anticipated to occur primarily in planned unit developments.

B. Low and moderate income housing requirements.

All townhouse and garden apartment developments in this District shall make provision for housing units affordable to low and moderate income households as provided for by § 38. The sum of low and moderate income units shall be twenty percent (20%) of the entire development.

C. Uses.

1. Principal uses permitted.
 - a. All residential uses permitted in the R-6 District.
 - b. Townhouses.
 - c. Garden apartments.
2. Accessory uses permitted.
 - a. Off-street parking and private garages. (See § 27. for standards.)
 - b. Signs. (See § 30. for standards.)
 - c. Fences and walls. (See § 54. for standards.)
 - d. Recreational facilities.
 - e. Indoor common laundry facilities for garden apartments.

D. Bulk and design standards.

1. Uses permitted in the R-6 District shall use that District's bulk and design standards.
2. Townhouses shall use the RM-1 District's bulk and design standards governing townhouses.
3. Garden apartments.
 - a. Minimum tract size - Five (5) acres.
 - b. Maximum density shall not exceed six (6) dwelling units per acre for sale units and ten (10) dwelling units per acre for rental units.
 - c. Maximum building coverage - Twenty percent (20%).
 - d. Maximum impervious surface coverage - Seventy percent (70%).
 - e. Maximum building height - Thirty-five (35) feet.
 - f. Minimum distance between structures - Thirty-five (35) feet.
 - g. Minimum building setback from public streets and property lines - Fifty (50) feet.

- h. Minimum distance from building to parking - Twenty-five (25) feet.
 - i. All off-street parking facilities shall be on the same site as the building and located within one hundred fifty (150) feet of the nearest entrance of the building they are intended to serve. Parking spaces shall be provided in areas designed specifically for parking and there shall be no parallel parking along interior private streets unless the street width is constructed to Township standards.
 - j. Buildings containing apartment flats shall be arranged in groups or clusters and not in long rows parallel to street lines. The total length of any one (1) structure shall not exceed two hundred (200) feet.
 - k. Variations in setback, materials and design shall be encouraged.
 - l. More than one (1) building per lot shall be permitted, provided the minimum tract size requirement is met.
 - m. A landscaped buffer, twenty-five (25) feet in width, shall be provided along all public streets and adjacent to all property lines.
 - n. Buildings shall be designed in a common architectural style.
 - o. Sufficient area and equipment shall be provided within each building for the laundering and artificial drying of the laundry of the occupants of each building.
 - p. All dwelling units within a structure shall be connected to approved and functioning public water and sanitary sewer systems prior to the issuance of certificates of occupancy.
- E. Common open space requirements. (See § 32. for standards.)
- F. Landscaped buffers and interior parking lot landscaping shall be provided as is required in § 31.
- G. Collection or storage of recyclable materials in multifamily housing shall be provided as required in § 59.

§ 14. Planned Unit Developments.

A. Intent.

The Planned Unit Development (PUD) regulations are designed to permit the integrated development of exceptionally large tracts of land so as to permit a well planned project which provides a balanced mix of land uses. Because of the unique nature of PUD's and the fact that their development normally extends over a longer period of time than conventional development, these regulations allow a different approval mechanism than that required of other forms of development. PUD's are designed as conditional uses to be authorized by the Planning Board only after a determination that the proposed PUD will meet the objectives of this section and can be developed in full compliance with the regulations of this chapter.

B. Applications for approval of a planned unit development (PUD) shall be required to first secure general development plan approval from the Planning Board.

C. Permitted uses and mix of uses.

1. Residential uses and their associated open space and buffer areas must constitute a minimum of seventy-five percent (75%) of the land area of the entire PUD.
 - a. Single family detached dwellings, other than zero lot line dwellings, must constitute a minimum of forty percent (40%) of the land area of the residential portion of the PUD.
 - b. Townhouses, zero lot line dwellings, and two-family dwellings may constitute up to fifty percent (50%) of the land area of the residential portion of the PUD. All townhouses shall be within inclusionary developments as required in § 38.
 - c. Apartment flats may constitute up to thirty percent (30%) of the land area of the residential portion of the PUD. All garden apartment shall be within inclusionary developments as required in § 38.
2. Non-residential uses and their associated open space and buffer areas may constitute up to twenty-five percent (25%) of the land area of the entire PUD.
 - a. Any use permitted in the C-1 Commercial District may be provided as part of the non-residential portion of the PUD in a parcel of twenty (20) acres or more.
 - b. Any use permitted in the C-2 Commercial District may be provided as part of the non-residential portion of the PUD in a parcel of less than twenty (20) acres.
 - c. Any use permitted in an INS Institutional District may be provided in a PUD provided that the minimum area standards of the INS District are met.
 - d. No other non-residential uses shall be permitted in a PUD.

D. Bulk standards.

1. Minimum tract area for a PUD - One hundred (100) contiguous acres.
2. The overall density of the residential portion of a PUD, including its associated open space, shall not exceed five (5) units per acre. Density shall be calculated on the developable land area minus all lands intended for commercial or institutional uses.
3. Single family detached dwellings, other than zero lot line dwellings, may be developed according to the densities and bulk standards permitted in the R-10 Residential District.
4. Zero lot line and two-family dwellings may be developed according to the densities and bulk standards permitted in the R-6 Residential District.
5. Townhouses and garden apartments may be developed according to the densities and bulk standards permitted in the RM-2 Residential District.
6. Non-residential uses may be developed according to the bulk standards, buffering and landscaping, and general requirements of the appropriate zoning district for that use, as prescribed above in permitted non-residential uses.

E. Special open space, recreation, and community facilities requirements.

1. Open space and recreation is required as per § 32.
2. Circulation.
 - a. All street improvements shall be provided with curb and sidewalk, to such design standards as may be required by the Township Engineer upon review of the required traffic impact study.
 - b. Every PUD shall provide a path system for bicycles and pedestrians throughout the development, including the open space system. This path system may, at times, parallel the vehicular circulation system but shall always be grade separated from the cartway of the street system.
 - c. Provisions shall be made for the future extension of all portions of the circulation system and for connection to existing systems on adjacent lands.
 - d. At no point in the phased development of the PUD shall any building be permitted to be occupied if it is situated more than twelve hundred (1,200) feet from a point on a street which provides at least two (2) separate means of access to the township-wide street system. In the event that access is to be

provided by means of a future road extension, temporary or emergency street access must be provided.

3. Buffers and landscaping.

- a. A landscaped buffer of not less than fifty (50) feet in width shall be provided along the entire perimeter of the PUD and along any existing or proposed collector or arterial roads.
- b. Foundation and accent plantings must be provided for every building in a PUD. Detailed landscape plans may be submitted at the time of site plan approval for each section.
- c. The landscaping and buffer requirements of § 31. and the requirements of the appropriate zoning district for each use, as prescribed by this ordinance, shall apply.

4. Utilities.

- a. Public water and sanitary sewer service must be provided to all occupied buildings in the PUD.
- b. All residential buildings other than single family detached dwellings and all non-residential buildings shall be provided with facilities for the common private collection and disposal of solid waste, including areas for the collection and storage of recyclable materials. Design requirements of the appropriate zoning district for each use shall apply.
- c. Street lighting, signage, and street furniture shall be designed and installed according to a common design standard for the entire development, subject to the size requirements of the appropriate zoning district for each use which shall apply.
- d. All existing and proposed utilities shall be installed underground.
- e. All streets, pedestrian and bicycle paths, and occupied parking areas serving three (3) or more vehicles shall be adequately lit between the hours of dusk and dawn.

5. Site planning considerations.

- a. All development shall be designed so as to maximize the preservation of significant existing trees, natural features, and to protect and utilize viewsheds.

- b. No residential lots shall have direct vehicular access from collector or arterial roadways. Reverse frontage lots shall be discouraged but, when necessary for residential lots on collector or arterial streets, shall be provided as required in § 40.
 - c. All development shall be sited so as to attempt to preserve privacy and to ensure natural light.
 - d. All buildings shall be designed with consideration given to energy efficiency and sun and wind orientation.
- F. Signs shall be provided as permitted by § 30 for the appropriate zoning district for each use.
- G. Off-street parking and loading shall be provided as required by § 27.
- H. Inclusionary developments shall be provided as per the standards of § 38.

§ 15. **TC-1 Transitional Commercial District.**

A. Intent.

The intent of the TC-1 Transitional Commercial District is to protect the character of neighborhoods which have historically developed in a predominantly residential fashion but which have significant non-residential uses located within the district and which are located on or near arterial roadways.

B. Uses.

- 1. Principal permitted uses on the land and in the buildings.
 - a. Single-family detached dwelling existing as of January 1, 2003 subject to the regulations of the R-6 zoning district.
 - b. General business and professional offices.
 - c. Facilities of financial and related service organizations including banks, stock brokers, Realtors, insurance agencies, and similar facilities.
 - d. Stores for the sale of retail goods.
 - e. Shops specializing in personal or business services, excluding the repair of large items which can not be hand carried.

- f. Day care centers.
 - g. Eating and drinking establishments.
2. Accessory uses permitted.
- a. Off-street parking lots. However, no off-street parking shall be permitted in any part of the front yard for non-residential developments. (See § 27. for additional standards.)
 - b. Signs. (See § 30. for standards.)
 - c. Fences and walls. (See § 54. for standards.)
 - d. Recreational uses for residential lots.

C. Bulk standards.

1. Minimum lot area.
- a. Single family dwellings or conversions of existing residential structures for non-residential use - Six thousand (6,000) square feet.
 - b. New non-residential development - Twenty thousand (20,000) square feet.
2. Street frontage and yard requirements.
- a. Single family dwellings or conversions of existing residential structures for non-residential use -
 - 1). Minimum lot width at building line - Sixty (60) feet.
 - 2). Minimum street frontage - Fifty (50) feet.
 - 3). Minimum lot depth - One hundred (100) feet.
 - 4). Minimum front yard - Thirty (30) feet.
 - 5). Minimum side yards - Fifteen (15) feet aggregate width provided, however, that one (1) side yard shall be at least ten (10) feet in width and the remaining side yard shall be no less than five (5) feet in width.
 - 6). Minimum rear yard - Twenty-five (25) feet
 - b. New non-residential development.

- 1). Minimum lot width at the building line - Two hundred (200) feet.
 - 2). Minimum street frontage - Two hundred (200) feet.
 - 3). Minimum lot depth - One hundred (100) feet.
 - 4). Minimum front yard - Thirty (30) feet.
 - 5). Minimum side yards - Fifty (50) feet aggregate width provided, however, that no single side yard shall be less than twenty-five (25) feet in width.
 - 6). Minimum rear yard - Twenty-five (25) feet.
3. Maximum building height - Thirty-five (35) feet.
 4. Maximum building coverage, including all principal and accessory buildings.
 - a. Single family dwellings or conversions of existing residential structures for non-residential use - Thirty percent (30%).
 - b. New non-residential development - Twenty percent (20%).
 5. Maximum impervious site coverage.
 - a. Single family dwellings or conversions of existing residential structures for non-residential use - Eighty percent (80%).
 - b. New non-residential development - Seventy percent (70%).
- D. Buffers and landscaping.
1. Single family dwellings - None required.
 2. Non-residential conversions of existing residential structures.
 - a. All portions of the front yard area not required for access walks and driveways shall be landscaped with a variety of deciduous and evergreen trees, shrubs grass, and natural ground cover.
 - b. Whenever possible, a landscaped buffer screen ten (10) feet in width shall be provided adjacent to any side or rear property line. The Planning Board may authorize a reduction in the width of the buffer area and/or the provision of an opaque fence or similar visual screen when it is demonstrated that the provision of a ten (10) foot wide buffer would be impractical because of the location of an existing structure or the need to provide required off-street parking.

- c. All landscaping, screening, and buffers shall be further subject to the provisions of § 31.
3. New non-residential development.
 - a. A landscaped buffer of not less than twenty (20) feet in width shall be provided adjacent to any street line.
 - b. A landscaped buffer of not less than twenty (20) feet in width shall be provided along any common property line in a side or rear yard.
 - c. Buffer plantings and interior parking lot landscaping should be provided as specified in § 31.

§ 16. TC-2 Transitional Commercial District

A. Intent.

The intent of the TC-2 Transitional Commercial District is to protect the character of neighborhoods which have historically developed in a predominantly residential fashion but which have significant non-residential uses located within the district and which are located on or near arterial roadways.

B. Uses.

1. The following uses shall be permitted by right.
 - a. Single-family detached dwelling existing as of January 1, 2003 subject to the regulations of the R-10 zoning district.
 - b. General business and professional offices.
 - c. Facilities of financial and related service organizations including banks, stock brokers, Realtors, insurance agencies, and similar facilities.
 - d. Stores for the sale of retail goods.
 - e. Shops specializing in personal or business services, excluding the repair of large items which can not be hand carried.
 - f. Day care centers.
 - g. Eating and drinking establishments.

2. Accessory uses permitted.
 - a. Off-street parking lots, however, no off-street parking shall be permitted in any part of the front yard. (See § 27. for additional standards.)
 - b. Signs. (See § 30. for standards.)
 - c. Fences and walls. (See § 54. for standards.)

C. Bulk standards.

1. Minimum lot area.
 - a. Single family dwellings or conversions of existing residential structures for non-residential use - Ten thousand (10,000) square feet.
 - b. New non-residential development - Forty thousand (40,000) square feet.
2. Street frontage and yard requirements.
 - a. Single family dwellings or conversions of existing residential structures for non-residential use.
 - 1). Minimum lot width at building line - Eighty (80) feet.
 - 2). Minimum street frontage - Seventy (70) feet.
 - 3). Minimum lot depth - One hundred (100) feet.
 - 4). Minimum front yard - Thirty (30) feet.
 - 5). Minimum side yards - Twenty-five (25) feet.
 - 6). Minimum rear yard - Thirty (30) feet .
 - b. New non-residential development.
 - 1). Minimum lot width at building line - Two hundred (200) feet.
 - 2). Minimum street frontage - Two hundred (200) feet.
 - 3). Minimum lot depth - One hundred fifty (150) feet.
 - 4). Minimum front yard - Thirty (30) feet.

- 5). Minimum side yards - Fifty (50) feet, each.
 - 6). Minimum rear yard - Fifty (50) feet.
3. Maximum building height - Thirty-five (35) feet.
 4. Maximum building coverage, including all principal and accessory buildings.
 - a. Single family dwellings or conversions of existing residential structures for non-residential use - Thirty percent (30%).
 - b. New non-residential development - Thirty-five percent (35%).
 5. Maximum impervious site coverage -
 - a. Single family dwellings or conversions of existing residential structures for non-residential use - Fifty percent (50%).
 - b. New non-residential development - Seventy percent (70%).
- D. Buffers and landscaping.
1. Single family dwellings - None required.
 2. Non-residential conversions of existing residential structures.
 - a. All portions of the front yard area not required for access walks and driveways shall be landscaped with a variety of deciduous and evergreen trees, shrubs, and grass or natural ground cover.
 - b. Whenever possible, a landscaped buffer screen ten (10) feet in width shall be provided adjacent to any side or rear property line. The Planning Board may authorize a reduction in the width of the buffer area and/or the provision of an opaque fence or similar visual screen if it is demonstrated that the provision of a ten (10) foot wide buffer would be impractical because of the location of an existing structure or the need to provide required off-street parking.
 - c. All landscaping, screening, and buffers shall be further subject to the provisions of § 31.
 3. New non-residential development.
 - a. A landscaped buffer of not less than twenty (20) feet in width shall be provided adjacent to any street line.

- b. A landscaped buffer of not less than twenty (20) feet in width shall be provided along any common property line in a side or rear yard.
- c. Buffer plantings and interior parking lot landscaping should be provided as specified in § 31.

E. General design requirements, as required by § 37.

§ **17. Business Center 4 - BC4 and Business Center 3 - BC3**

- A. Purpose: to provide an area for various types of non-residential development with minimal feasible impacts upon natural features and traffic congestion.

For the purposes of this section, "Tract" shall mean the total lot or lots included in the development application.

B. Uses.

1. Principal permitted uses on the land and in the buildings.

- a. Retail sales and services, including supermarkets.
- b. General business, governmental, and professional offices.
- c. Facilities of financial and related service organizations including banks, stock brokers, Realtors, insurance agencies.
- d. Data processing and information processing centers.
- e. Day care centers.
- f. Hospital; nursing home; medical, dental, or similar health related clinic including offices for the practice of medicine by more than one (1) doctor and/or medical group for the examination of and/or treatment of persons as out-patients and the laboratories incidental thereto.
- g. Business services including software writing, drafting services, reproduction and printing services, typing or stenographic services, accounting offices, employments offices, and the offices of temporary office personnel services.
- h. Hotel or motel.
- i. Planned Office Development. Two (2) or more buildings containing uses permitted within this District located on one (1) or more lots; or one (1) or more

buildings containing uses located on two (2) or more lots; and designed as a planned development of related structures and uses including the provision of common access and drives, shared parking, a unified architectural and building scheme, a unified signage and graphic plan, indoor malls connecting buildings when required, and a coordinated storm drainage and open space layout.

- j. Eating and drinking places.
 - k. Planned Commercial Development: as above in i. but including any use permitted in this zone.
 - l. Recreation, exercise and health clubs and facilities.
 - m. Funeral Parlors
 - n. Department Stores
 - o. Discount Stores or Clubs
2. Accessory uses permitted.
- a. The following accessory uses are permitted by right.
 - (1) Off-street parking lots and structures.
 - (2) Signs.
 - (3) Fences and walls.
 - (4) Other uses normally incidental and subordinate to permitted uses.
 - b. The following accessory uses shall be permitted only in a building principally used for offices, when intended to provide ancillary services and facilities to the employees or visitors to the office campus. No exterior signage shall be permitted for these accessory uses other than a listing on a directory sign as herein provided for.
 - (1) Day care or similar custodial care centers for children or adults requiring supervision.
 - (2) Health club, athletic or related facilities.
 - (3) Newsstand including the accessory sales of candy, tobacco, sundries and similar items.

C. Design Standards:

1. Minimum development tract size: 2 acres
2. Trip Generation: all development shall be designed as to uses such that no more than the following maximum peak hour trips per acre shall be generated:

<u>Development Tract Size (Acres)</u>	<u>Maximum Trip Ends per Acre.</u> ^{1,2,3}
Under 50 acres	18
50 acres or more	16

- a. Pass-by trips shall be excluded for no more than the ITE average for that use.
- b. Traffic information shall include impacts on the level of service on adjacent rights-of-way and intersections for the purpose of determining fair-share of improvement costs.
- c. If improvements to the existing circulation system are proposed that will ameliorate declines in level of service on adjacent rights-of-way and intersections resulting from the development, increases in the maximum trips up to an additional 10% will be permitted, provided those trips are part of the level of service calculated above.

¹ Based upon the most current edition of the ITE Trip Generation Manual for a.m., or p.m. street peak equations whichever is greater.

² If the traffic generation information supplied includes information that concludes to the satisfaction of the reviewing agency that a percentage of the Peak traffic enters a limited access state or federal highway prior to impacting an intersection which legs are local or county rights-of-way, the maximum peak trips permitted under this section may be increased by the same percentage.

³ Acres shall not include wetlands or 100 year flood plain

3. Street frontage and yard requirements:

	Development Tract Size	
	Under 50 acres	50 acres or more
Frontage	300 feet	500 feet
Width	300 feet	600 feet
Depth	300 feet	800 feet
Side Yard (each)		
from an existing residential use	150 feet	200 feet
from a non-residential use	50 feet	100 feet
Front Yard		
Buildings over 14,000 sq. ft.	150 feet	200 feet
Other Buildings	75 feet	75 feet
Rear Yard		
from an existing residential use	150 feet	200 feet
from a non-residential use	50 feet	100 feet

4. Maximum Height: Three stories or 40 feet.
5. Minimum building to building distance: 30 feet.
6. Maximum building coverage: NA
7. Maximum impervious coverage:
 - a. Tracts under 50 acres: 60%
 - b. Tracts 50 acres or more: 75%
8. Maximum size of single use: 75,000 square feet in BC4 only. Maximum size of discount stores or clubs in BC-3 100,000 square feet.
9. Accessory Structures shall be subject to all the same locational requirements as principal buildings and shall not have a ground floor area in excess of five percent (5%) of the area of the site. Provided, however, that canopies over gasoline pumps may be within sixty (60) feet of a street line.

10. Buffer and landscaping
 - a. Landscape buffers shall be provided as follows:
 - (1) Adjacent to any street line: 50 feet
 - (2) Adjacent to a residential district: 100 feet
 - (3) Adjacent to a non-residential district: 50 feet
 - b. Buffer plantings and interior parking lot landscaping should be provided as specified in § 31.
- D. General design requirements as required by § 37.
- E. Planned Developments
 1. Base requirements: Any planned commercial or planned office development of at least 25 acres total may utilize this section. Total acres is defined as either contiguous or non-contiguous property included in the development application.
 2. Applicability: The Peak trip generation limits shall apply to the total acreage in the application.

§ 17.1. Business Center 2 - BC2

- A. Purpose: to provide an area for various types of non-residential development with moderate levels of development intensity.

For the purposes of this section, "Tract" shall mean the total lot or lots included in the development application.

- B. Uses.
 1. Principal permitted uses.
 - a. All those permitted in the BC-3 zone.
 - b. Movie theaters, performing arts facilities, sports venue, and community centers.
 - c. Hotels, motels, and inns including such ancillary uses as conference halls, banquet rooms, and recreational facilities such as swimming pools.

- d. Automobile service stations including facilities for the retail sale of gasoline and diesel fuel for consumption by motor vehicles and convenience goods when provided on the site of an approved planned commercial development.
 - e. Shopping centers, when part of a planned commercial development.
 - f. Garden centers.
 - g. Department Stores.
 - h. Discount stores or clubs not to exceed 100,000 square feet.
2. Accessory uses permitted.
- a. Off-street parking lots and structures.
 - b. Garages to house delivery trucks and other commercial vehicles (unenclosed storage of trucks and trailers is not permitted).
 - c. Canopies over gasoline pumps.
 - d. Signs.
 - e. Fences and walls.
 - f. Other uses normally incidental and subordinate to permitted uses.

C. Design Standards

- 1. Minimum development tract size: 5 acres
- 2. Trip generation: All development shall be designed as to uses such that no more than the following maximum peak hour trips per acre shall be generated:

<u>Development Tract Size (Acres)</u>	<u>Maximum Trip Ends per Acre^{4,5,6}</u>
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⁴Based upon the most current edition of the ITE Trip Generation Manual for a.m., or p.m. street peak equations whichever is greater.

⁵ If the traffic generation information supplied includes information that concludes to the satisfaction of the reviewing agency that a percentage of the Peak traffic enters a limited access state or federal highway prior to impacting an intersection which legs are local or county rights-of-way, the maximum peak hour trips permitted under this section may be increased by the same percentage.

⁶ Acres shall not include wetlands or 100 year flood plain

Under 100 acres	27
100 acres or more	22.5

- a. Pass-by trips shall be excluded for no more than the ITE average for that use.
- b. Traffic information shall include impacts on the level of service on adjacent rights-of-way and intersections for the purpose of determining fair-share of improvement costs.
- c. If improvements to the existing circulation system are proposed that will ameliorate declines in level of service on adjacent rights-of-way and intersections resulting from the development, increases in the maximum trips up to an additional 10% will be permitted, provided those trips are part of the level of service calculated above.

3. Street frontage and yard requirements:

Development Tract Size

	Under 100 acres	100 acres or more
Frontage	300 feet	500 feet
Width	300 feet	600 feet
Depth	300 feet	800 feet
Side Yard (each)		
from an existing residential use	150 feet	200 feet
from a non-residential use	50 feet	100 feet
Front Yard		
Buildings over 14,000 sq. ft.	150 feet	200 feet
Other Buildings	75 feet	75 feet
Rear Yard		
from an existing residential use	150 feet	200 feet
from a non-residential use	50 feet	100 feet

- 4. Maximum Height: Three stories or 40 feet.
- 5. Minimum building to building distance: 30 feet.
- 6. Maximum building coverage: NA
- 7. Maximum impervious coverage:

- a. Tracts under 100 acres: 60%
 - b. Tracts 100 acres or more: 75%
8. Accessory Structures shall be subject to all the same location requirements as principal buildings and shall not have a ground floor area in excess of five percent (5%) of the area of the site. Provided, however, that canopies over gasoline pumps may be within sixty (60) feet of a street line.
9. Buffer and landscaping
- a. Landscape buffers shall be provided as follows:
 - (1) Adjacent to any street line: 50 feet
 - (2) Adjacent to a residential district: 100 feet
 - (3) Adjacent to a non-residential district: 50 feet
 - b. Buffer plantings and interior parking lot landscaping should be provided as specified in § 31.
- D. General design requirements as required by § 37.
- E. Planned Developments
- 1. Base requirements: Any planned commercial or planned office development of at least 25 acres total may utilize this section. Total acres is defined as either contiguous or non-contiguous property included in the development application.
 - 2. Applicability: The Peak trip generation limits shall apply to the total acreage in the application.

§ 17.2. Business Center 1 - BC1

- A. Purpose to provide an area for various types of more intensive development adjacent to a major highway interchange.

For the purposes of this section, "Tract" shall mean the total lot or lots included in the development application.

- | B. Uses:

1. Principal permitted uses.
 - a. All those permitted in the BC-2 zone.
 - b. New vehicle sales with incidental sale of used vehicles.
 - c. The following principal uses and no others shall be permitted provided that the use does not create any noise, vibration, smoke, dust, odor, heat, glare, or other objectionable effect in excess of the performance standards for industrial developments as required in § 36.
 - d. Scientific or industrial research, testing or experimental laboratory, or product development.
 - e. General business or governmental offices.
 - f. Repair and service of home, business, and/or industrial appliances, equipment, or instruments.
 - g. Assembly of parts manufactured elsewhere.
 - h. Warehouse, storage, packing and crating, and distribution facilities, wholesale sales.
 - i. Data processing, printing, publishing, book binding, engraving, lithographing, reproducing, photo finishing, film processing, radio, television, or cinema studio, or similar establishment.
 - j. Cold storage, frozen food, and food processing.
 - k. General service or contractor's shop including carpenter and cabinet making shop, roofing shop, plumbing shop, furniture repair, light metal working, electrical shop, and similar establishments.
 - l. Mail order merchandise business provided no more than 10% of the total floor area may be used for retail sales to the general public.
 - m. Commercial greenhouse, nursery, and wholesale florist.
 - n. Self-service storage facilities, subject to the following additional standards:
 - (1) Off-street parking shall be provided at the office at the rate of two (2) spaces per one hundred (100) storage units plus two (1) spaces for the manager's apartment.

- (2) One (1) ten (10) foot wide parking/loading lane shall be provided adjacent to each bay of storage buildings, exclusive of required aisle widths.
- (3) The minimum aisle width, exclusive of parking/travel lanes, shall be fifteen (15) feet for one-way traffic flow and twenty-four (24) feet for two-way traffic flow.
- (4) Self-service storage facilities shall not exceed three (3) stories in height.
- (5) Self-service storage facilities shall be designed so that the exterior of the development is composed of solid masonry walls or a decorative fence, unbroken by garage doors. Chain link fences are specifically prohibited. No portion of the facility shall be unprotected by either a solid wall or fence.
- (6) Each facility shall be sufficiently landscaped to lessen the impact of the severe exterior wall or fence.
- (7) One (1) resident manager's apartment shall be required for onsite supervision.
- (8) The facility shall agree to include in each storage unit lease a prohibition on the storage of toxic, explosive, hazardous, or illegal materials.

o. Department Stores

- p. Discount Stores not to exceed 100,000 sq. ft. in any configuration including outdoor sales area.

2. Accessory uses permitted (as permitted in the BC-2 zone)

C. Design Standards

1. Minimum development tract size: 20 acres
2. Trip generation: All development shall be designed as to uses such that no more than the following maximum peak hour trips per acre shall be generated:

<u>Development Tract Size (Acres)</u>	<u>Maximum Trip Ends per Acre^{7,8,9}</u>
Under 100 acres	31.5
Greater than 100 acres	27

- a. Pass-by trips shall be excluded for no more than the ITE average for that use.
- b. Traffic information shall include impacts on the level of service on adjacent rights-of-way and intersections for the purpose of determining fair-share of improvement costs.
- c. If improvements to the existing circulation system are proposed that will ameliorate declines in level of service on adjacent rights-of-way and intersections resulting from the development, increases in the maximum trips up to an additional 10% will be permitted, provided those trips are part of the level of service calculated above.

3. Street frontage and yard requirements:

	Development Tract Size	
	Under 100 acres	100 acres or more
Frontage	300 feet	500 feet
Width	300 feet	600 feet
Depth	300 feet	800 feet

4. Maximum Height: Four stories or 50 feet, except that lodging uses shall have a maximum height of 10% of the distance from a tract perimeter in addition to the 50 ft maximum or 100 feet whichever is less.
5. Minimum building to building distance: 30 feet.
6. Maximum building coverage: NA

⁷Based upon the most current edition of the ITE Trip Generation Manual for a.m., or p.m. street peak equations whichever is greater.

⁸If the traffic generation information supplied includes information that concludes to the satisfaction of the reviewing agency that a percentage of the Peak traffic enters a limited access state or federal highway prior to impacting an intersection which legs are local or county rights-of-way, the maximum peak trips permitted under this section may be increased by the same percentage.

⁹Acres shall not include wetlands or 100 year flood plain

7. Maximum impervious coverage:
 - a. Tracts under 50 acres: 60%
 - b. Tracts 50 to 100 acres: 65%
 - b. Tracts 100 acres or more: 75%
8. Accessory Structures shall be subject to all the same location requirements as principal buildings and shall not have a ground floor area in excess of five percent (5%) of the area of the site. Provided, however, that canopies over gasoline pumps may be within sixty (60) feet of a street line.
9. Buffer and landscaping
 - a. Landscape buffers shall be provided as follows:
 - (1) Adjacent to any perimeter street line: 25 feet
 - (2) When abutting an existing residential district or use: 50 feet
 - (3) When abutting a non-residential district: 25 feet
 - b. Buffer plantings and interior parking lot landscaping should be provided as specified in § 31.
 - c. Any portion of the perimeter of a proposed development abutting an area permanently constrained against any development may utilize a credit for up to 50% of the required buffer.

D. General design requirements as required by § 37.

E. Planned Developments

1. Base requirements: Any planned commercial or planned office development of at least 25 acres total may utilize this section. Total acres is defined as either contiguous or non-contiguous property included in the development application.
2. Applicability: The Peak hour trip generation limits shall apply to the total acreage in the application.

§ 18. **C-1 General Commercial District.**

A. Intent.

The intent of the C-1 General Commercial District is to promote the commercial development of appropriately located larger tracts of land which are not located within the Town Center District. The property in the C-1 Commercial District shall be of sufficient size to permit the unified development of tracts of land with primary access to the principal arterial or collector roads within the Township.

The complimentary and coordinated development of adjacent properties shall be encouraged through regulations designed to control points of ingress and egress, provide for common access and drives, shared parking, a common architectural and building scheme, pedestrian malls connecting buildings, and coordinate storm drainage and open space areas.

B. Uses.

1. Principal permitted uses on the land and in the buildings.
 - a. Retail trade.
 - b. Eating or drinking place.
 - c. Banking facilities, including those with drive-through and bank machine facilities.
 - d. Data processing and information processing centers.
 - e. General business or professional offices.
 - f. Day care centers.
 - g. Medical clinic with offices for the practice of medicine by more than one (1) doctor and/or medical group for the examination of and/or treatment of persons as out-patients and the laboratories incidental thereto.
 - h. Movie theaters, performing arts facilities, and community centers.
 - i. Personal and business service establishments.
 - j. Facilities for the retail sale of gasoline or diesel fuels for consumption by motor vehicles.
 - k. Shopping Center.
 - l. Supermarket, when located in a Shopping Center.

- m. Recreation, exercise and health clubs and facilities when owned and operated by a nongovernmental agency including, but not limited to, buildings for bowling alleys, indoor court games such as racquetball, handball, squash, tennis, basketball and other facilities related thereto including indoor swimming and sauna facilities.
 - n. Public Park and Ride facilities.
 - o. Garden center stores and facilities.
2. Accessory uses permitted.
- a. Off-street parking lots and structures. (See § 27. for standards.)
 - b. Garages to house delivery trucks and other commercial vehicles. (Unenclosed storage of trucks is not permitted.)
 - c. Signs. (See § 30. for standards.)
 - d. Fences and walls. (See § 54. for standards.)
 - e. Repair of motor vehicles only when accessory to a facility for the retail sale of gasoline or diesel fuels or to a motor vehicle sales agency.
 - f. Canopies over gasoline pumps.
- C. Bulk standards.
- 1. Minimum lot size - Five (5) acres.
 - 2. Minimum frontage - Three hundred (300) feet.
 - 3. Minimum lot width - Three hundred (300) feet.
 - 4. Minimum lot depth - Three hundred (300) feet.
 - 5. Minimum front yard - Fifty (50) feet.
 - 6. Minimum side yard (each).
 - a. Twenty (20) feet adjacent to a non-residentially zoned lot.
 - b. Fifty (50) feet adjacent to a residentially zoned lot.
 - 7. Minimum rear yard.

- a. Twenty (20) feet adjacent to a non-residentially zoned lot.
 - b. Fifty (50) feet adjacent to a residentially zoned lot.
8. Maximum building height.

Height regulations are a function of setbacks from any property or yard line. The height of any building shall not exceed thirty-five (35) feet at the building setback line from all public streets and lot lines; increasing to a maximum permitted height of fifty (50) feet at the rate of one (1) foot in height for each additional one (1) foot that the building is set back from the building setback line.

9. Minimum building setback from another freestanding building within the same commercial development - Twenty (20) feet or a distance equal to fifty percent (50%) of the height of the taller of the buildings, whichever is greater.
10. Maximum building coverage (includes all principal and accessory buildings located on a site) - Twenty-five percent (25%).
11. Maximum impervious coverage - Seventy percent (70%).
12. Accessory structures shall be subject to all the same locational requirements as principal buildings and shall not have a ground floor area in excess of five percent (5%) of the area of the site. Provided, however, that canopies over gasoline pumps may be within thirty-five (35) feet of a street line.

D. Buffers and landscaping.

1. Landscaped buffers shall be provided as follows:
 - a. Adjacent to any street line - Twenty-five (25) feet.
 - b. Adjacent to a residential district - Twenty-five (25) feet.
 - c. Adjacent to a non-residential district - Twenty (20) feet.
2. Buffer plantings and interior parking lot landscaping should be provided as specified in § 31.

E. General design requirements, as required in § 37.

§ 19. C- 2 Neighborhood Commercial District.

A. Intent.

The intent of the C-2 Neighborhood Commercial District is intended to promote the development of appropriately located tracts of land to provide commercial services to nearby residential areas.

B. Uses.

1. Principal permitted uses on the land and in the buildings -
 - a. Retail trade.
 - b. Eating or drinking place.
 - c. Banking facilities, including those with drive-through and bank machine facilities.
 - d. General or professional offices.
 - e. Personal service establishments.
 - f. Day care centers.
2. Accessory uses permitted.
 - a. Off-street parking lots. (See § 27. for standards.)
 - b. Signs. (See § 30. for standards.)
 - c. Fences and walls. (See § 54. for standards.)

C. Bulk standards.

1. Minimum lot size - Twenty thousand (20,000) square feet.
2. Minimum street frontage - One hundred (100) feet.
3. Minimum lot width - One hundred (100) feet.
4. Minimum lot depth - Two hundred (200) feet.
5. Minimum front yard - Fifty (50) feet.
6. Minimum side yard (each).
 - a. Adjacent to a non-residential use - None required, but ten (10) feet when provided.

- b. Adjacent to a residential use or district - Twenty-five (25) feet.
 - 7. Minimum rear yard.
 - a. Adjacent to a non-residential use - Twenty (20) feet.
 - b. Adjacent to a residential use or district - Fifty (50) feet.
 - 8. Maximum building height - Thirty-five (35) feet.
 - 9. Maximum building coverage (includes all principal and accessory buildings located on a site) - Thirty percent (30%).
 - 10. Maximum impervious coverage - Eighty percent (80%).
 - 11. Accessory structures shall be subject to all the same locational requirements as principal buildings and shall not have a ground floor area in excess of five percent (5%) of the area of the site.
- D. Buffers and landscaping.
- 1. Landscaped buffers shall be provided as follows:
 - a. Adjacent to any street line - Ten (10) feet.
 - b. Adjacent to a residential district - Twenty-five (25) feet.
 - c. Adjacent to a non-residential district, when a yard is provided - Ten (10) feet.
 - 2. Buffer plantings and interior parking lot landscaping should be provided as specified in § 31.
- E. General design requirements, as required in § 37.

§ 20. Reserved.

§ 21. **FLX Flex Space District.**

A. Intent.

The intent of the FLX Flex Space District is to promote the development of appropriate areas within the Township which will provide opportunities for the use of buildings for office, light manufacturing, warehousing, and distribution facilities.

B. Uses.

1. Principal permitted uses on the land and in the buildings.

a. The following uses shall be permitted by right.

- 1). Scientific research laboratory.
- 2). Printing, publishing, lithographing, binding, or similar processes.
- 3). Offices and shops of tradesmen, including the sale of materials produced onsite by the tradesman.
- 4). Warehouse, storage house, or distribution center, including a truck terminal.
- 5). Mail order merchandise facility.
- 6). Motion picture film production, television or radio studio, cable television studio, satellite ground station.
- 7). General business offices, banks, and offices of financial institutions.
- 8). Facilities for the retail sale of gasoline and diesel fuel for consumption by motor vehicles.
- 9). Automotive sales and service facilities.

b. The following principal uses are permitted conditionally upon a determination by the Planning Board that the use can be provided in a manner that will minimize the impact upon adjacent properties and will conform with such additional standards as provided in § 61.

- 1). Self-service storage facilities.

2. Accessory uses permitted.

- a. Off-street parking lots and structures. (See § 27. for standards.)
- b. Garages to house delivery trucks and other commercial vehicles. (Unenclosed storage of trucks and trailers are not permitted).

- c. Signs. (See § 30. for standards.)
- d. Fences and walls. (See § 54. for standards.)
- e. The warehousing of materials permitted in association with a permitted principal use.
- f. Canopies over gasoline pumps.

C. Bulk standards.

- 1. Minimum lot area - Two (2) acres.
- 2. Minimum lot width at building line - Three hundred (300) feet.
- 3. Minimum lot depth - Two hundred fifty (250) feet.
- 4. Minimum front yard - Seventy-five (75) feet.
- 5. Minimum side yards, each.
 - a. The minimum building setback from a non-residentially zoned lot - Twenty-five (25) feet.
 - b. The minimum building setback from a residentially zoned lot - Fifty (50) feet.
- 6. Minimum rear yard.
 - a. The minimum building setback from a non-residentially zoned lot - Twenty-five (25) feet.
 - b. The minimum building setback from a residentially zoned lot - Fifty (50) feet.
- 7. Maximum building height - Twenty-five (25) feet.
- 8. Maximum building coverage (includes all principal and accessory buildings) - Thirty-five percent (35%).
- 9. Maximum impervious coverage - Eighty percent (80%).
- 10. Minimum gross leasable floor area for the first building or first phase of any development - Three thousand five hundred (3,500) square feet.
- 11. Accessory structures shall be subject to all the same locational requirements as principal buildings provided, however, that canopies over gasoline pumps may be within thirty (30) feet of a street line.

D. Buffers and landscaping.

1. Landscaped buffers shall be provided as follows:
 - a. Adjacent to any street line - Twenty-five (25) feet.
 - b. Adjacent to a residential district - Twenty-five (25) feet.
 - c. Adjacent to a non-residential district - Ten (10) feet.
2. Buffer plantings and interior parking lot landscaping should be provided as specified in § 31.

E. General design requirements, as required in § 37.

§ 22. **LI-1 Light Industrial District.**

A. Intent.

The intent of the LI-1 Light Industrial Zoning District is to promote the industrial development of appropriately located tracts of land which are well located with respect to major arterial roadways. The LI-1 Light Industrial District is intended to encourage industrial development within smaller, previously approved individual parcels and industrial parks with non-polluting industrial and related uses.

B. Uses.

1. The following principal uses and no others shall be permitted provided that the use does not create any noise, vibration, smoke, dust, odor, heat, glare, or other objectionable effect in excess of the performance standards for industrial developments as required in § 36.
 - a. Scientific or industrial research, testing or experimental laboratory, or product development.
 - b. General business or governmental offices.
 - c. Repair and service of home, business, and/or industrial appliances, equipment, or instruments.
 - d. Assembly and light manufacturing.

- e. Warehouse, storage, packing and crating, and distribution facilities.
- f. Data processing, printing, publishing, book binding, engraving, lithographing, reproducing, photo finishing, film processing, radio, television, or cinema studio, or similar establishment.
- g. Cold storage, frozen food, and food processing.
- h. Laundry, cleaning, and dyeing plant.
- i. General service or contractor's shop including carpenter and cabinet making shop, roofing shop, plumbing shop, furniture repair, light metal working, electrical shop, and similar establishments.
- j. Automobile repair, body work, and painting.
- k. Mail order merchandise business provided no retail sales to the general public occur onsite.
- l. Commercial greenhouse, nursery, and wholesale florist.
- m. Self-service storage facilities, subject to the following additional standards:
 - 1). Off-street parking shall be provided at the office at the rate of two (2) spaces per one hundred (100) storage units plus two (2) spaces for the manager's apartment.
 - 2). One (1) ten (10) foot wide parking/loading lane shall be provide adjacent to each bay of storage buildings, exclusive of required aisle widths.
 - 3). The minimum aisle width, exclusive of parking/travel lanes, shall be fifteen (15) feet for one-way traffic flow and twenty-four (24) feet for two-way traffic flow.
 - 4). Self-service storage facilities shall not exceed one (1) story in height.
 - 5). Self-service storage facilities shall be designed so that the exterior of the development is composed of solid masonry walls or a decorative fence, unbroken by garage doors. Chain link fences are specifically prohibited. No portion of the facility shall be unprotected by either a solid wall or fence.
 - 6). Each facility shall be heavily landscaped to lessen the impact of the severe exterior wall or fence.

- 7). One (1) resident manager's apartment shall be required for onsite supervision.
 - 8). The facility shall agree to include in each storage unit lease a prohibition on the storage of toxic, explosive, hazardous, or illegal materials.
 - n. The storage, parking and/or garaging of motor vehicles and associated trailers which are currently licensed by the State of New Jersey for use on public streets provided, however, that in no case shall this provision be interpreted to permit the operation of an automotive junk yard.
2. Accessory uses permitted.
 - a. Off-street parking lots and structures. (See § 27. for standards.)
 - b. Structures to house delivery trucks and other commercial vehicles.
 - c. Signs. (See § 30. for standards.)
 - d. Fences and walls. (See § 54. for standards.)
- C. Bulk standards.
1. Industrial parks containing multiple principal buildings on the same lot or tract.
 - a. Minimum tract size - Five (5) acres.
 - b. Minimum lot area per principal building - One (1) acre.
 - c. Minimum street frontage - One hundred fifty (150) feet.
 - d. Minimum lot width - One hundred fifty (150) feet.
 - e. Minimum lot depth - Three hundred (300) feet.
 - f. Minimum front yard - Thirty (30) feet.
 - g. Minimum side yard (each).
 - 1). The minimum building setback from a non-residentially zoned lot - Twenty (20) feet.
 - 2). The minimum building setback from a residentially zoned lot - Fifty (50) feet.

h. Minimum rear yard.

- 1). The minimum building setback from a non-residentially zoned lot - Twenty (20) feet.
- 2). The minimum building setback from a residentially zoned lot - Fifty (50) feet.

i. Maximum building height.

Height regulations are a function of setbacks from any property or yard line. The height of any building shall not exceed twenty-five (25) feet at the building setback line from all public streets and lot lines; increasing to a maximum permitted height of fifty (50) feet at the rate of two (2) feet in height for each additional one (1) foot that the building is set back from the building setback line.

j. Building setback from another freestanding building within the same industrial development - Fifty (50) feet.

k. Maximum impervious coverage - Seventy-five percent (75%)

l. Maximum building coverage (includes all principal and accessory buildings located on a site) - Forty-five percent (45%)

m. Accessory Buildings - Accessory buildings shall be subject to all the same locational requirements as principal buildings and shall not have a ground floor area in excess of fifteen percent (15%) of the area of the site.

2. Industrial uses on individual lots.

a. Minimum lot size - One (1) acre.

b. Minimum street frontage - One hundred (100) feet.

c. Minimum lot width - One hundred (100) feet.

d. Minimum lot depth - Two hundred fifty (250) feet.

e. Minimum front yard - Thirty (30) feet.

f. Minimum side yard (each).

- 1). The minimum building setback from a non-residentially zoned lot - Twenty-five (25) feet.

2). The minimum building setback from a residentially zoned lot - Fifty (50) feet.

g. Minimum rear yard.

1). The minimum building setback from a non-residentially zoned lot - Twenty-five (25) feet.

2). The minimum building setback from a residentially zoned lot - Fifty (50) feet.

h. Maximum building height.

Height regulations are a function of setbacks from any property or yard line. The height of any building shall not exceed twenty-five (25) feet at the building setback line from all public streets and lot lines; increasing to a maximum permitted height of fifty (50) feet at the rate of two (2) feet in height for each additional one (1) foot that the building is set back from the building setback line.

i. Maximum building coverage (includes all principal and accessory buildings located on a site) - Thirty percent (30%).

j. Maximum impervious coverage - Sixty percent (60%).

k. Accessory structures shall be subject to all the same locational requirements as principal buildings and shall not have a ground floor area in excess of ten percent (10%) of the area of the site.

D. Buffers and landscaping.

1. Landscaped buffers shall be provided as follows:

a. Adjacent to any street line - Twenty (20) feet.

b. Adjacent to a residential district - Twenty-five (25) feet.

c. Adjacent to a non-residential district - Twenty (20) feet.

2. Buffer plantings and interior parking lot landscaping should be provided as specified in § 31.

E. General design requirements, as required in § 37.

§ 23. **LI-2 Light Industrial District.**

A. Intent.

The intent of the LI-2 Light Industrial District is to promote the industrial development of appropriately located larger tracts of land which are well located with respect to major arterial roadways. The LI-2 Light Industrial District is intended to encourage development of larger industrial parcels and industrial parks with non-polluting industrial and related uses.

B. Uses.

1. The following principal uses and no others shall be permitted provided that the use does not create any noise, vibration, smoke, dust, odor, heat, glare, or other objectionable effect in excess of the performance standards for industrial uses as required in § 36.
 - a. Scientific or industrial research, testing or experimental laboratory, or product development.
 - b. General business or governmental offices.
 - c. Repair and service of home, business, and/or industrial appliances, equipment, and instruments.
 - d. Assembly and light manufacturing.
 - e. Warehouse, storage, packing and crating, and distribution facilities.
 - f. Data processing, printing, publishing, book binding, engraving, lithographing, reproducing, photo finishing, film processing, radio, television, or cinema studio, or similar establishment.
 - g. Cold storage, frozen food, and food processing.
 - h. Laundry, cleaning, and dyeing plant.
 - i. General service or contractor's shop including carpenter and cabinet making shop, roofing shop, plumbing shop, furniture repair, light metal working, electrical shop, and similar establishments.
 - j. Automobile repair, body work, and painting.
 - k. Mail order merchandise business provided no retail sales to the general public occur on site.

- l. Commercial greenhouse, nursery, and wholesale florist.
- m. Self-service storage facilities, subject to the following additional standards:
 - 1). Off-street parking shall be provided at the office at the rate of two (2) spaces per one hundred (100) storage units plus two (2) spaces for the manager's apartment.
 - 2). One (1) ten (10) foot wide parking/loading lane shall be provide adjacent to each bay of storage buildings, exclusive of required aisle widths.
 - 3). The minimum aisle width, exclusive of parking/travel lanes, shall be fifteen (15) feet for one-way traffic flow and twenty-four (24) feet for two-way traffic flow.
 - 4). Self-service storage facilities shall not exceed one (1) story in height.
 - 5). Self-service storage facilities shall be designed so that the exterior of the development is composed of solid masonry walls or a decorative fence, unbroken by garage doors. Chain link fences are specifically prohibited. No portion of the facility shall be unprotected by either a solid wall or fence.
 - 6). Each facility will be heavily landscaped to lessen the impact of the severe exterior wall or fence.
 - 7). One (1) resident manager's apartment shall be required for onsite supervision.
 - 8). The facility shall agree to include in each storage unit lease a prohibition on the storage of toxic, explosive, hazardous, or illegal materials.
2. Accessory uses permitted.
 - a. Off-street parking lots and structures. (See § 27. for standards.)
 - b. Structures to house delivery trucks and other commercial vehicles.
 - c. Signs. (See § 30. for standards.)
 - d. Fences and walls. (See § 54. for standards.)
- C. Bulk standards.
 1. Industrial parks containing multiple principal buildings on the same lot or tract.

- a. Minimum tract size - Ten (10) acres.
- b. Minimum lot area per principal building - Two (2) acres.
- c. Minimum street frontage - Three hundred (300) feet.
- d. Minimum lot width - Three hundred (300) feet.
- e. Minimum lot depth - Three hundred (300) feet.
- f. Minimum front yard - Seventy-five (75) feet.
- g. Minimum side yard (each).
 - 1). The minimum building setback from a non-residentially zoned lot - Twenty (20) feet.
 - 2). The minimum building setback from a residentially zoned lot - Fifty (50) feet.
- h. Minimum rear yard.
 - 1). The minimum building setback from a non-residentially zoned lot - Twenty (20) feet.
 - 2). The minimum building setback from a residentially zoned lot - Fifty (50) feet.
- i. Maximum building height.

Height regulations are a function of setbacks from any property or yard line. The height of any building shall not exceed twenty-five (25) feet at the building setback line from all public streets and lot lines; increasing to a maximum permitted height of fifty (50) feet at the rate of two (2) feet in height for each additional one (1) foot that the building is set back from the building setback line.
- j. Building setback from another freestanding building within the same industrial development - Fifty (50) feet.
- k. Maximum building coverage (includes all principal and accessory buildings located on a site) - Forty-five percent (45%).
- l. Maximum impervious coverage - Seventy-five percent (75%).

- m. Accessory structures shall be subject to all the same locational requirements as principal buildings and shall not have a ground floor area in excess of fifteen percent (15%) of the area of the site.

2. Industrial uses on individual lots.

- a. Minimum lot size - Five (5) acres.
- b. Minimum frontage - Two hundred (200) feet.
- c. Minimum lot width - Two hundred (200) feet.
- d. Minimum lot depth - Three hundred (300) feet.
- e. Minimum front yard - Seventy-five (75) feet.
- f. Minimum side yard (each).
 - 1). The minimum building setback from a non-residentially zoned lot - Twenty-five (25) feet.
 - 2). The minimum building setback from a residentially zoned lot - Fifty (50) feet.
- g. Minimum rear yard.
 - 1). The minimum building setback from a non-residentially zoned lot - Twenty-five (25) feet.
 - 2). The minimum building setback from a residentially zoned lot - Fifty (50) feet.
- h. Maximum building height.

Height regulations are a function of setbacks from any property or yard line. The height of any building shall not exceed twenty-five (25) feet at the building setback line from all public streets and lot lines; increasing to a maximum permitted height of fifty (50) feet at the rate of two (2) feet in height for each additional one (1) foot that the building is set back from the building setback line.
- i. Maximum building coverage (includes all principal and accessory buildings located on a site) - Forty percent (40%).
- j. Maximum impervious coverage - Seventy percent (70%).

- k. Accessory structures shall be subject to all the same locational requirements as principal buildings and shall not have a ground floor area in excess of ten percent (10%) of the area of the site.

D. Buffers and landscaping.

1. Landscaped buffers shall be provided as follows:
 - a. Adjacent to any street line - Twenty (20) feet.
 - b. Adjacent to a residential district - Twenty-five (25) feet..
 - c. Adjacent to a non-residential district - Twenty (20) feet.
2. Buffer plantings and interior parking lot landscaping should be provided as specified in § 31.

E. General design requirements, as required in § 37.

§ 24. **INS Institutional District.**

A. Intent.

The intent of the INS Institutional Zoning District is to provide regulations for public and quasi-public land uses and to insure their compatibility with surrounding land uses.

B. Uses.

1. Principal permitted uses on the land and in the buildings.
 - a. Uses by right.
 - 1). Governmental use or building, other than those enumerated as conditional uses below including but not limited to a municipal administrative or public safety facility, community center, library, or park.
 - b. The following principal uses are permitted conditionally upon a determination by the Planning Board that the use can be provided in a manner that will minimize the impact upon adjacent properties, will be compatible with the surrounding neighborhood, will not unduly burden adjacent areas with increases in traffic, noise, threats to public health and safety, and will conform with such additional standards as provided in § 61.

- 1). Hospital, sanitarium, medical or health center, convalescent home, nursing home, or similar health facility.
 - 2). Church, synagogue, chapel, convent, or similar place of worship, including a rectory or parish house.
 - 3). College, private or public elementary, secondary or nursery school, business or trade school, school of dance or music, or any similar educational institution.
 - 4). Cemetery and crematorium, provided however that crematorium chimneys shall not be located within five hundred (500) feet of any street or residential property line.
 - 5). Private recreational use of a primarily outdoor character, such as swim clubs, tennis clubs, country clubs, or similar facilities.
2. Accessory uses permitted.
- a. Off-street parking lots and structures. (See § 27. for standards.)
 - b. Play fields or recreational facilities.
 - c. Signs. (See § 30. for standards.)
 - d. Fences and walls. (See § 54. for standards.)
 - e. Dormitory.
 - f. Offices of staff doctors.
 - g. Living accommodations for watchmen, caretakers, or the staff or employees of a permitted institution.

C. Bulk standards.

1. Minimum lot size - Five (5) acres.
2. Minimum street frontage - Three hundred (300) feet.
3. Minimum lot width - Three hundred (300) feet.
4. Minimum front yard - One hundred (100) feet.
5. Minimum side yard (each).

- a. The minimum building setback from a non-residentially zoned lot - Fifty (50) feet.
 - b. The minimum building setback from a residentially zoned lot - Seventy-five (75) feet.
6. Minimum rear yard.
- a. The minimum building setback from a non-residentially zoned lot - Fifty (50) feet.
 - b. The minimum building setback from a residentially zoned lot - Seventy-five (75) feet.
7. Maximum building height -
- Thirty-five (35) feet except that the height may be increased to a maximum permitted height of fifty (50) feet at the rate of two (2) feet in height for each additional one (1) foot that the building is set back from the building setback lines.
8. Building setback from another freestanding building within the same development - Fifty (50) feet.
9. Maximum building coverage (includes all principal and accessory buildings located on a site) - Twenty percent (20%).
10. Maximum impervious coverage - Seventy percent (70%).
11. Accessory structures shall be subject to all the same locational requirements as principal buildings and shall not have a ground floor area in excess of five percent (5%) of the area of the site.
- D. Future use of institutional land.
1. Because of the unique and varied character of uses permitted in the Institutional District, either by right or by conditional approval, it may not be appropriate to allow one institutional use to automatically replace another institutional use upon its abandonment or discontinuance. For the purposes of this section, the replacement of any use with another which is not of the exact character of the previous use shall be considered a change of use.
 2. In the event of the non-use, abandonment, or change in the use of any institutionally zoned land, the Planning Board, on its own motion or upon an application for a zoning change, shall consider the site and make a recommendation to the Township Council as to an appropriate zoning map amendment for the site in question.

E. Buffers and landscaping.

1. Landscaped buffers shall be provided as follows:
 - a. Adjacent to any street line - Twenty-five (25) feet.
 - b. Adjacent to a residential district - Thirty (30) feet.
 - c. Adjacent to a non-residential district - Twenty (20) feet.
2. Buffer plantings and interior parking lot landscaping should be provided as specified in § 31.

F. General design requirements, as required in § 37.

Article IV. Design and Improvement Standards

§ 25. Purpose.

A subdivision and/or site plan shall be designed and conform to standards that will result in a well-planned community, protect the health and safety of the residents, and provide a desirable living environment without unnecessarily adding to development costs. The following improvements shall be required: streets and circulation, off-street parking and loading, landscaping and common open space, affordable housing, water supply, sanitary sewers, and storm water management.

§ 26. Streets.

Where applicable the Residential Site Improvement Standards (N.J.A.C. 5:21-4) and the following shall apply.

A. General.

The arrangement of streets shall conform to the circulation plan of the Master Plan and/or Official Map of Deptford Township. For streets now shown on the Master Plan and/or Official Map, the arrangement shall provide for the appropriate extension of existing streets. New residential developments of twenty (20) lots or more shall be designed with a minimum of two means of fully improved access to the existing street network. New streets within a development shall be arranged so as to discourage through traffic and provide for maximum privacy, while creating an acceptable traffic pattern.

B. Street hierarchy and cartway width.

1. Streets shall be classified in a street hierarchy system with design tailored to function.
2. The street hierarchy system shall be defined by road function and average daily traffic (ADT), calculated by trip generation rates prepared by the Institute of Transportation Engineers (ITE) as indicated in Exhibit 1 or as updated by ITE and agreed to by the Township's professional staff. Trip generation rates from other sources may be used if the applicant demonstrates that these sources better reflect local conditions.
3. Each residential street shall be classified and designed for its entire length to meet the standards for one of the street types as defined in Exhibit 2. The Township Master Plan and/ or Official Map may also be referenced to determine a street's classification.

4. The applicant shall demonstrate to the approving agency's satisfaction that the distribution of traffic to the proposed street system will not exceed the ADT thresholds indicated in Exhibit 2 for any proposed street type.
5. Cartway widths for each street classification are shown in Exhibit 3.

C. Street grade, intersections, and pavement.

1. Street grade.
 - a. Minimum street grade permitted for all streets shall be 0.75%; but streets constructed at this grade shall be closely monitored and strict attention paid to construction techniques to avoid ponding. Where waivers are granted allowing grades less than 0.75%, combination curbs and gutters shall be required.

EXHIBIT 1
RSIS & ITE TRIP GENERATION RATES BY MAJOR LAND USE CATEGORIES

LAND USE TYPE

AVERAGE WEEKDAY TRIP GENERATION RATES

Residential

Trips per indicated measure:
Dwelling Unit

Single-family detached	10.2
Condominium/townhouse	5.9
Apartment	6.5
Low-rise apartment	7.2
Mid-rise apartment	5.5
High-rise apartment	4.3
Mobile home park	5.0
Retirement Community	2.8
Recreation home (owner)	3.2

Office Building

Trips per indicated measure:
Employee ***1,000 gross ft.²***
of building area

General office, under 100,000 gross ft. ²	3.7	17.7
General office, 100,000-199,999 gross ft. ²	3.8	14.3
General office, over 200,000 gross ft. ²	2.9	10.9
Medical office building	NA	54.6
Office park	3.3	20.7
Research Center	2.4	5.3

Industrial

Trips per indicated measure:
Employee ***1,000 gross ft.²***
of building area

Light industrial 3.2	5.5	
Heavy industrial	2.1	1.5
Industrial park 3.6	7.0	
Manufacturing 2.1	3.9	
Warehousing	3.9	4.9
Miniwarehouse NA	2.8	

Lodging

Trips per indicated measure:
Employee ***Room***

Hotel	11.3	10.5
Motel	12.8	10.1

EXHIBIT 1 (continued)
RSIS & ITE TRIP GENERATION RATES BY MAJOR LAND USE CATEGORIES

LAND USE TYPE *AVERAGE WEEKDAY TRIP GENERATION RATES*

Retail

Trips per indicated measure:
Employee *1,000 gross ft.²*
of leasable area

Specialty retail	NA	40.7
Discount store NA	70.1	
Shopping center		
Under 50,000 ft. ² leasable area	NA	117.9
50,000-99,999 ft. ² leasable area	NA	82.0
100,000-199,999 ft. ² leasable area	NA	66.7
200,000-299,999 ft. ² leasable area	NA	50.6
300,000-399,999 ft. ² leasable area	NA	41.9
400,000-499,999 ft. ² leasable area	NA	49.7
500,000-999,999 ft. ² leasable area	NA	37.2
1,000,000-1,249,999 ft. ² leasable area	NA	37.1
Over 1,250,000 ft. ² leasable area	NA	34.1

Institutional

Trips per indicated measure:
Employee *Student*

Elementary school	13.1	1.0
High school	16.3	1.4
Junior/community college	NA	1.6
University	NA	2.4
Library	51.0	41.8/ 1,000 sq.ft.

Notes:

NA = Information not available from ITE. Applicant should submit data on comparable uses.

Source: Institute of Transportation Engineers

**EXHIBIT 2
RESIDENTIAL STREET HIERARCHY: DEFINITION**

<i>RESIDENTIAL STREET TYPE</i>	<i>FUNCTION</i>	<i>MAXIMUM ADT AT INTERSECTION</i>
1). Low Density Residential Street	Lowest order of residential streets. Provides access to lots on culs-de-sac in the R-40 and R-20 Districts which serve no more than fifteen (15) dwellings and which do not exceed a maximum ADT of 150.	150
2). Local Residential Street	<p>The next order of Township street. Provides frontage for 250 access to lots and carries traffic having destination or origin on the street itself. Designed to carry the least amount of traffic at the lowest speed. Most housing units will front on this class of street. Includes loop and non-terminus streets as well as cul-de-sacs in Districts other than R-40 and R-20. It may include limited access to non-residential lots but, because of traffic volumes, such uses will typically be served by collector roads.</p> <p>Local residential streets should be designated so that at its intersection with other streets they will not carry an ADT greater than 250. Where a new development will cause traffic volumes in excess of 250 ADT, a minor collector street shall be provided. In older sections of the Township where existing development patterns will yield a higher ADT, but the street does not function as a minor collector or higher classification of street, the Planning Board may waive the maximum ADT standard.</p>	
3). Minor Collector	<p>The next order of roadway, minor collectors conduct and distribute traffic between lower-order residential streets and higher-order streets such as arterials and expressways. Minor collectors may also serve as distribution routes within residential developments. These streets carry larger volumes of traffic at higher speeds. Their function is to promote free traffic flow, therefore, parking is prohibited, and direct access to homes from this level of street is to be avoided.</p> <p>Some older collector streets were previously developed with uses fronting on them. In such neighborhoods, additional curbcuts onto collector streets will be permitted only when there is no feasible alternative and then every effort will be made to reduce the number of curbcuts by using common driveways or service roads.</p>	5,000
4). Major Collector	Next order of roadway. It differs from a minor collector only in the volume of traffic it is designed to carry. Therefore, like the minor collector, parking is prohibited, and direct access to adjacent uses from this level of street should be avoided. In addition, somewhat larger road design standards are required.	8,000
5). Arterial	The highest order of Township street. It forms an integral portion of the inter-regional road system and conveys traffic between centers. It should be excluded from residential areas.	>8,000

Source: Model Subdivision and Site Plan Ordinance, Listokin and Baker, Center for Urban Policy Research, Rutgers University, 1987.

**EXHIBIT 3
CARTWAY WIDTH**

<i>STREET CLASSIFICATION</i>	<i>TRAVEL LANES</i>	<i>SUB-TOTAL</i>	<i>PARKING LANE</i>	<i>IMPROVED SHOULDER</i>	<i>SUB-TOTAL</i>	<i>TOTAL CARTWAY WIDTH</i>	<i>LAND-SCAPED MEDIAN</i>
Low Density Residential Street (Cul-de-sac: R-40 and R-20)	two 11' 22'	one 8'	None	8'	30'	None	
Local Residential Street	two 10'	20'	two 7'	None	14'	34'	None
Minor Collector Street	two 10'	20'	Not Permitted	two 6'	12'	32'	None
Major Collector	four 12'	48'	Not Permitted	two 6'	12'	60'	None
Arterial	four 12'	48'	Not Permitted	two 8'	16'	64'	20'

Source: Model Subdivision and Site Plan Ordinance, Listokin and Baker, Center for Urban Policy Research, Rutgers University, 1987.

- b. Maximum street grade shall vary by road hierarchy, with flatter grades required for roads with higher ADTs, in accordance with the requirements shown in Exhibit 4.
- c. Vertical curves shall be in accordance with AASHTO standards, based on a design speed five (5) mph above the posted speed. For standard speed limits, the following shall apply:

<u>Posted Speed</u>	<u>Design Speed</u>	<u>Length Per Percent Change in Slope</u>	
		<u>Crest Curves</u>	<u>Sag Curves</u>
25 mph	30 mph	30 feet	40 feet
50 mph	55 mph	185 feet	115 feet

- d. Undulating and broken back gradelines are to be avoided.
 - e. The provision of street grades which do not meet the minimum permitted or which exceed the maximum permitted may be allowed only as approved by the Planning Board.
2. Intersections.
- a. Minimum intersection angle - Street intersections shall be as nearly at right angles as possible for a centerline distance of fifty (50) feet.

- b. Minimum centerline offset of adjacent intersections - New intersections along one side of an existing street shall, if possible, coincide with any existing intersection on the opposite side of each street. However, where not feasible, use of "T" intersections with offsets at least two hundred (200) feet between centerlines shall be encouraged .
- c. Minimum curb radius - Intersections shall be rounded at the curbline, with the street having the highest radius requirement as shown in Exhibit 4 determining the minimum standard for all curb lines.
- d. Grade - Intersections shall be designed with a flat grade wherever practical. Maximum grade within intersections shall be two percent (2%) for a distance of fifty (50) feet from the extended curb line.
- e. Minimum centerline radius; minimum tangent length between reverse curves; and curb radii - Requirements shall be as shown in Exhibit 4.
- f. A level of service analysis should be made at all proposed intersections which would allow traffic from a development to exit onto an existing street. When average peak hourly delays of more than twenty-five (25) seconds are expected, the intersection shall be designed with separate left and right exit lanes. When appropriate, through traffic may be incorporated into one of the turn lanes.

Exhibit 4

Street Grade and Intersection Standards

Intersection Standards	Low Density Residential Street	Local Residential Street	Minor Collector	Major Collector
Minimum Grade	0.75%	0.75%	0.75%	0.75%
Maximum Grade	8%	8%	8%	8%
Maximum Grade within 50' of Intersection	2%	2%	2%	2%
Minimum Centerline Radius	100'	100'	150'	300'
Minimum Tangent Length between Reverse Curves	50'	50'	100'	150'
Curb Radii	25'	25'	30'	35'

Source: Model Subdivision and Site Plan Ordinance, Listokin and Baker, Center for Urban Policy Research, Rutgers University, 1987.

3. Pavement.

- a. The minimum total pavement thickness for residential and minor collector streets shall consist of two (2) inches of FABC Mix I-5 surface course over four (4) inches of bituminous stabilized base course Mix I-2 over six (6) inches of dense aggregate or soil aggregate I-5. Higher order streets shall be site specifically designed.
- b. The applicant will be permitted to reduce the stabilized base and dense aggregate thickness based on laboratory CBR tests. These tests and the pavement design may be submitted to the Township Engineer for review in the review phase or well in advance of construction. However, in no case shall the total bituminous pavement thickness be reduced less than four (4) inches in thickness.
- c. Subgrade shall be compacted to a density not less than ninety-five (95) percent of the maximum density.

D. Curbing.

1. Curbing shall be required for drainage purposes, safety, and delineation and protection of the pavement edge. Curb requirements are set forth in Exhibit 5.
2. Additionally, curbing may be required for: storm water management; road stabilization; to delineate parking areas; ten (10) feet on each side of drainage inlets; at intersections; at corners; and at tight curve radii of less than twenty-five (25) feet.
3. Curbs shall be constructed according to the specifications set forth below. Asphalt curbs are not permitted.
 - a. The standard curb section used shall be twenty (20) feet in length. All concrete used for curbs shall be prepared in accordance with the New Jersey Department of Transportation, Standard Specifications for Road and Bridge Construction (latest edition), except that the dimension shall be six (6) inches by eight (8) inches by eighteen (18) inches, and white concrete will not be required.

EXHIBIT 5

RIGHT-OF-WAY REQUIREMENTS AND DIMENSIONS

<i>Street Category</i>	<i>Cartway Width</i>	<i>Curb</i>	<i>Sidewalk</i>	<i>Tree Easement</i>	<i>Total Right-of-Way Width</i>
Low Density Residential (Cul-de-sac: R-40 and R-22)	30'	Yes	2 sides	5' each side	50'
Local Residential	34'	Yes	2 sides	10' each side	50'
Minor Collector	32'	Yes	2 sides	5' each side	60'
Major Collector	60'	Yes	2 sides	10' each side	80'
Arterial	64'	Yes	2 sides	10' each side	100'

Note: Where traffic conditions warrant, shoulders and/or medians may be eliminated at intersections of major collector and arterial streets and the remaining cartway utilized to provide a fifth, left-turn lane.

Source: Model Subdivision and Site Plan Ordinance, Listokin and Baker, Center for Urban Policy Research, Rutgers University, 1987.

- b. Curbs and/or combination curbs and gutters shall be constructed of Class B Concrete, air-entrained (3,700 p.s.i.). Curbs and/or curbs and gutters shall be constructed prior to the construction of the pavement.
- c. Where drainage inlets are constructed, but curbs are not required, curbing must be provided at least ten (10) feet on each side of the inlet.
- d. Curbing shall be designed to provide a curbcut and ramp for wheel chairs and/or bicycles at each intersection and elsewhere when required by the design of the development. Where one of the two streets at an intersection is a collector or arterial road, the ramp shall be oriented to the lower use roadway.

E. Sidewalks.

- 1. Sidewalks shall be required depending on road classification and intensity of development in accordance with the requirements set forth in Exhibit 5.
- 2. Sidewalks are generally required in all multi-family residential and commercial developments and in other areas where pedestrian circulation may be anticipated.
- 3. In conventional developments, sidewalks shall be placed in the right-of-way, parallel to the cartway as shown in Exhibit 6, unless an exception has been permitted to preserve topographical or natural features, to provide visual interest, or

unless the applicant shows that an alternative pedestrian system provides safe and convenient circulation.

4. In planned developments, sidewalks may be located away from the road system to link dwelling units with other dwelling units, the street, and onsite activity centers such as parking areas and recreational areas. They may also be required parallel to the street for safety and other reasons.
5. A pedestrian way easement (ten [10] feet wide) may be required by the Planning Board through the center of blocks more than six hundred (600) feet long to provide circulation or access to schools, playgrounds, shopping, or other community facilities. A path within the easement may be constructed of concrete, asphalt, gravel, dirt or grass, to the discretion of the Planning Board.
6. Sidewalks shall be constructed according to the specifications set forth below:
 - a. Sidewalks shall be a minimum of four (4) feet wide and four (4) inches thick except at points of vehicular crossing where they shall be at least six (6) inches thick. At vehicular crossings, sidewalks shall be reinforced with 6 x 6 #10 WWF reinforcement or an equivalent.
 - b. Concrete sidewalks shall be Class B concrete, having a twenty-eight (28) day compressive strength of 3,700 p.s.i.

F. Bikeways.

1. Bicycle paths, separate from required development sidewalks, may be provided as part of a planned development or in other sections of the Township where they connect with similar facilities, at the discretion of the Planning Board.
2. Bicycle lanes, where provided, shall be placed in the outside lane of a roadway, adjacent to the curb or shoulder. When on-street parking is permitted, the bicycle lane shall be between the parking lane and the outer lane of moving vehicles. Lanes shall be delineated with markings, preferably striping. Raised reflectors or curbs shall not be used.
3. Bikeways shall be constructed according to the specifications set forth below:
 - a. Bicycle paths - Dimensions and construction specifications of bicycle paths shall be determined by the number and type of users and the location and purpose of the bicycle path. A minimum six (6) feet paved width should be provided.

- 1). Choice of surface materials including bituminous mixes, concrete, and soil cement shall depend on use and users of the path.
 - 2). Gradients of bike paths should generally not exceed a grade of five percent (5%), except for short distances.
- b. Bicycle lanes - Lanes shall be a minimum of six (6) feet wide.
 - c. Bicycle-safe drainage grates shall be used in the construction of all streets.

G. Utility areas.

1. Utilities shall generally be located between curb lines to facilitate easier access for routine maintenance. If utilities are located outside of right-of-way lines, shade trees should be prohibited within ten feet of the utility.
2. The area in which the utilities are placed shall be planted with grass, ground cover, and/or treated with other suitable cover material.

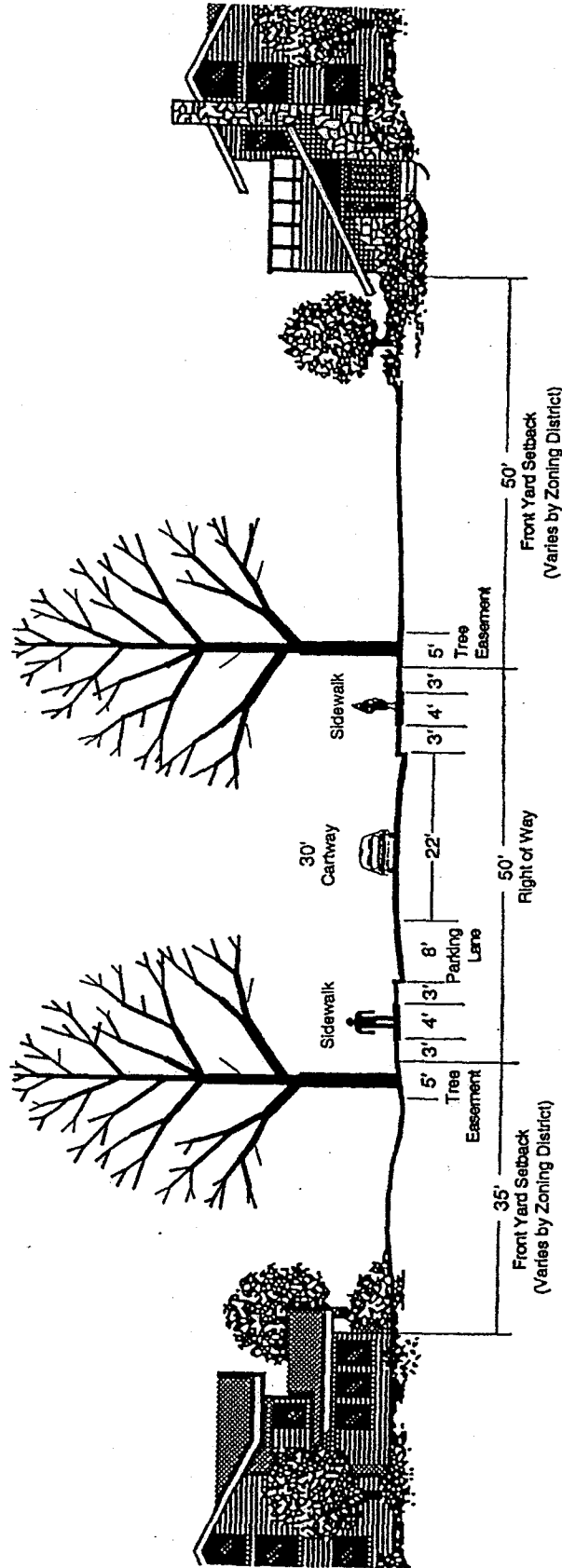
H. Shade tree easements.

1. A shade tree easement, as required in Exhibit 5, shall be granted to the Township for the purpose of providing adequate room for the planting of shade trees along public streets where such an area does not exist within the dedicated right-of-way.
2. Maintenance of all trees and other plantings within a shade tree easement shall be the responsibility of the property owner.
3. No property owner shall be permitted to cut down or otherwise remove a shade tree within a shade tree easement without first securing the permission of the Township.

Exhibit 6

Street Profiles For Deptford Township

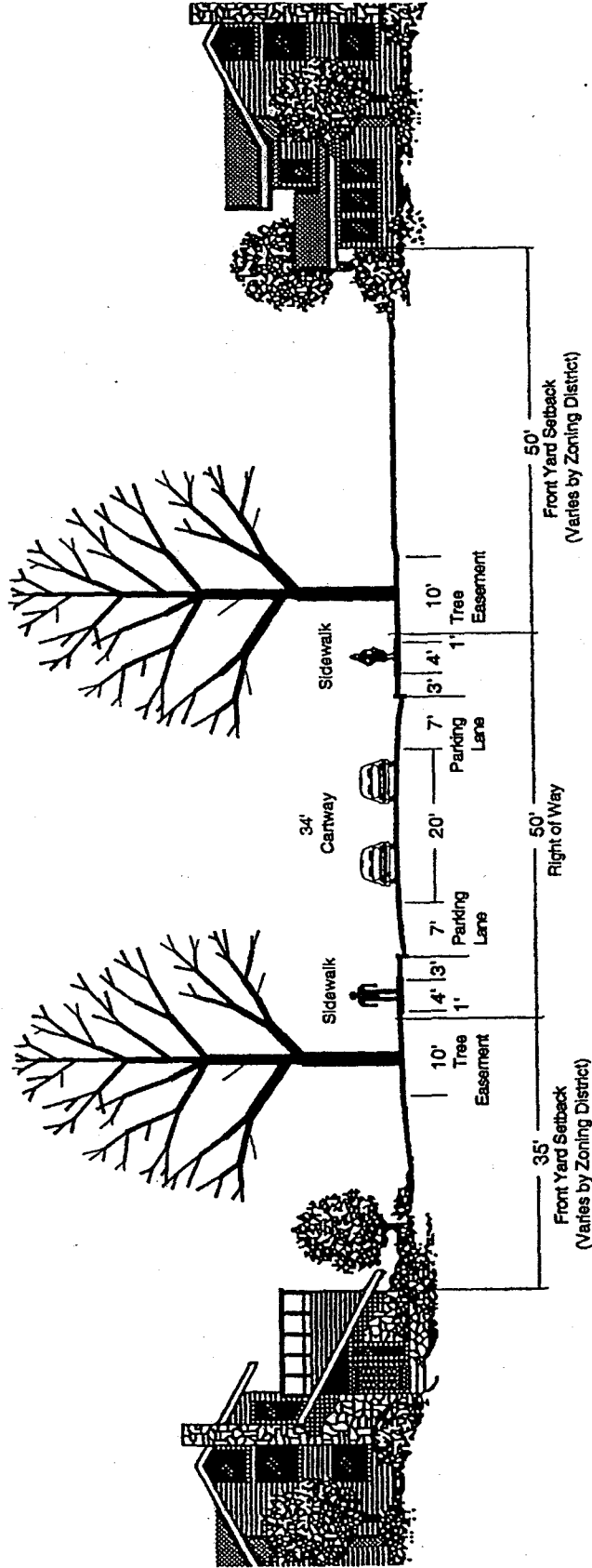
Low Density Residential Street
(Cul-de-sac: R-40 and R-20 Districts Only)



NOTES:

- Street trees are shown at 50' height.
- No street tree shall be planted within 5' of concrete curb or sidewalk.
- Sidewalks shall be set back 1' from R.O.W. line to allow construction of concrete forms.

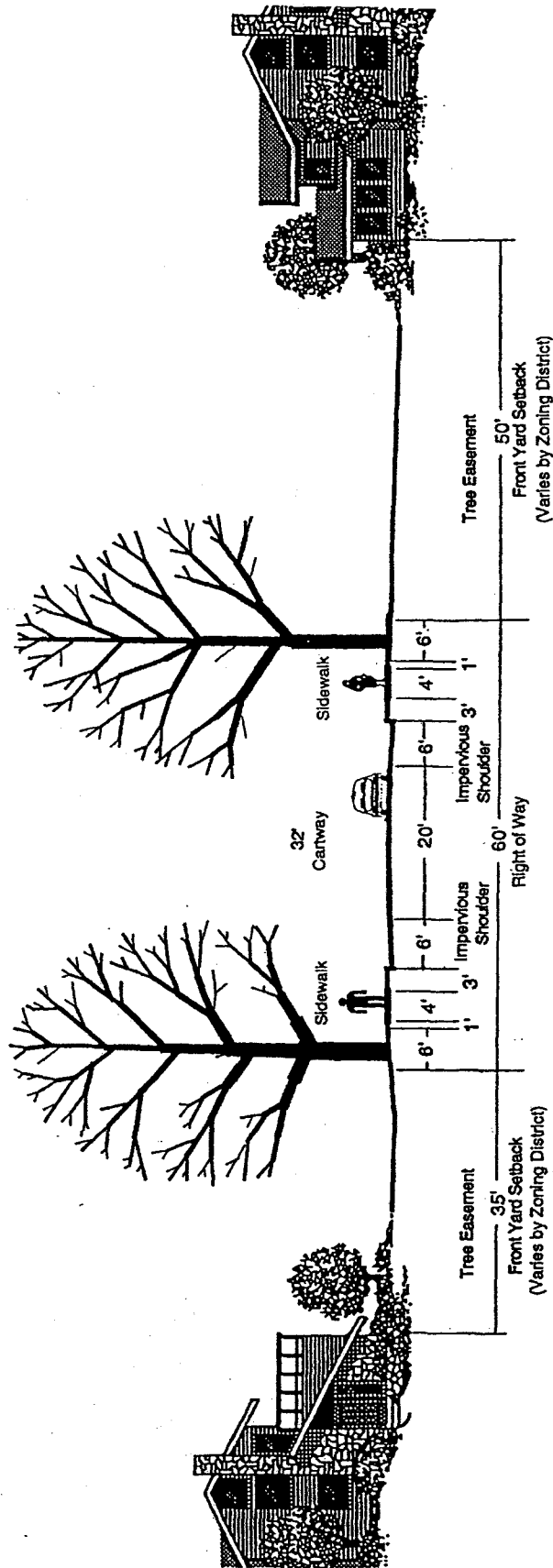
Local Residential Street



NOTES:

- Street trees are shown at 50' height.
- No street tree shall be planted within 5' of concrete curb or sidewalk.
- Sidewalks shall be set back 1' from R.O.W. line to allow construction of concrete forms.

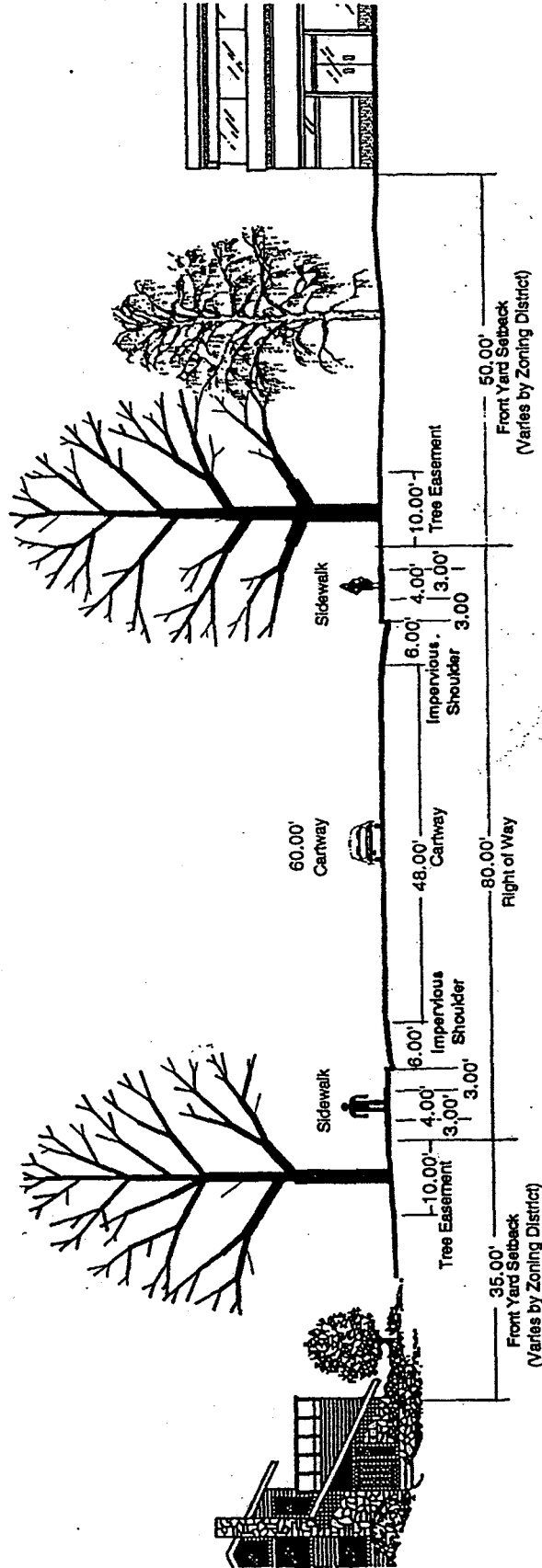
Minor Collector Street



NOTES:

- Street trees are shown at 50' height.
- No street tree shall be planted within 5' of concrete curb or sidewalk.
- Sidewalks shall be set back 1' from R.O.W. line to allow construction of concrete forms.
- Where street trees are required along minor collector roads, they shall be planted within the 10' tree easement.

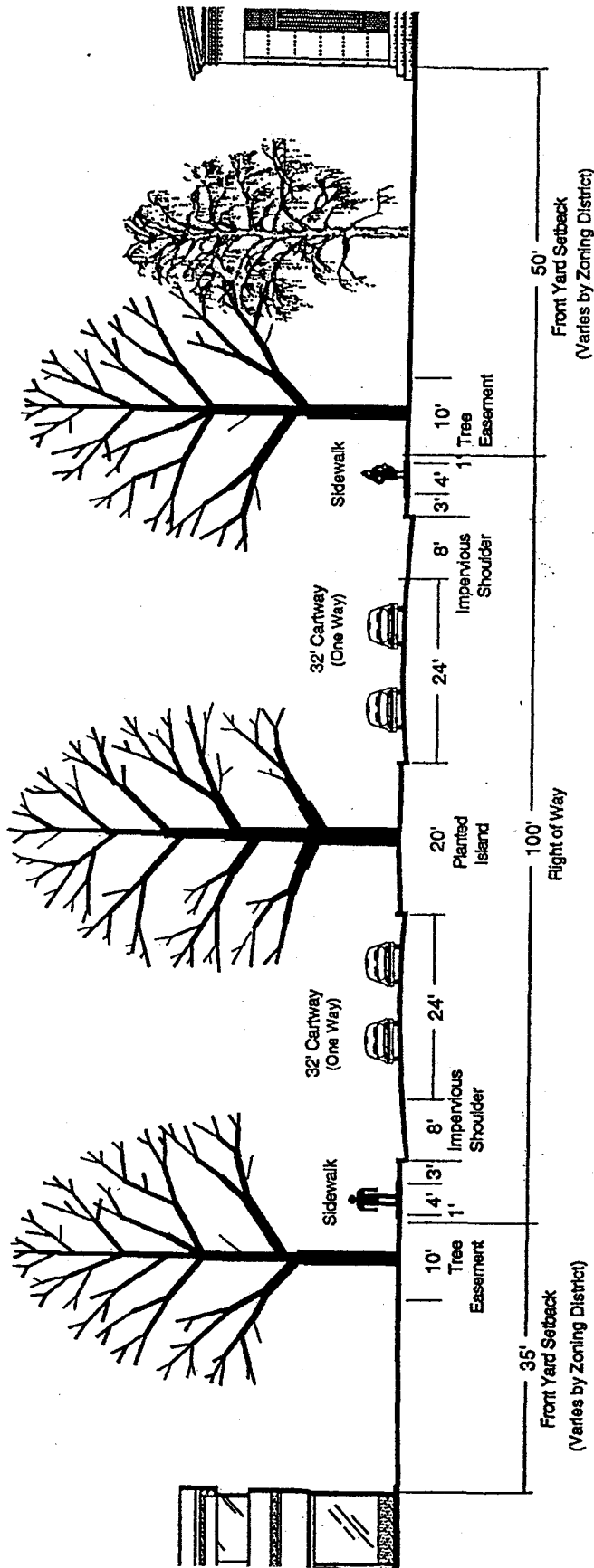
Major Collector Street



NOTES:

- Street trees are shown at 50'height.
- No street tree shall be planted within 5' of concrete curb or sidewalk.
- Sidewalks shall be set back 1' from R.O.W. line to allow construction of concrete forms.
- Where street trees are required along major collector roads, they shall be planted within the 10' tree easement.

Arterial



NOTES:

- Street trees are shown at 50' height.
- No street tree shall be planted within 5' of concrete curb or sidewalk.
- Sidewalks shall be set back 1' from R.O.W. line to allow construction of concrete forms.
- Where street trees are required along arterial roads, they shall be planted within the 10' tree easement.
- There shall be no parking on the cartway.
- There shall be no access from adjacent lots to arterial streets.

I. Rights-of-way.

1. The right-of-way shall be measured from lot line to lot line and shall be sufficiently wide to contain the cartway, curbs, shoulders, sidewalks, graded areas, and utilities. Right-of-way requirements are shown in Exhibit 5 and displayed graphically in the street profiles in Exhibit 6.
2. The right-of-way width of a new street that is a continuation of an existing street shall in no case be continued at a width less than the existing street.
3. The right-of-way shall reflect future development as indicated by the Master Plan.
4. Where development is proposed on an existing street which has less than the minimum required right-of-way as shown in Exhibit 5 of this chapter or in the Master Plan and/or the Official Map, the applicant shall offer a dedication of the additional right-of-way on his half of the street (from centerline) which would be required to meet the required right-of-way standard.
5. Culs-de-sac shall have a right-of-way radius of sixty (60) feet and a cartway radius of fifty (50) feet.

J. Lighting.

1. Lighting for safety shall be provided at intersections, along walkways, at entryways, between buildings, and in parking areas.
2. Street lights in residential areas must be installed at either end of all curves with a radius less than three hundred fifty (350) feet or an internal angle greater than thirty (30) degrees or at any location where there is a change in horizontal alignment.
3. Street lights in residential areas must be installed with a minimum foot candle of 1.0 over the full area of the intersection.
4. The maximum footcandle level should not exceed 0.25 footcandles over the right-of-way line.
5. The maximum height of residential street lighting standards shall not exceed the maximum building height permitted, or thirty (30) feet, whichever is less.
6. Light poles, if required, should be installed on the same side of a straight roadway in order to reinforce the direction of circulation alignment. A staggered layout should be discouraged.

7. If cobra head type of luminaire is proposed, the recessed cobra luminaires should be used whenever possible.
8. Light shields shall be placed on all lighting standards so as to provide proper lighting without hazard to drivers or nuisance to residents. The design of lighting standards shall be of a type appropriate to the development and the municipality.

K. Underground wiring.

1. All electric, telephone, television, and other communication facilities, both main and service lines servicing new developments, shall be provided by underground wiring within easements or dedicated public rights-of-way, and installed in accordance with the prevailing standards and practices of the utility or other companies providing such services.
2. Lots which abut existing easements or public rights-of-way where overhead electric or telephone distribution supply lines and service connections have heretofore been installed may be supplied with electric and telephone service from those overhead lines, but the service connections from the utilities' overhead lines shall be installed underground. In the case of existing overhead utilities, should a road widening, an extension of service, or other such condition occur as a result of the subdivision and necessitate the replacement or relocation of such utilities, such replacement or relocation shall be underground.
3. Year-round screening of any utility apparatus appearing above the surface of the ground, other than utility poles, shall be required.

L. Signs within rights-of-way.

1. Design and placement of traffic signs shall follow the requirements specified in Manual on Uniform Traffic Control Devices for Streets and Highways, published by the U. S. Department of Transportation and adopted by the N. J. Department of Transportation.
2. At least two (2) street name signs shall be placed at each four-way street intersection and one at each "T" intersection. Signs shall be installed under light standards and free of visual obstruction. The design of street name signs shall be consistent and of a uniform size and color appropriate to the community, and erected in accordance with Township standards.
3. Site information signs in planned developments shall follow a design theme related and complementary to other elements of the overall site design. See § 30. for additional signage standards.

M. Sight triangles and sight distance.

1. Sight triangles in conformance with the Township's current standards as noted in § 41. should be specified.
2. Sight distance conforming to New Jersey Department of Transportation standards should be provided. Sight distance is measured ten feet behind the proposed or future curb line based on an eye level of 3.5 feet and an object height of 4.25 feet. For a 30 mph design speed, 350 foot of sight distance should be provided.

N. Underdrains.

1. A piped underdrain system is required under roadways unless the applicant can demonstrate a well drained and dry subgrade. Cleanouts with traffic bearing covers should be provided at 250 foot intervals.

O. Street Names.

1. Proposed names for any new streets or for the extensions of existing streets must be approved by the Township's Tax Assessor.

§ 27. Off-street parking.

A. General regulations.

1. Every use, activity, or structure, in all zoning districts, shall provide sufficient space for access and off-street standing, parking, circulation, unloading, and loading of motor vehicles in a quantity equal to not less than the sum of all applicable standards as provided for in this Section.
2. The provisions of this Section shall be complied with each time a use or structure is expanded or changed.

B. Design standards.

1. Every off-street parking space shall be provided with direct access to a street by means of an aisleway, driveway or similar paved, dustless, all weather surface. Parking spaces may not be stacked one behind another without such direct vehicular access. The parking space is intended to be sufficient to accommodate the exterior extremities of a vehicle, whether wheel blocks are installed within the parking space to prevent the bumper from overhanging one end of the space.

2. Each parking space shall be constructed of either a bituminous or Portland cement concrete surface, laid over a compacted gravel or crushed stone base course as per Township standards.
 - a. Areas of ingress or egress, loading and unloading, major circulation aisles and other areas likely to experience similar heavy traffic or truck traffic are to be constructed in accordance with the pavement standards for residential and minor collector streets (see Section 26.C.3.).
 - b. Parking stalls and areas likely to experience light traffic shall be paved with a minimum of a two (2) inch FABC Mix I-5 surface course on a three (3) inch bituminous stabilized base course.
 - c. Subgrade shall be compacted to a density not less than ninety-five (95) percent of the maximum density.
 - d. Rigid pavements (Portland Cement) shall be designed for the specific site. At a minimum, a six (6) inch reinforced slab over a six (6) inch dense graded aggregate is to be used.
3. The width and length of each parking space shall be measured perpendicular to each other regardless of the angle of the parking space to the access aisle or driveway. Each parking space shall not be less than eighteen (18) feet in length, nor less than nine (9) feet in width, provided however that:
 - a. Where the proposed use is likely to involve the circulation of shopping carts within the parking area, the width of the parking space shall be not less than ten (10) feet.
 - b. Parking for the Disabled. Spaces shall be in close proximity to the main entrance of the building and the number, location, size and marking of such spaces, shall conform to the design requirements required by the State of New Jersey - "Barrier Free Design" (N.J.S.A. 52:32-12).
4. The width of an access aisle shall not be less than the following, however, where the angle of parking is different on both sides of the aisle, the larger aisle width shall prevail:

<u>Angle of Parking</u>	<u>One Way Aisle</u>	<u>Two Way Aisle</u>
90°	22 feet	24 feet
60°	18 feet	24 feet
45°	15 feet	24 feet
Parallel	12 feet	24 feet

5. The maximum gradient across any parking space shall not exceed six percent (6.0%).
6. No parking space, aisleway, or driveway (other than entrance and exit drives) may be located within twenty (20) feet of a public street. Individual district regulations may prescribe greater setbacks from public streets.
7. The center line of any access drive shall be set back from the street line of an intersecting street at least seventy-five (75) feet or one-half (1/2) the lot frontage, whichever is greater, except that in no case need the setback distance exceed two hundred (200) feet.
8. Continuous open driveways accessing single family residences in excess of sixteen (16) feet shall be prohibited.
9. All parking lots shall be connected to the use or structure which it is intended to serve by means of a sidewalk. A system of sidewalks and/or walkways shall be provided within parking lots of fifty (50) or more spaces to provide effective internal pedestrian circulation.
10. Any parking lot serving a use which typically provides shopping carts shall provide one (1) or more cart carrels for the return of the shopping carts.
11. Required off-street parking may be provided on a lot other than the lot which generates the parking demand provided that, at the closest point, the lots are within three hundred (300) feet of each other and that the remote parking lot is permanently controlled by the owner of the lot containing the parking generator.
12. For mixed-use developments, a shared parking approach to the provision of off-street parking shall be permitted following the methodology described in the publication Shared Parking (Urban Land Institute and Barton Aschman Associates, Inc., Urban Land Institute, 1984).
13. No parking shall be provided within five (5) feet of any structure.
14. All parking spaces shall be marked by painted lines, each at least four (4) inches in width and extending along the full length of the front and both sides of the space unless otherwise delineated by curbing. The painted line strip shall be centered between two adjacent spaces and half the width of the painted strip may be included within the required size of the parking space.

C. Handicapped parking.

1. Every parking lot containing two (2) or more spaces shall provide handicapped parking spaces calculated according to the following schedule or in conformance with the N.J. Barrier Free Access Code, whichever is greater. Decimals resulting from the following calculations shall always be rounded up to the next highest whole number.

<u>Total Parking Spaces</u>	<u>Minimum Required Handicapped Spaces</u>
-----------------------------	--

2 - 19 spaces:	One (1) space
20 - 49 spaces:	Two (2) spaces
50 or more spaces	Three (3) spaces plus an additional two percent (2%) of the total parking spaces provided.

2. Handicapped spaces shall be located in close proximity to principal uses and shall be provided barrier free access to the same. Where multiple principal uses are to be served by a common parking lot, handicapped spaces shall be proportionately distributed through the parking lot.
3. Handicapped spaces shall be marked by both a "handicapped parking" sign and penalty sign, and by pavement markings as prescribed by the State of New Jersey.

D. Required off-street parking by use.

Decimals resulting from the following calculations shall always be rounded up to the next highest whole number. Square feet shall refer to gross leasable square feet or, if unknown, ninety percent (90%) of the gross square footage of the building. Outdoor garden centers or other typical outdoor display areas accessible to the general public should be included in the off-street parking calculation. Basements and attic areas which are used exclusively for storage may be calculated according to the standard for warehousing.

1. Dwelling unit, other than senior citizen:
Two (2) spaces per unit.
2. Dwelling unit, senior citizen:
One (1) space per unit.
3. Hotel, motel, inn, or boarding house:
One (1) space per rental room plus one (1) space for each employee on the largest shift. A restaurant use which is open to the public shall be calculated separately.
4. Restaurant:

One (1) space per every fifty (50) square feet of floor area devoted to patron use.

5. Church, synagogue, or other place of worship:
One (1) space per every sixty (60) square feet of floor area devoted to patron use or one (1) space per every four (4) permanently fixed seats. (When pews are used instead of individual seats, one (1) permanently fixed seat shall equal twenty-two (22) inches of a pew.)
6. Theater, lodge hall, funeral home, or similar place of assembly:
One (1) space per every fifty (50) square feet of floor area devoted to patron use or one (1) space per every three (3) permanently fixed seats.
7. Retail store or personal service establishment, other than in a shopping center of one hundred thousand (100,000) or more square feet:
Five (5) spaces for every one thousand (1,000) square feet.
8. Shopping center of one hundred thousand (100,000) or more square feet:
Four and one-half (4.5) spaces for every one thousand (1,000) square feet.
9. Office, other than dental or medical office:
Four and one-half (4.5) spaces for every one thousand (1,000) square feet.
10. Dental or medical office:
Five and one-half (5.5) spaces for every one thousand (1,000) square feet.
11. Bank or office of a financial institution:
Four and one-half (4.5) spaces for every one thousand (1,000) square feet.
12. Warehouse or distribution facility:
One (1) space for every two thousand (2,000) square feet.
13. Industrial plant or laboratory:
Two (2) spaces per every one thousand (1,000) square feet or one (1) space for every two (2) employees on the largest shift, whichever is greater.
14. Gasoline station, without service bays:
One (1) space for every employee on the largest shift, but in no case less than three (3) spaces.
15. Automobile service facility with bays for maintenance or repair:
One (1) space for every two (2) employees on the largest shift, plus four (4) spaces for each service bay.

16. Convalescent or nursing home:
Three-quarters (0.75) spaces per bed.
17. Swimming clubs:
Twenty-five (25) spaces per every one thousand (1,000) square feet of pool area.
18. Health Club or Spa:
Seven (7) spaces per one thousand (1,000) square feet.
19. School: nursery, elementary, or middle school; day care center:
One (1) space per every employee plus two (2) spaces per one thousand (1,000) square feet of floor area.
20. School: high school or trade school:
One (1) space per every employee plus one-quarter (0.25) spaces per student.
21. Other building or use not specified:
Adequate parking as determined by the Planning Board.

E. Driveway Size.

1. Any structure must be accessible by means of a driveway that complies with the provisions of this Ordinance. Driveways shall be so laid out that it is possible to turn all vehicles on the lot and that it is not necessary to back any vehicle into a street, or any lot fronting on other than residential access streets.
2. 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.
 - 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) No part of any nonresidential driveway shall be located within a minimum of ten 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 feet of a side property line between the adjacent sites.
- 5) Where two or more driveways connect a single site to any one road, a minimum clear distance of 200-feet measured along the right-of-way line shall separate the closest edges of any two such driveways. Where such development fronts an arterial street, access to parking and service areas, where practicable, shall be provided by a single access to the arterial street.

Where a development fronts on a principal, major or minor arterial or a major collector, a combined one point of access and egress to parking and service areas shall be provided except where large frontages (1,000-feet or larger) are involved. In those instances where two or more driveways connect a single site to any one road, a minimum clear distance of 300-feet measured along the right-of-way line shall separate the closest edges of any two such driveways.

3. Driveway angle.

- a. Two-way operation: Driveways used for two-way operation shall intersect the road at an angle to as near 90 degrees as site conditions will permit and in no case will be less than 60 degrees.

- b. One-way operation: Driveways used by vehicles in one direction of travel (right turn only) shall not form an angle smaller than 45 degrees with a road, unless acceleration and deceleration lanes are provided.
- c. The required maximum and minimum driveway dimensions' are indicated below. Driveways serving large volumes of daily traffic or traffic of over 15% truck traffic shall be required to utilize high to maximum dimensions.

	One-way Operation Driveway Width (in feet)	Two-way Operation Driveway Width (in feet)
3-10 Family Residence	10-25	15-25
10 Family or over	15-25	20-35
Commercial or Industrial	15-30	25-35

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

§ 28. Off-street loading.

A. Off-street loading shall be provided as follows.

- 1. Off-street loading berths shall be provided in accordance with the following schedule:

<u>Use</u>	<u>Gross Square Footage At Which First Off-Street Loading Berth is Required</u>	<u>Gross Square Footage At Which Each Additional Loading Berth is Required</u>
Manufacturing and Warehouse	5,000	40,000
Storage	10,000	25,000
Commercial, Wholesale	10,000	40,000
Commercial, Retail	10,000	20,000
Service Establishment	10,000	40,000
Restaurant	10,000	25,000
Office or Bank	10,000	100,000

Hotel	10,000	100,000
School	10,000	100,000
Hospitals and Nursing Homes	10,000	100,000
Auditoriums and Arenas	10,000	100,000

2. Notwithstanding the schedule above, at least one (1) off-street loading space [ten (10) feet wide and twenty-five (25) feet long] should be designated for all non-residential uses or residential uses such as nursing homes which receive or deliver shipments of goods. The Planning Board may require additional loading spaces based upon the applicant's testimony at the time of site plan approval.

B. Design standards.

1. Off-street loading shall be either a bituminous or Portland cement concrete surface laid over a compacted gravel or crushed stone base course as per the standards of the Township Engineer.
2. The standard off-street loading berth shall be fourteen (14) feet wide, sixty (60) feet deep, and shall have an apron area of sixty (60) feet. This yields a dock approach area of one hundred twenty (120) feet. The berth shall have a vertical clearance of fifteen (15) feet.
3. The Planning Board may reduce the off-street loading requirement for offices, small retail stores, and similar uses to a space ten (10) feet wide and twenty-five (25) feet long upon testimony that deliveries will be principally by means of a van or similar small truck.
4. The standard off-street loading berth (14' x 60') shall be provided only in a side or rear yard and shall be screened from the view of public streets and adjacent residential uses or districts.
5. Off-street loading areas shall not be used for the collection of trash or refuse.

C. Commercial drive-through customer service stacking areas.

1. Every commercial facility providing drive-through customer service areas shall provide a stacking lane, ten (10) feet wide by one hundred twenty (120) feet long, for each window, door, canopy, or similar drive-through facility.

2. Each stacking lane shall be provided entirely on the lot of the subject facility and shall not occur within twenty (20) feet of a street or property line.
3. The stacking lane shall not block or cross normal vehicular or pedestrian circulation patterns.
4. A bypass route should be provided for vehicles exiting the stacking lane.

§ 29. **Lighting.**

- A. Street lighting of a type supplied by the utility company and of a type and number approved by the Planning Board shall be provided for all street intersections and along all arterial, collector and local streets and anywhere else deemed necessary for safety reasons. Wherever electric utility installations are required to be underground, the applicant shall provide for underground service for street lighting. Specific street lighting standards for residential areas are provided in § 26.
- B. All parking areas and walkways thereto and appurtenant passageways and driveways serving commercial, public, office, multi-family residential or other uses having common off-street parking and/or loading areas shall be adequately illuminated for security and safety purposes. The lighting plan in and around the parking areas shall provide for nonglare lights focused downward.
- C. Standards for illumination.
 1. The minimum level of lighting in any portion of the parking lot shall be not less than one-quarter (0.25) foot candles. The average level of lighting within the parking lot shall be not less than one-half (0.5) foot candles. The maximum level of lighting in any portion of the parking lot shall be not greater than two (2) foot candles.
 2. The minimum level of lighting in along any portion of walkway not part of a parking lot shall be not less than one-half (0.5) foot candles. The maximum level of lighting along any portion of walkway not part of a parking lot shall be not greater than two (2.0) foot candles.
 3. The level of lighting at all intersections between access drives and streets shall be not less than one (1.0) foot candles.
 4. The maximum level of lighting on any non-residential site in the Township shall be fifteen (15) footcandles for specific uses where visual tasks are performed or where security is a concern.

5. The maximum level of lighting on any residential site in the Township shall be ten (10) footcandles for specific uses where visual tasks are performed or where security is a concern.
- D. All lighting fixtures shall be shielded so that all light is contained on the subject property and does not spill over to adjacent properties. Any outdoor lighting shall be shown on the lighting plan in sufficient detail to allow a determination of the effects upon adjacent properties, traffic safety and overhead sky glow. The objectives of these specifications is to minimize undesirable off-premise effects. To achieve these requirements, the intensity of such light sources, the light shielding and similar characteristics shall be subject to site plan approval.
- E. Lighting standards shall not exceed a height of twenty-five (25) feet in non-residential districts. Bollard lighting is encouraged for pedestrian walkways.

§ 30. Signs.

Each development application shall include a sign plan showing the specific design, location, size, height, construction and illumination of proposed signs in accordance with the following regulations:

A. General Regulation

1. Any sign hereafter erected in Deptford Township which is exposed to public view shall conform with the provisions of this Ordinance and any other ordinance or regulation of Deptford Township or the County, State or Federal government relating to the erection, or maintenance of signs. In the event of conflicting regulations, the most restrictive regulation shall prevail.
2. No sign, other than exempt signs, shall be erected without first obtaining a sign permit from the Zoning Office. Permit applications for signs larger than six square feet in area shall be accompanied by a plan, drawn to scale, showing details of the sign, its size and location on the building and/or lot. Permits for window signs and changeable copy signs shall be valid as long as there is no change in the area, location, and type of such signs which have been authorized by permit. Fees for sign permits shall be paid in accordance with a fee schedule adopted by the Township Council.
3. All signs shall be kept in a proper state of repair, in accordance with the requirements of the Township's Building Code, Property Maintenance Code, and any other pertinent regulations. Signs which fall into such a state of disrepair as to become unsightly or to pose a threat to public safety may be removed by the Township 30 days following notice by certified mail to the owner of record and the

Township shall have the right to recover from said owner the full costs of the removal and disposal of such signs.

4. No sign other than traffic or similar official signs shall be erected within or project over the right-of-way of any public street or sidewalk, except as hereafter provided.
5. No sign shall be erected that is of such character, form, shape or color that it imitates or resembles any official traffic sign, signal or device, or that has any characteristics which are likely to confuse or dangerously distract the attention of the operator of a motor vehicle on a public street.
6. No sign shall be erected at the intersection of any streets improved for vehicular traffic within the triangular area formed by the right-of-way lines, and a line connecting them at points 25-feet from their intersection unless the topmost portion of said sign is less than three feet. In no case shall any sign be so erected that it impedes the vision of motorists or pedestrians, or otherwise endangers their safety.
7. No sign shall be placed on any tree, telegraph, electric light, or public utility pole, or upon rocks or other natural features.
8. Freestanding signs, except for directional signs or identification signs, shall comply with the following:
 - a. Freestanding signs shall be permitted only in a front yard.
 - b. No sign shall be erected closer to the street line than 15-feet or one-half the distance between the street right-of-way line and the building line at its closest point, whichever is less.
 - c. Signs with two exposures shall be measured for sign area by using the surface of one side of the sign only, however, both sides must be used for the same message.
 - d. A freestanding sign and/or a wall sign shall not be utilized together to identify the same establishment on the same street frontage, provided however, that a freestanding identification sign or wall identification sign for a shopping center or a planned office or industrial park may be used in conjunction with projecting identification signs for individual uses provided further that the projecting signs do not exceed four square feet in area and the wall identification signs do not exceed the maximum area as established under Sub-Section E.3. of Section 30.

B. Schedule of Sign Use Regulations. Signs shall be permitted in each zoning district according to the following use regulations and other applicable requirements of this Section. Standards for the types of signs permitted herein are set forth in this Section.

1. Permitted Signs in Residential Districts: Only one of these listed may be placed on any one lot.

<u>Uses or Function</u>	<u>Type of Sign Permitted</u>	<u>Other Regulations</u>
Identification	Ground, Integral, Wall	Notwithstanding size standards contained in this Section, the maximum size of a sign shall not exceed four square feet, and four feet in height.
Nameplate	Ground, Hanging, Integral, Wall	Notwithstanding size standards contained in this Section, the maximum size of a sign shall not exceed one and one-half (1½) square feet, and four feet in height.
"No Solicitation"	Wall	Sign shall be located on or within two feet of front door and shall not exceed one square foot, and four feet in height.

2. Permitted Signs in Nonresidential Districts.

<u>Uses or Function</u>	<u>Types of Signs Permitted</u>	<u>Other Regulations</u>
Real Estate Advertising	Ground	Only one per lot permitted on undeveloped lots
Business	Ground and Wall	Only one type of sign permitted for each separate street frontage of a business occupancy; except that when there is more than 300 ft of frontage on any road another ground (freestanding) sign may be placed for every additional 300 ft.
Directory	Ground	Only two signs per lot are permitted at its main ingress or egress points
Nameplate	Ground, Hanging, Wall, Integral	Only one type of sign permitted for each occupant of a lot. Notwithstanding this Section, maximum sign area shall not exceed eight sq. ft.

C. Sign Standards. The types of signs permitted in this Section shall comply with the standards listed in the schedule below and shall also be subject to other applicable regulations as set forth herein.

The aggregate total area of all permanent signs on a lot shall not exceed the limitations of this Section. Permanent signs visible on or through windows, are included within these limitations.

1. Nonresidential sign standards for freestanding signs.

Abutting R.O.W.

<u>All Lanes of Traffic</u>	<u>Speed (mph)</u>	<u>Max Sign Area (SF)</u>	<u>Max Height (ft)</u>
2	30-40	35	16
	45-55	75	20
4	30-40	50	16
	45-55	120	20
6	30-40	65	16
	45-55	130	25

2. Height Exceptions: Projections which are decorative and do not total more than 10% of the total sign size, or 20% of the vertical dimension of the sign shall not be counted in the height.

3. Size Exceptions: a total increase of up to 10% in size and height may be allowed for signs which incorporate as an integral part of the sign's design:

- a. Raised, carved or sandblasted copy or border
- b. Non-rectilinear or non-square shape

D. Prohibited Signs. Any other provisions of this Section notwithstanding, the following signs shall be prohibited in all zoning districts:

- 1. Signs which contain or are an imitation of an official traffic signal or hide from view any traffic street signal or sign.
- 2. Billboards and other signs which advertise, promote, indicate the location of, or otherwise direct attention to a business, commodity, service or entertainment that is not available on the lot upon which the sign is located.
- 3. Signs which are designed to move, either by mechanical or other means.
- 4. Signs which contain or consist of banners, posters, pennant ribbons, streamers, strings of light bulbs, spinners, or other similarly moving devices.
- 5. Signs which flash, except for time and temperature indicator.

6. Signs which emit odors or smoke or produce noise or sounds capable of being heard even though the sounds produced are not understandable.
 7. Silhouetted or three-dimensional signs; e.g., signs lacking a background and having letters, figures, or devices silhouetted against the sky or other open space not a part of the sign, and, or signs in which objects or representational devices are present in the round, or other than in a vertical plane.
 8. A-frame, sandwich or any other portable signs except as approved as a temporary sign in accordance with this Section.
 9. Signs constructed of plywood, cardboard or other similar material.
- E. Supplementary Sign Regulations and Design Considerations. The following regulations shall also apply to all permitted signs as set forth herein:
1. Interior Signs. No interior sign shall cover more than 25% of the window upon which it is affixed, displayed, or painted. The Zoning Official may, upon written application, grant permission during or prior to community-wide sales days for interior signs to cover not more than 50% in area of each window, but such signs shall not be maintained for more than 15 days.
 2. Marquee Signs. Signs shall not be permitted on any marquee, other than signs built into and forming a part of the structure of the marquee. Such marquee signs shall not exceed a height of three feet, a total area of 21-square feet on any one side and shall not extend beyond the marquee's edge. Further, only that portion of the marquee containing such sign may be illuminated. Minimum clearance, when over a walkway or sidewalk, not in a public right of way, shall be eight feet; when over a thoroughfare, not in a public right of way, it shall be ten feet.
 3. Wall signs. Wall signs shall be attached to the face of the building in a plane parallel to such face and projecting not more than 12-inches therefrom and shall not extend higher than the top of the parapet in case of one story buildings; and in the case of other buildings, they shall not extend above the sill of the windows of the second story, nor extend more than 15-feet above the outside grade.
 - a. No wall sign or combination of signs on any single building frontage in a business district shall exceed an area equivalent to 10% of the façade.
 - b. Where an establishment for which business signs are permitted has a rear entrance on a public way or frontage on two or more streets, such as a corner, wall signs shall be permitted as established in this Section.

- c. Wall signs shall not cover wholly or partially, any wall opening including doors, fire escapes, and windows, nor project beyond the ends of the wall to which it is attached. All such signs must be safely and adequately attached to said building wall by means satisfactory to the construction official.
4. Changeable Copy Signs. Permitted as a conditional use provided the following standards are met.
 - a. The need for a changeable copy sign is demonstrated on the basis of the public's need to be appraised of special events, attractions, or similar time-related notices. Changeable copy shall not be used to advertise merchandise or special sales events. Prices of limited products which are typically provided to the general public, such as gasoline prices, may be displayed on a changeable copy sign.
 - b. All such signs shall be permanently affixed to the ground or to a structure.
 - c. Copy shall be changed electronically or by means of moveable lettering which is more than one-eighth (1/8) inch in thickness.
 - d. Changeable copy signs may not be located in any residential zoning district.
 - e. Changeable copy signs may be either freestanding or marquee signs.
 - f. No more than one changeable copy sign shall be permitted per use, per street frontage.
 - g. The sign area of a changeable copy sign shall be included in the total permissible sign area for a freestanding or marquee sign.
 - h. A changeable copy sign must be part of a site identification sign and shall not stand alone.
 - i. Any sign utilizing computer controlled moveable illumination symbols or lettering shall be subject to the following:
 - 1) The sign shall be restricted to no more than three (3) lines of text.
 - 2) All illumination elements on the face of the sign shall remain at a fixed level of illumination for a period of not less than four (4) seconds.
 - 3) Changes from one message to another shall be accomplished by the change of all illumination elements on the face of the sign

simultaneously, with the provision that the sign may fade to complete darkness and then re-illuminate with or fade to the new message.

- 4) Scrolling of messages shall not be permitted.
 - 5) No representation of images other than letters and numbers shall be permitted.
 - 6) The signs shall be equipped with the ability to adjust the brightness of the sign, and shall not be operated at a brightness that is substantially greater than other sources of illumination in the area.
5. Sign Location. Signs may be located on a lot so that they shall not be in or within the public right-of-way nor interfere with sight distances at street intersections or ingress and egress points to a lot. Signs designed to be seen from vehicles should be perpendicular to the line of travel while signs designed to be read on foot can be parallel with walks. To the extent possible, adjacent signs on the same or adjoining buildings should be placed within the same horizontal band and be of reasonably harmonious materials and colors.
6. Design Theme. There should be a consistent sign design theme throughout a particular project. The design theme would include style of lettering, construction, material, type of pole or standard, (i.e. wood or metal), size, and lighting. Color of letters and background should be carefully considered in relation to building material color or where the signs are proposed to be located. Signs should be a subordinate rather than predominant feature of a plan.
7. Sign Lettering. The general standard for directional signs is a letter size of two inches plus one additional inch for each 25-feet of viewing distance. A sign designed to be read from 100-feet should have letters of at least six inches high. Adjacent signs should be of the same height.
8. Landscaping. The base of any freestanding sign shall be landscaped to visually buffer the sign elements.

F. Exempted Signs

The following signs are exempt from the need to secure sign permits:

1. Decorations for a recognized officially designated holiday provided they do not create a traffic or fire hazard, and provided that provision is made for their removal within thirty days after the holiday.
2. Official municipal, County, State, or Federal governmental signs.

3. Memorial or historic markers when approved by the Planning Board or Historical Preservation Commission and when not more than six square feet in area.
4. Change in the copy of a changeable copy sign or marquee sign, once a permit for that sign has been issued.
5. Political signs provided they are on private property, are set back at least 15-feet from all street and property lines, and are not more than 16-square feet. Political signs shall be permitted within 30 days prior to any municipal, County, State or National election or referendum and are removed within seven days after the election or referendum.
6. Street number designations, names on mailboxes or residences, postal boxes, "Private Property," "No Hunting," "No Trespassing," onsite directional and parking signs and warning signs are permitted in all zoning districts but are not considered in calculating sign area. No such signs shall exceed two square feet. The maximum number of "Private Property", "No Hunting", "No Trespassing" and other similar signs shall be limited to one sign per 50 linear feet along any property line of which the signs are placed. Such signs shall not be constructed of plywood, cardboard or any other similar material and the message must be clear, legible and with letters regularly and evenly spaced.
7. Temporary yard or garage sale signs. Such signs may not exceed four square feet; may not be erected more than seven days prior to such sale; and, must be removed within 48-hours after the sale. No premise shall be permitted to erect such signs more than two times in any calendar year.
8. Temporary real estate signs not larger than six (6) square feet on the lot on which the real estate for rent, lease or sale is located.
9. Temporary signs announcing an event sponsored by a Deptford Township-based nonprofit organization, provided that such signs are set back at least 15-feet from any street or property line, each sign is not greater than 24-square feet and no higher than five feet, and that such signs are only erected within 14 days prior to the event and removed within three days after the event.
10. Emergency warning signs erected by a public utility, pipeline company, or contractor doing such work authorized or permitted by such utility or company. Such signs may be illuminated.
11. Flags of the United States, the States, County or municipality, foreign nations having diplomatic relations with the United States, and any other flag adopted and sanctioned by an elected legislative body of competent jurisdiction, provided that

such flag shall not exceed 60-square feet in area and shall not be flown from a pole that exceeds 35-feet in height. Other flags shall be considered freestanding signs and shall be governed by such regulations that may apply in the zoning district in which such flag is located. Flags may be illuminated.

12. Temporary signs of contractors, mechanics, painters, paperhangers and/or artisans, on the lot on which the contracting work is being performed. Said signs may not be larger than six square feet nor more than four feet high. They must be removed within seven days of the completion of the work to which the sign relates.

G. Temporary Signs

1. Temporary project development signs shall be permitted where final approval of a major site plan or major subdivision has been granted by a board of competent jurisdiction and which indicate the name of the development, developer, financier, or major contractor; provided that no more than one (1) sign per street frontage is erected and the sign area does not exceed thirty-two (32) square feet or six (6) feet in height. All such signs shall be removed within fourteen (14) days of the issuance of a certificate of occupancy that permits the occupation of a building in the case of a non-residential development, or when ninety-five percent (95%) of the dwelling units in a residential development have been issued certificates of occupancy.
2. Grand Opening Signs are permitted, provided that:
 - a. Such signs are removed within thirty (30) days of the initial opening of the business or change in the ownership of the premises on which the sign is located.
 - b. Grand opening signs may be wall signs, freestanding signs, or banners.
 - c. Grand opening signs shall not exceed the total sign area permitted on the premises for permanent signs. Such signs shall be permitted in addition to any permanent signage allowed. For the purpose of this subsection, the total sign area of banners and freestanding signs shall not exceed forty (40) square feet and six (6) feet in height. Further, banners may only be located on building fronts, and not used as a freestanding sign.
3. Special sale signs are permitted, provided that:
 - a. Such signs are permitted for sixty (60) days within a calendar year, but for no more than two consecutive weeks.
 - b. Special sale signs may be wall signs, banners, or ground signs.

- c. Special sale signs shall not exceed the total sign area permitted on the premises for permanent signs. Such signs shall be permitted in addition to any permanent signage allowed. For the purpose of this subsection, the total sign area of banners and freestanding signs shall not exceed forty (40) square feet and six (6) feet in height. Further, banners may only be located on building fronts, and not used as a freestanding sign.

4. Temporary Real Estate Signs, provided that:

- a. Said sign may not be larger than 32-square feet nor more than five feet high.
- b. Real Estate Signs must be removed within seven days of the sale, rental, or lease of the premise to which the sign relates.

§ 31. **Landscape, buffer, and tree protection standards.**

A. General standards.

1. The requirements and standards prescribed herein shall be considered the minimum requirements and standards for all landscape and tree protection plans as required by this chapter.
2. All existing tree masses and specimen trees shall be preserved pursuant to the tree protection standards of this chapter and preserved specimen trees may be counted towards the minimum requirements of this section at the Planning Board's discretion.
3. A reduction in the number of trees or shrubs actually planted may be authorized by the Planning Board only after it can be demonstrated that:
 - a. Planting in the quantities prescribed would be injurious to existing significant tree masses or individual specimen plantings, and
 - b. The existing tree masses or individual specimen plantings have survived all construction activities and are reasonably assured of continued survival.
4. Planting varieties shall be selected with due consideration of their function; local growing habits; rooting, branching and leafing properties; and climate, moisture, soil and nutrient requirements.
5. Planting shall not be installed when they will:

- a. Block, impede or interfere with the construction, maintenance or operation of roadways, drainage facilities, sanitary sewers or other above or below ground utilities.
 - b. Diminish sight distances along roadways.
 - c. Cast dense winter shadow on roadways or public sidewalks (in the case of evergreen plantings).
6. All portions of a property not utilized by buildings or paved surfaces shall be landscaped utilizing combinations of trees, shrubbery, lawns, fencing, ground cover, rock formations, art works, contours and existing foliage.
7. An underground irrigation system shall be provided where applicable.
- B. Screening and landscaping of parking lots.
1. Screening of parking lots.
 - a. Parking lot buffers may be comprised of earth berms, fences, and landscaping which shall be of a sufficient quantity and size to screen parked automobiles from view of those at grade or first floor level in adjacent buildings, to prevent the shining of automobile headlights into the yards of adjacent property and to screen parked automobiles from view of those travelling on public rights-of-way. In general, this buffer shall provide a visual screen at an elevation no less than six (6) feet above the finished grade of the parking areas. In addition, shade trees shall be provided in the buffer at the rate of one (1) per 1,000 square feet of buffer area.
 2. Interior parking lot landscaping.
 - a. Interior parking lots with ten (10) to thirty-nine (39) parking spaces shall provide landscaping equal to or exceeding four percent (4%) of the gross square footage of the paved areas of the site used for drives and parking. Such landscaping shall be provided in areas of not less than one hundred fifty (150) square feet. To provide for safe visibility, shrubbery shall be of less than three (3) feet and shade trees shall have foliage no lower than a height of seven (7) feet.
 - b. Interior parking lots containing forty (40) or more parking spaces shall provide internal landscaping equal to or exceeding five percent (5%) of the gross square footage of the paved area of the parking lot. No row of parking spaces shall be permitted to exceed twenty (20) spaces without interruption by a minimum ten (10) foot wide landscaped island. Every fourth double loaded

bay of parking shall be separated with a landscaped ten (10) foot wide separation island. Each island should be planted with low maintenance evergreen and deciduous shrubs and shade trees. Plantings shall be maintained so that shrubbery does not grow to a height of more than three (3) feet and that the crown of shade trees does not grow less than seven (7) feet above grade level.

3. Plantings required within the parking areas are exclusive of other planting requirements such as street trees and perimeter buffers.
4. To prevent conflicts with the opening and closing of automobile doors, all plantings in parking islands located adjacent to or abutting parking stalls shall be setback two (2) feet from the curb. To reduce damage from automobile overhang and snow plowing, all perimeter plantings and all plantings located in separation islands shall be setback three (3) feet from the curb.
5. All loading bay areas shall be screened from the parking area with either fences, walls, vegetation, etc. or a combination of these elements.
6. All trash enclosures located within or on the perimeter of the parking lot shall be screened with deciduous and evergreen material.

C. Buffers.

The following regulations are applicable in every zoning district and shall be in addition to the specific landscape and buffer standards contained within the respective district regulations.

1. Composition of buffers.
 - a. Adjacent to any street line.

Street buffers may be comprised of earth berms, fences (not to exceed twenty percent [20%] of the linear distance of the street frontage), and landscaping. In general, this buffer shall provide a year-round visual screen between the adjacent uses and the finished grade of the parking areas in the immediate vicinity of the rights-of-way and an elevation no less than six (6) feet above the finished grade. In addition, shade trees shall be provided in the buffer at the rate of one (1) per 1,000 square feet of buffer area.

For a site in the TC District, the width of the buffer may be reduced to not less than twenty (20) feet adjacent to a public street which has been proposed for opening entirely at a developer's expense and ultimate dedication to a public agency pursuant to a master plan recommendation.

b. Adjacent to a residentially zoned district.

Within this buffer area, a screen shall be provided which consists of earthen berms and both high and low level plant material, of sufficient mass to initially provide an effective year-round visual screen to a height of not less than six (6) feet at the time of planting or construction. This screen shall be provided in free form planting beds to avoid the appearance of a straight line or a "wall" of planting material. The required high level screen shall consist of alternating double rows of evergreen trees, spaced not more than fifteen (15) feet on center, with rows spaced not more than ten (10) feet apart. No single planting bed shall exceed two hundred (200) feet in length, with sequential beds arranged in an overlapping manner to protect the integrity of the visual barrier. The high level screen shall be supplemented by earthen berms, constructed at a maximum slope of 3:1 and at a height of not less than three feet, and by evergreen shrubs, planted at an initial height of not less than two (2) feet and spaced at intervals of not more than five (5) feet on center. The balance of the buffer area shall be planted with flowering and shade trees at the rate of one (1) per 1,000 square feet of buffer area.

c. Adjacent to a non-residentially zoned district.

1). These buffers may be comprised of earth berms, fences, and landscaping which shall be of a sufficient quantity and size to provide a year-round visual screen between the adjacent uses and the finished grade of the parking areas in the immediate vicinity of the property line and an elevation no less than six (6) feet above the finished grade of the parking or building areas. In addition, shade trees shall be provided in the buffer at the rate of one (1) per 1,000 square feet of buffer area.

2). For a site in the TC or OC Districts, the Planning Board may, at its discretion, approve a reduction in the width of the buffer area between non-residentially zoned properties to not less than a total of twenty (20) feet between parking lots provided that a vehicular interconnection is provided between the parking lots and that a reciprocal cross-easement is drafted for both properties permitting joint use of each parking lot by both properties.

2. Maintenance of buffers and landscaping.

a. Plantings in all buffer areas shall be permanently maintained by the property owner.

- D. Street trees - Standards for the selection of street trees, trees planted in conjunction with site plan and/or subdivision approval and replacement of trees lost during construction.
1. Street tree plantings are required for all major subdivisions and site plans and should comply with the following requirements:
 - a. Street trees shall be located as shown in § 26.
 - b. The trees shall be spaced at intervals of no more than fifty (50) feet on center. When medium or small street trees are used, the planting intervals shall decrease accordingly, to achieve branch overlap at maturity. The intent is to create a canopy. Where small and medium street trees are planted fifty (50) feet on center, supplemental smaller ornamental trees shall be planted in between the larger trees. Alternative street tree plantings may be considered.
 - c. In situations where existing masses of trees are preserved along the street, the Planning Board may waive the requirement for the addition of street trees in those areas.
 - d. Trees shall be planted so that they will not interfere with underground or overhead utilities, block sight easements, or obscure street lights.
 2. Tree species used should be predominantly indigenous to the area. Some introduced species are hardy and acceptable. For a list of recommended street trees see Exhibit 7. Other species may be selected with the approval of the Planning Board, provided however, that in selecting trees, the following criteria shall be used to determine their suitability.
 - a. Positive criteria.
 - 1). A species that is long lived.
 - 2). A species that is native to the area.
 - 3). The hardiness of the tree, including but not limited to, wind firmness, climate requirements, and the characteristics of the soil to hold the tree.
 - 4). The protection of buildings from wind, sun, and other climatic characteristics.
 - 5). The encouragement of wildlife residence.
 - 6). The suitability of size at maturity to the tree's function.
 - 7). The ability to retain soil and control erosion.
 - 8). The ability to reduce noise.
 - b. Negative criteria.
 - 1). Susceptibility to insect and disease attack and to air or water pollution.

- 2). Existence of disease, rot or other damage to the individual tree.

Exhibit 7

Recommended Street Trees

<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>
<i>Acer campestre</i>	Hedge Maple	Small
<i>Acer rubrum</i>	Red Maple	Tall
<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	Tall
<i>Acer saccharum</i>	Sugar Maple	Tall
<i>Acer saccharum</i> 'Green Mountain'	Green Mountain Sugar Maple	Tall
<i>Carpinus caroliniana</i> ¹	American Hornbeam	Small
<i>Fraxinus americana</i> ¹	White Ash	Tall
<i>Fraxinus pennsylvanica lanceolata</i> ¹	Green Ash	Tall
<i>F.p. lanceolata</i> 'Marshall's Seedless'	Marshall's Seedless Green Ash	Tall
<i>Gleditsia triacanthos inermis</i> 'Shademaster'	Shademaster Thornless Honey Locust	Tall
<i>Ginkgo biloba</i> (male only)	Gingko	Tall
<i>Liquidambar styraciflua</i> * ¹	American Sweet Gum	Tall
<i>Phellodendron amurense</i>	Amur Corktree	Medium
<i>Quercus coccinea</i> ¹	Scarlet Oak	Tall
<i>Quercus palustris</i> † ¹	Pin Oak	Tall
<i>Quercus rubra</i> ¹	Red Oak	Tall
<i>Tilia cordata</i>	Littleleaf Linden	Medium
<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	Medium
<i>Zelkova serrata</i> 'Village Green'	Village Green Zelkova	Tall

Notes

– Tall > 40'; Medium 30'-40'; Small < 30'.

† Lower Branches hang down. Should be used in areas where conflicts with pedestrians and vehicles will be at a minimum.

* Large seed pod may cause conflicts with pedestrians. Should not be used near sidewalks.

¹ Indigenous plant material.

3. To prevent the total obliteration of sections of trees by disease or insect infestation, a variety of trees shall be used in each street tree planting. This does not preclude the limited use of a singular specie of tree to create a strong design statement. In general, no more than five (5) trees in a row or in a cluster should be of the same specie.

E. Planting of detention/retention facilities.

All detention or retention facilities not used as an amenity shall be sensitively landscaped to minimize, rather than accentuate, their location. Low maintenance evergreen and deciduous material should be located in a naturalistic manner along the rim of the basin, and water tolerant varieties of tree, shrub, and ground cover should be utilized along the slopes of the basin.

F. Tree protection.

1. Purpose.

The purpose of this section is to establish protective regulations for trees within the Township of Deptford in order to control problems of flooding, soil erosion, air and noise pollution; to protect the public health, safety and welfare of the citizenry of the Township; and to promote quality development in the Township. The intent of this section is to encourage the protection of the greatest number of trees within the tree protection zone and of large specimen trees throughout the Township, regardless of location.

2. Definitions.

The following definitions are repeated from § 6. for easier use by the applicant:

- a. Aesthetic Improvement Cut - The removal, to the minimum extent possible, of the smallest and poorest trees so as to permit land development while retaining the maximum number of larger and healthier trees.
- b. Clear Cutting - The removal of all standing trees on a lot or portion of a lot.
- c. Crown - The branches and foliage of a tree; the upper portion of a tree.
- d. Disturbance Zone - That portion of a lot covered by existing or proposed buildings, structures or improvements and within a certain distance around same as noted below:
 - 1). House or building - Twelve (12) feet (averaged around all sides)
 - 2). Garage - Eight (8) feet
 - 3). Pool - Twelve (12) feet
 - 4). Driveway/ sidewalk - Five (5) feet
 - 5). Septic fields - Ten (10) feet
 - 6). Underground utility - Five (5) feet
 - 7). Paved parking/drive aisle - Five (5) feet
 - 8). Shed - Five (5) feet

- 9). Improvement (other) - Five (5) feet
- e. Drip Line - The perimeter line on the ground measured from the outermost edge of the vertical plane established by the branches of the tree.
 - f. Forester, Professional - A person who has a B.S. degree from a four-year School of Forestry accredited by the Society of American Foresters.
 - g. Non-specimen Tree - Any tree with a diameter less than eighteen (18) inches.
 - h. Recommended Tree Specimen - a tree listed in the Deptford Township catalog of Native and Preferred Trees and Shrubs.
 - i. Selective Cutting - The removal of larger trees on an individual basis while leaving trees of a lesser size.
 - j. Specimen Tree - Any tree with a diameter of eighteen (18) inches and greater, regardless of genus and species.
 - k. Thinning - The removal of undesirable, competitive, diseased or damaged trees so as to cultivate and improve the development of remaining trees on the lot.
 - l. Tree - Any woody perennial plant usually having one (1) main stem or trunk and a more or less definitely formed crown, and which has the potential based on its genus and species to grow to a height of ten (10) feet or more.
 - m. Tree Cluster - six (6) or more trees of the same genus and species each with a minimum diameter of two and one-half (2 ½) inches forming a tree mass of at least six hundred square feet.
 - n. Tree Diameter - The width of a tree, equal to 7/22 of the circumference, measured four and a half (4.5) feet above the ground.
 - o. Tree Mass - A group of trees represented by a line depicting a common drip line.
 - p. Tree Protection Zone - That portion of a lot outside of the Disturbance Zone.
 - q. Tree Removal - The cutting down of a tree, the transplanting of a tree to a site other than that under development, or the infliction of damage to a tree which is of such severity as to show evidence within a period of two (2) years of irreparable harm leading to the ultimate death of a tree. Examples of said serious damage include, but are not limited to: damage inflicted to the root

system by machinery, storage of materials, and soil compaction; changing the natural grade above or below the root system and around the trunk; damage inflicted on the tree permitting fungus infection or pest infestation; excessive pruning; excessive thinning; paving with concrete, asphalt, or other impervious material within such proximity as to be harmful to the tree.

- r. Tree Root Area - The area under a tree extending from the trunk to the drip line.

3. Applicability.

- a. With the exceptions as set forth in this Section, no person shall cut or remove, or cause to be cut or removed, any tree with a diameter of eight (8) inches or greater upon any lands in the Township unless the cutting or removal is accomplished in accordance with the provisions of this Section.
- b. At the time of a minor subdivision, preliminary major subdivision or site plan application submitted pursuant to this chapter, a Tree Protection Management Plan must be submitted if there are ten (10) or more total non-specimen trees, or one (1) or more total specimen trees, cut or removed or proposed to be cut or removed.
- c. The provisions of this Section shall be applicable to all property owners in the Township, or their designees, with the following exceptions:
 - 1). When the property in which the tree(s) are located is in excess of one (1) acre and the owner or his designee has submitted an application to the Deptford Township Planning Board or Zoning Board, as the case may be, for subdivision or site plan approval. For the purposes of calculating one (1) acre in a subdivision application, the total area of all lots shall be considered.
 - 2). Any cultivated tree growing on property actually being used as a nursery, orchard or Christmas tree farm.
 - 3). Any tree cut or removed for agricultural use of lands when operated in accordance with a farm conservation plan approved by the local Soil Conservation Service District, provided that a copy of such plan is filed with the Environmental Commission of Deptford.
 - 4). Any tree, which in the opinion of the Township, constitutes an immediate threat to the health or safety of the general public.
 - 5). Any tree that is dead or diseased.

- 6). Pruning and removal of trees by utility companies to provide for line clearance of utility wires.
 - 7). Harvesting of timber and or silviculture in accordance with a forestry management plan approved by the New Jersey State Bureau of Forestry.
- d. The standards contained herein shall be considered the minimum standards to be met and maintained. Standards established by other Township ordinances, or by state and federal rules and regulations shall apply where those standards are more restrictive than the standards set forth herein.
 - e. Plans for the harvesting of timber and or silviculture shall be in accordance with the standards and recommendations of the New Jersey State Bureau of Forestry. A copy of such plan must be filed with the Environmental Commission of Deptford at least fifteen (15) days prior to the harvesting of timber and/or silviculture.
 - f. Any person claiming that he has conducted harvesting of timber in accordance with the standards and recommendations of the New Jersey State Bureau of Forestry prior to the date of adoption of this chapter, within sixty (60) days after the adoption of this chapter, make application to the Planning Board for a certificate of prior use. The applicant shall provide the Planning Board with a copy of an approved forestry management plan by the New Jersey State Bureau of Forestry. If deemed acceptable, the Planning Board shall issue a certificate of prior use relieving the applicant of an obligation to secure a tree removal permit for continued operations of said timber harvesting. Failure of the Planning Board to act within ninety (90) days shall be deemed to be an approval of the request for a certificate of prior use. Any person who does not file for such a certificate within sixty (60) days of the date of adoption of this chapter shall conclusively be presumed to be bound by the terms of this Section.
4. Requirements of a Tree Protection Management Plan.

If required by this Section, the submission of a Tree Protection Management Plan should indicate the following information on a plot plan:

- 1). Applicant's name, street address, telephone number;
- 2). Lot owner's name, street address, telephone number;
- 3). Lot owner's consent to the application;
- 4). Block and Lot number;
- 5). Location of all existing or proposed buildings, driveways, septic fields, easements, underground utility lines, and other improvements;

- 6). Existing or proposed rights of way;
 - 7). Location of all proposed trees having a diameter of eight (8") inches or greater to be cut, removed, or damaged in such a way as to cause a need for their removal, noting each tree by its species, size and general health condition.
 - 8). Reasons for tree removal, including a description of the type of tree removal: thinning, selective cutting, clear cutting, aesthetic improvement cut.
 - 9). Specifications for the removal of existing trees and for the protection of existing trees to be preserved;
 - 10). Specific proposals for planting replacement trees, if applicable.
 - 11). Existing topography within twenty (20) feet of the proposed disturbed area and proposed grading, if any;
 - 12). Location of existing water courses, wetlands, and floodplains.
5. Review of applications for a Tree Protection Management Plan.
- a. All applications for a Tree Protection Management Plan shall be immediately referred by the Administrative Officer to the Environmental Commission and Planning Board or Zoning Board.
 - 1). The Environmental Commission shall provide a recommendation of approval or denial of the Tree Protection Management Plan application to the Planning Board (or Zoning Board). Failure on the part of the Environmental Commission to provide a recommendation within twenty (20) days, provided that the Environmental Commission receives the application at least ten (10) days in advance of its regularly scheduled meeting, shall be deemed a recommendation for approval. In the event that the Environmental Commission recommends denial of an application, they shall specify, in writing, the reason(s) for their action. The Planning Board (or Zoning Board) shall review and consider the recommendations of the Environmental Commission and the recommendations shall be made a part of the record before either Board. The Planning Board (or Zoning Board) shall have the authority to approve or to deny the Tree Protection Management Plan as part of the subdivision and/or site plan review process.
 - b. The Planning Board or Zoning Board shall review the application for a Tree Protection Management Plan and, if necessary, have the Township Planner, Engineer, Professional Forester, and/or some other consultant as may be required, review the application and inspect the site. All reviews and inspections by the Township Planner, Engineer, Professional Forester, and/or other consultants shall be paid for by the applicant through the deposit of

escrow funds in accordance with a fee schedule adopted by the Township Council.

- c. The Planning Board or Zoning Board or Environmental Commission shall consider the following factors in reviewing an application for a Tree Protection Management Plan and in deciding whether to either recommend approval or denial, or to approve or deny a Tree Protection Management Plan:
- 1). Impact on the growth of remaining trees;
 - 2). Impact on existing drainage patterns;
 - 3). Impact on soil erosion or increased dust;
 - 4). Impact on the vegetative screening between adjacent land uses; and
 - 5). Impact on woodland corridors, stream corridors, greenways, and wildlife habitat.
- d. There is hereby established a presumption that each and every tree of eight (8) inches of diameter or greater located within the tree protection zone or any specimen tree located anywhere on the lot shall be preserved at its location on the site. Each such tree located within the tree protection zone or each specimen tree may be removed only if the Planning Board/Zoning Board finds that the applicant has set forth:
- 1). That it is a necessity to remove trees which pose a safety hazard to pedestrian or vehicular traffic, or threatens to cause disruption of public services.
 - 2). That it is a necessity to remove trees which pose a safety hazard to a building.
 - 3). That it is a necessity to remove diseased trees, trees infested with destructive insects liable to infect healthy trees on the subject or adjacent property, or trees weakened by age, fire or other injury.
 - 4). That it is a necessity to observe good forestry practices, i.e., the number of healthy trees that a given parcel of land will support when documented by a report prepared on behalf of the applicant by a professional forester or a certified landscape architect.
 - 5). That it is a necessity for compliance with other sections of this chapter or with other codes, such as health and other environmental ordinances.
 - 6). Other conditions which, in the judgement of the Planning Board/Zoning Board, warrant the removal of a tree.

- e. No building permit shall be issued until the applicant has obtained approval of its Tree Protection Management Plan application.
6. Planting of new trees - Replacement of trees.
 - a. Where the Planning Board or Zoning Board, whichever has jurisdiction, determines that it is impossible to retain trees in the tree protection zone, or any specimen tree as defined by this Section, due to cutting, filling, or other construction activity, the applicant shall replant one (1") inch of new tree diameter for every four (4") inches of existing tree diameter removed. Replacement trees should be shown on the Tree Protection Management Plan for review. New replacement trees should have a minimum diameter of two and one-half (2.5) inches measured six (6) inches above the ground. Replanting should be done according to the standards specified by the American Nurserymen's Association.
 7. Criteria for the selection of new trees.

When an applicant is required to replace trees as described above, the applicant should replace the trees with the same species that were removed or, with the approval of the Planning Board/ Zoning Board, choose other tree species, preferably native to Deptford Township. Wherever possible trees that serve as important food sources for wildlife such as oak, walnut, cherry, and holly should be selected except in those areas where specific problems caused by falling nuts and fruits would occur. In selecting replacement trees, the following positive criteria should be used. These guidelines should also be followed in choosing trees proposed to be retained or cleared.

- a. Species longevity;
- b. Native to the area;
- c. Hardiness (wind firmness, climate requirements, characteristics of soil to hold tree);
- d. Resistance to insect and disease attack and to pollution;
- e. Aesthetic values (autumn, coloration, type of flowers or fruit, form characteristics);
- f. Low maintenance and care (pruning, etc.);
- g. High wildlife values;
- h. Comfort to surroundings;
- i. Free of disease, rot, or other damage to tree;
- j. Protection of pedestrians, vehicles, and buildings;
- k. Size at maturity;
- l. Effect of soil retention and erosion control; and
- m. Value as a noise buffer.

8. Protection of existing trees.

Applicants should exercise due care to protect trees to be retained from damage during construction. The following procedures shall be observed in order to protect retained trees.

a. Protection from mechanical injury.

- 1). Prior to any grubbing or clearing, all trees to be retained within twenty-five (25) feet of a building and all other improvements should be protected from equipment damage by enclosing the drip lines of the trees with sections of snow fence or boards, wired together. All exposed roots and low hanging branches should be equally protected. Groups of trees may be protected by fencing the drip lines of the entire tree mass to be retained.
- 2). Heavy equipment operators should not damage existing tree trunks and roots. Feeder roots should not be cut closer than the distance of the drip line from the tree trunks and should be cut with pruning shears or other tools which will make a clean cut.
- 3). Tree trunks and exposed roots accidentally damaged during construction should be protected from further damage. Damaged branches should be sawed off at the branch collar. No shellac or pruning paint should be used. When the portion of the tree to be removed is diseased, the pruning equipment should be dipped in alcohol or disinfectant prior to use on another tree to prevent the spread of the disease.
- 4). Deciduous trees should be given an application of liquid slow release, low nitrogen, all purpose fertilizer to aid in their recovery from possible damage caused by construction operations. Such application should be made at a distance of one foot from the trunk to the drip line and should be made as soon as construction is completed and again one (1) year after the first application has been made.
- 5). Trees should not be used for roping, cables, signs or fencing. Nails and spikes should not be driven into trees.
- 6). The area around the base of existing trees should be left open to provide access for water and nutrients. Therefore, no impervious cover, nor storage of equipment, materials, debris, or fill should be allowed within the drip line of any existing tree to be retained.

b. Protection from grade change.

- 1). If an increase of the grade is proposed, the applicant should install either:
 - a). A system of gravel and drain tiles at the old soil level opening into a dry well built around the trunk and designed for each tree, individually fitting the contour of the land so that it drains water away from the tree trunk.
 - b). A retaining wall between the existing grade and the higher grade. A detailed plan for each proposed retaining wall should be provided.
- 2). If a decrease of the grade is proposed, the applicant should initiate one (1) of the following methods to protect the trees:
 - a). Terracing the grade at the drip line and out from the tree.
 - b). A retaining wall between the existing grade and the lower grade. A detailed plan for each proposed retaining wall should be provided.
- c. Protection from excavation.
 - 1). When digging trenches for utility lines and other similar uses, the applicant should adhere to the following, listed in order of preference:
 - a). If possible, trenches should bypass the root area.
 - b). If it is impossible for the trenches to bypass the root area, trenches should be tunneled under the trees.
 - c). If trenches must be dug along the side of a tree, the following precautions should be observed.
 - i. Trenches should be no closer to the trunk than half the distance from the drip line.
 - ii. As few roots as possible should be cut.
 - iii. If roots are cut, they should be cut as cleanly as possible.
 - iv. The trench should be backfilled as soon as possible, avoiding soil compaction.
- d. Protection during construction clean-up.
 - 1). All construction debris should be hauled away. No such debris should be burned or buried.

- 2). Fences and barriers around trees should be the last thing to be removed from the site, prior to the installation of additional landscaping or building occupancy.

G. Site protection and general planting requirements.

1. Topsoil preservation - Topsoil shall be stockpiled and redistributed on all landscaped surfaces to a depth of four (4) to six (6) inches.
2. Removal of debris - All site generated, naturally decomposing, landscape debris can be disposed of onsite, but not in areas of existing landscaping or where decomposition of material will cause hazardous settlement.
3. Slope plantings - All bare slopes shall be stabilized with vegetation. Steep slopes shall be stabilized with a combination of stabilizing fabrics, berms, terraces, or other means and vegetation.

H. Planting specifications.

1. All shade and street trees shall have a minimum caliper of two and one half (2.5) inches.
2. All ornamental and flowering trees shall have a minimum height of six (6) to eight (8) feet.
3. All evergreen trees shall have a minimum height of five (5) to six (6) feet unless otherwise determined by the Planning Board or Township Planner.
4. Shrub and ground cover sizes shall be determined on a case-by-case basis.
5. Trees and shrubs shall be of nursery-grown stock and shall be insect and disease resistant.
6. Trees and shrubs should be planted according to the following recommended horticultural procedures:
 - a. Plants should be well-formed and healthy nursery-grown stock. The root ball should be inspected to insure that it is undamaged and contains good quality soil and that it encompasses the entire root system.
 - b. Planting operations shall be performed during periods within the planting season when weather and soil conditions are suitable and in accordance with accepted local practices.

- c. Deciduous and evergreen tree planting holes shall be a minimum of two (2) feet larger than the diameter of the root ball and dug to a depth that will place the trees in the same relation to finished grade as the tree bore to its previous existing grade. The root ball shall sit on a convex mound of undisturbed subgrade. Topsoil and subsoil shall be mixed thoroughly with sphagnum peat or humus before backfilling.
- d. Shrub planting holes shall be a minimum of twelve (12) to eighteen (18) inches larger than the ball.
- e. Plantings shall be set plumb and straight. The planting shall be set at such a level that, after settlement, a normal or natural relationship to the crown of the plant with the ground surface will be established. The plant shall be located in the center of the pit. Roots shall be spread evenly throughout the hole and soil added carefully.
- f. The backfill soil should be tamped in place and the hole filled to the top of the root ball. The added soil should be tamped gently, but not compacted, and an eight (8) inch soil saucer rim for the evergreen and deciduous trees and a three (3) inch saucer rim for the shrubs should be created. A saucer rim is not needed when a shrub is planted in a mulched planting bed.
- g. Plants shall be thoroughly watered according to the watering schedule.
- h. Contractor shall report to the Township Planner any soil or drainage conditions considered detrimental to the growth of the plant material.
- i. Insofar as it is practical, plant material shall be planted on the day of delivery. In the event this is not possible, the contractor shall protect stock not planted. Plants shall not remain unplanted for longer than a three (3) day period after delivery.
- j. Quality and size of plants, spread of roots, and size of balls shall be in accordance with AANI Z60.1-1986 (or current addition) "American Standard for Nursery Stock" as published by the American Association of Nurserymen, Inc.
- k. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be handled from the bottom of the ball only.
- l. Tree trunks shall be wrapped with tree wrap which shall be removed after one (1) growing season.

- m. In the case of balled and burlapped trees, the burlap and bindings shall be removed from the vicinity of the trunk. If synthetic, non-biodegradable burlap and twine is used, complete removal of these materials shall be required after setting plant material in hole.
- n. All trees and shrubs shall be delivered to the site unpruned. Each tree and shrub shall be pruned in accordance with standard horticultural practices to preserve the natural character of the plant. One-third (1/3) of the leaf area should be removed by thinning the branches and reducing their length. The central leader of the tree shall not be cut.
- o. Trees shall be supported immediately after planting. All trees greater than six (6) inches shall be guyed to anchors. Smaller trees shall be staked with two (2) wood stakes. The stakes shall have a minimum two (2) inch nominal diameter. The support wires between the stakes and the tree shall be a double strand of galvanized wire, with a minimum of No. 15 gauge. To protect the tree from injury, the portion of the support wire in contact with the tree shall be encased in reinforced rubber hosing or its equal. To increase the visibility for safety, surveyor's flags shall be tied to the support wires.
- p. All planting beds and tree saucers shall be dressed to a minimum depth of three (3) inches with shredded hardwood mulch.
- q. No plant, except ground covers, shall be planted less than two (2) feet from existing structures and sidewalks.
- r. No deciduous or evergreen trees shall be planted closer than ten (10) feet to a sanitary or utility easement.
- s. Underground irrigation systems shall be installed in all buffers and other areas of mass planting.
- t. All plant material shall be guaranteed by the contractor to be in a vigorous growing condition. Provisions shall be made for a growth guarantee of at least two (2) years for trees and a minimum of two (2) growing seasons for shrubs. Replacement of dead or diseased material shall be made at the beginning of each planting season. All replacements shall have a guarantee equal to that stated above.

J. Landscape plan requirements.

- 1. In the design of a landscape plan, plantings shall be provided in the varieties, quantities and site locations necessary to:

- a. Reduce glare and reflection, and to buffer noise and objectionable views.
 - b. Complement or improve upon existing landscaping on adjoining properties.
 - c. Provide moisture retention, soil stabilization, wind breaks and air purification.
 - d. Moderate ground surface, building and stream water temperatures.
 - e. Provide seasonal color variety.
2. On a case-by-case basis provisions may be made for the moving of on-site specimen trees to other locations on-site if requested by the applicant or the Planning Board.
 3. The landscape plans shall be prepared by a Landscape Architect certified by the State of New Jersey.
 4. Landscape plans shall show all existing plants and natural features that are to remain. All existing trees with diameters of eight (8) inches or greater shall be located and identified by species, size and condition. When groups of trees are to be saved, the locations of the trees only on the perimeter may be shown.
 5. All specimen and tree masses to be preserved and the corresponding tree protection zones and their protection device details shall be shown.
 6. All proposed plant locations shall be:
 - a. Graphically shown at ten year's growth.
 - b. Leadered and referenced (plant symbol or key) to a plant list.
 7. Plant list shall include:
 - a. Plant symbol or key;
 - b. Quantity;
 - c. Botanical and common name;
 - d. Size at planting;
 - f. Bagged & Burlap, can size, and similar notes; and
 - g. Other notes such as: multi-trunk, heavy, etc.
 8. Typical landscape details and specifications shall be shown, including, but not limited to: planting details, fertilizer rates, ground preparation, and grass seed types.
 9. Berm location and height.

- a. Berms should be so located as to work in conjunction with fences and vegetation to provide an effective screen. Their locations shall not impede or dam the flow of surface runoff.
 - b. Berms shall not exceed five (5) feet in height and shall not have a slope greater than 3:1.
 - c. Berm contours shall be shown and referenced to existing and proposed contours.
10. All other landscape elements such as fences, walls, street furniture, trash receptacles, and so forth, shall be located and details of same included on the plan.
 11. Light standard locations and onsite utilities that may conflict with landscaping shall be shown.
 12. A watering schedule shall be included with all landscape plan submissions.

K. Bonding.

The developer shall post performance bonds prior to the planting of the street trees and required landscaping in an amount determined by the Township Engineer. A bond shall be established to guarantee the replacement of any plant material which does not survive for a period of two (2) years from installation.

§ 32. Common open space standards.

- A. The following standards for the provision of common open space pertain to any multi-family development in the Township, including but not limited to the RM-1 and RM-2 Districts and PUD's.
 1. Not less than twenty-five percent (25%) of land area of every multi-family development shall be preserved as common open space or shall be dedicated to active recreational or community facilities.
 2. At least twenty-five percent (25%) of the required open space area shall be free of environmental constraints such as flood plains, wetlands, bodies of water, storm water drainage ways and basins, or steep slopes. This land shall be utilized for common recreational or community facilities.
 3. Common, active recreation shall be provided at a ratio of not less than one (1) acre for every one hundred (100) anticipated residents.

4. The recorded plan and deeds shall indicate that no additional development of principal structures can occur in the common open space area. The open space shall be restricted against any future building, development or use, except as is consistent with that of providing for open space for recreational, conservation, agriculture or aesthetic satisfaction of the residents of the development or of the general public. Buildings or uses for non-commercial recreation, cultural, or agricultural purposes compatible with the open space objectives may be permitted only with the express approval of the Planning Board, following the approval of the building and site plans by the Planning Board.
5. Any land set aside as open space must be made subject to a deed restriction or agreement in a form acceptable to the Planning Board and duly recorded in the office of the Recorder of Deeds of Gloucester County. All documents pertaining to the conveyance and maintenance of the open space shall meet the approval of the Planning Board as to legal form and effect.
6. Methods of conveyance - All open space must be conveyed in accordance with one of the following methods:
 - a. Dedication in fee-simple to the Township - The Township may, at the discretion of the Township Council, accept any portion or portions of the open space provided:
 - 1). It is determined by the Planning Board that such land is suitable in size, shape, location, and access and the Township Council may determine that such lands will benefit the general public of the municipality;
 - 2). The Township agrees to and has access to maintain such lands;
 - 3). The titles are conveyed to the Township without cost; and
 - 4). The Township Council shall adopt a resolution accepting the deed of dedication from the landowner together with an account of monies as determined by the Township Council which shall be deposited in a special municipal trust account that shall be used only for the purpose of maintaining the land. The maintenance funds shall be determined by the Township Engineer based on an estimate of annual costs for the maintenance of the site including constructed facilities. Sufficient funds shall be posted to cover all costs is perpetuity and shall be based on a present worth value using a three percent (3%) rate of return.
 - b. Conveyance of title to a conservancy, corporation, homeowners association, funded community trust, condominium corporation, individual or other legal entity, provided that:

- 1). The terms of such instrument of conveyance must include provisions suitable to the municipality assuming such organization can guarantee:
 - a). The continued use of such land for the intended purpose in perpetuity;
 - b). Continuity of proper maintenance;
 - c). Availability funds required for such maintenance;
 - d). Adequate insurance protection;
 - e). Provision for payment of applicable taxes;
 - f). The right of the Township to enter upon and maintain such property at the expense of the organization in the event the organization fails to maintain the property; and
 - g). Such other covenants and/or easements necessary to fulfill the purposes and intent of this chapter.
- 2). The following are prerequisites for a condominium corporation, homeowners association, or similar entity:
 - a). Disposition of the open space must be approved by the Planning Board, prior to final plan approval, and the final plats recorded before any dwelling units are sold, leased, or otherwise conveyed;
 - b). Membership must be mandatory for each buyer and/or lessee. The organizational papers shall set forth the voting rights and the manner and time of transference of the organization and its assets from developer to homeowner;
 - c). It must be responsible for liability insurance, taxes, recovery for loss sustained by casualty, condemnation or otherwise, and the maintenance of recreational and other facilities;
 - d). Members or beneficiaries must pay their pro rata share of the costs, and the assessment levied can become a lien on the property, including any maintenance and associated administrative costs incurred by the municipality;

- e). Such corporation or association shall not be dissolved nor shall it dispose of the open space by sale or otherwise, except to an organization conceived and established to own and maintain the open space. The corporation or association must first offer to dedicate the open space to the Township before any such sale or disposition of open space.
- f). The dedication of open space, streets, or other lands in common ownership of the corporation, association, individual, or other legal entity or the Township shall be absolute and not subject to reversion for possible future use for further development.

§ 33. Water supply.

Where applicable the Residential Site Improvement Standards (N.J.A.C. 5:21-5) and the following shall apply.

- A. Where public water is accessible, water mains shall be constructed in such a manner as to make adequate water service available to each lot or building within the development. The entire system shall be designed in accordance with the requirements and standards of the Deptford Township Municipal Utilities Authority and/or the state agency having approval authority and shall be subject to their approval. The system shall also be designed with adequate capacity and sustained pressure to service the lots and permit necessary fire-fighting abilities, and in a looped system with no dead-end lines, whenever possible.
- B. Where no public water is accessible, water shall be furnished on an individual lot basis. Well installation, sealing and testing shall be in accordance with the New Jersey Standards for Construction of Water Supply Systems in Realty Improvements (Chapter 199 of the Public Laws of 1954), as amended, and in accordance with the guidelines, resolutions and requirements adopted by the County Board of Health and the Deptford Township Municipal Utilities Authority. Prior to being placed in consumer use and prior to the issuance of a certificate of occupancy for any building served by the well, the developer shall certify to the County Board of Health and the Deptford Township Municipal Utilities Authority that he complied with all applicable state, county and local regulations.
- C. If a public water supply system will be provided to the area within a six-year period as indicated in the municipal water master plan, official map, or other official document, the Deptford Township Municipal Utilities Authority may require installation of a capped system or "dry lines" (mains, only) within the road right-of-way; or alternatively, the Municipal Utilities Authority may require a payment in lieu of the improvement.
- D. Fire hydrants.

1. Fire hydrants shall be provided as required by the Fire Marshall's Office of the Township of Deptford.
2. Hydrants shall be spaced to provide necessary fire flow, and the average area per hydrant typically should not exceed 120,000 square feet. In addition, hydrants shall be spaced so that each residence shall be within five hundred (500) feet of a hydrant and that all commercial buildings shall be within five hundred (500) feet of a hydrant.
3. A hydrant shall be located at all low points and at all high points with adequate means of drainage provided.

§ 34. **Sanitary sewers and septic systems.**

Where applicable the Residential Site Improvement Standards (N.J.A.C. 5:21-6) and the following shall apply.

A. Sanitary sewers.

Where a public wastewater treatment plant and collection system is accessible, or where such facilities are to be constructed as a condition of approval of any application for development, the developer shall construct such wastewater treatment facilities and/or sanitary sewer lines and building connections in accordance with the design criteria and permit requirements of the Deptford Township Municipal Utilities Authority and those of the New Jersey Department of Environmental Protection and Energy. The planning, design, construction, installation, modification, and operation of any treatment works shall be in accordance with the applicable NJDEPE regulations implementing the New Jersey Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and the New Jersey Water Quality Planning Act (N.J.S.A. 58:11-A-1 et seq.) and in such a manner as to make adequate sewage treatment available to each lot and building within the development.

- B. If a public sanitary sewer system will be provided to the area within a six-year period as indicated in the municipal sewer master plan, official map, and other official document, the Deptford Township Municipal Utilities Authority may require installation of a capped system (mains, only) within the road right-of-way; or alternatively the Municipal Utilities Authority may require a payment in lieu of the improvement. Capped sanitary sewers shall be allowed only in areas indicated for sewer service in the State of New Jersey Statewide Water Quality Management (WQM) Plans and where permitted by the NJDEPE through sewer connection approval.

C. Septic systems.

1. On-site sewage systems, including septic tanks shall be permitted only when it is infeasible to connect to or extend an existing sanitary sewer, as provided for above.
2. On-site sewage systems shall conform to the regulations of the Gloucester County Department of Health, the New Jersey Department of Environmental Protection, and all other applicable local, county, state, and federal regulations. All systems should be referred to the Deptford Township Municipal Utilities Authority for review.

§ 35. **Stormwater management.**

Where applicable the Residential Site Improvement Standards (N.J.A.C. 5:21-7) and the following shall apply.

A. General.

1. All development plans shall include a Stormwater Management Report prepared, signed and sealed by an engineer licensed by the State of New Jersey. The report is to analyze pre- and post-development conditions and conveyance system design. Drainage area maps are to be provided. Calculations justifying runoff coefficients, travel time, flow rates, flow volumes, storage volumes and discharge rates, pipe routing tables, etc., are to be included.
2. The storm water management plans submitted shall demonstrate careful consideration of the general and specific concerns, values and standards of the Township master plan and applicable county, regional and state storm drainage control programs, any county mosquito commission control standards, and shall be based on environmentally sound site planning, engineering and architectural techniques.
3. Development shall use the best available technology to minimize off-site storm water runoff, increase on-site infiltration, simulate natural drainage systems, and minimize off-site discharge of pollutants to ground and surface water and encourage natural filtration functions. Best available technology may include measures such as detention or retention basins, recharge trenches, piping, contour terraces and swales.
4. It shall be the policy of the Planning Board to require the ownership and maintenance of all stormwater basins serving residential areas to be located on property owned and maintained by a homeowner's association. In no case shall a stormwater basin be located and maintained by an individual residential lot.

5. Detention basins are preferred over retention basins. Specific requirements for retention basins are not included herein but will be determined on a case-by-case basis.
6. It shall be the policy of the Planning Board to minimize the number of basins by encouraging the joint use of basins between various developments and minimizing the number of basins within a development.

B. System strategy and design.

Storm water management system strategy and design shall comply with the specifications set forth below:

1. Stormwater management: System demand.
 - a. Watershed storm water management requires the determination of two runoff parameters: runoff peak rate of discharge and runoff volume. Both parameters shall be used in the comparison of pre-development conditions.
 - b. Peak rate of discharge calculations shall be used to determine the configurations and sizes of pipes, channels, and other routing or flow control structures. Runoff volume calculations shall be used to determine the necessity for, and sizing of, detention facilities.
 - c. Runoff Peak Rate of Discharge Calculations - The peak rate of runoff for areas of up to one-half of a square mile shall be calculated by the Rational method.
 - 1). Typical C Values for storms of 5 to 10 years between periods are provided in Exhibit 8. Run-off coefficients in the following sources may also be used:

U.S. Department of Commerce, Bureau of Public Roads, May 1965, Design of Roadside Channels - Hydraulic Design Series No. 4 as supplemented or amended; and

Department of Transportation, Federal Aviation Administration, July 1970, AC 150/5320-5B, Airport Drainage, as supplemented or amended.
 - 2). The time of concentration (t_c) for overland flow shall be estimated from Exhibit 9. The analysis shall also consider the procedure outlined in sections 3.12 (c) for Technical Release (TR) No. 55, Urban Hydrology for Small Watersheds, U.S. Department of Agriculture, Soil Conservation Service, as supplemented and

amended (S.C.S. method). Travel path shall be indicated on the drainage maps. For the developed condition, a minimal length of sheet flow should be used and the maps should demonstrate that the length is realistic. Alternative methods of determining the time of concentration may be considered.

- 3). Rainfall intensity as a function of duration and storm recurrence frequency shall be based upon geographically appropriate data as depicted in the plates in technical paper No. 25, Rainfall Intensity Duration-Frequency Curves, U.S. Department of Commerce, Weather Bureau, as supplemented and amended. Rainfall intensity values may also be estimated from Exhibit 10. Intensity curves may be based on local rainfall frequency data, where available. In all instances, a minimum time of concentration of 5 minutes should be used. For storm sewer design a twenty-five (25) year storm frequency should be considered as a minimum unless special circumstances are involved, such as evidence of local flooding, inadequate downstream storm water facilities, and technical ambiguities. A 100-year storm frequency should be used for culverts and bridges. The system should be designed so that all inhabitable buildings are outside the 100-year flood limit.
- 4). The size of the drainage area shall include on-site and off-site lands contributing to the design point.

EXHIBIT 8
RUNOFF COEFFICIENTS
AMC II

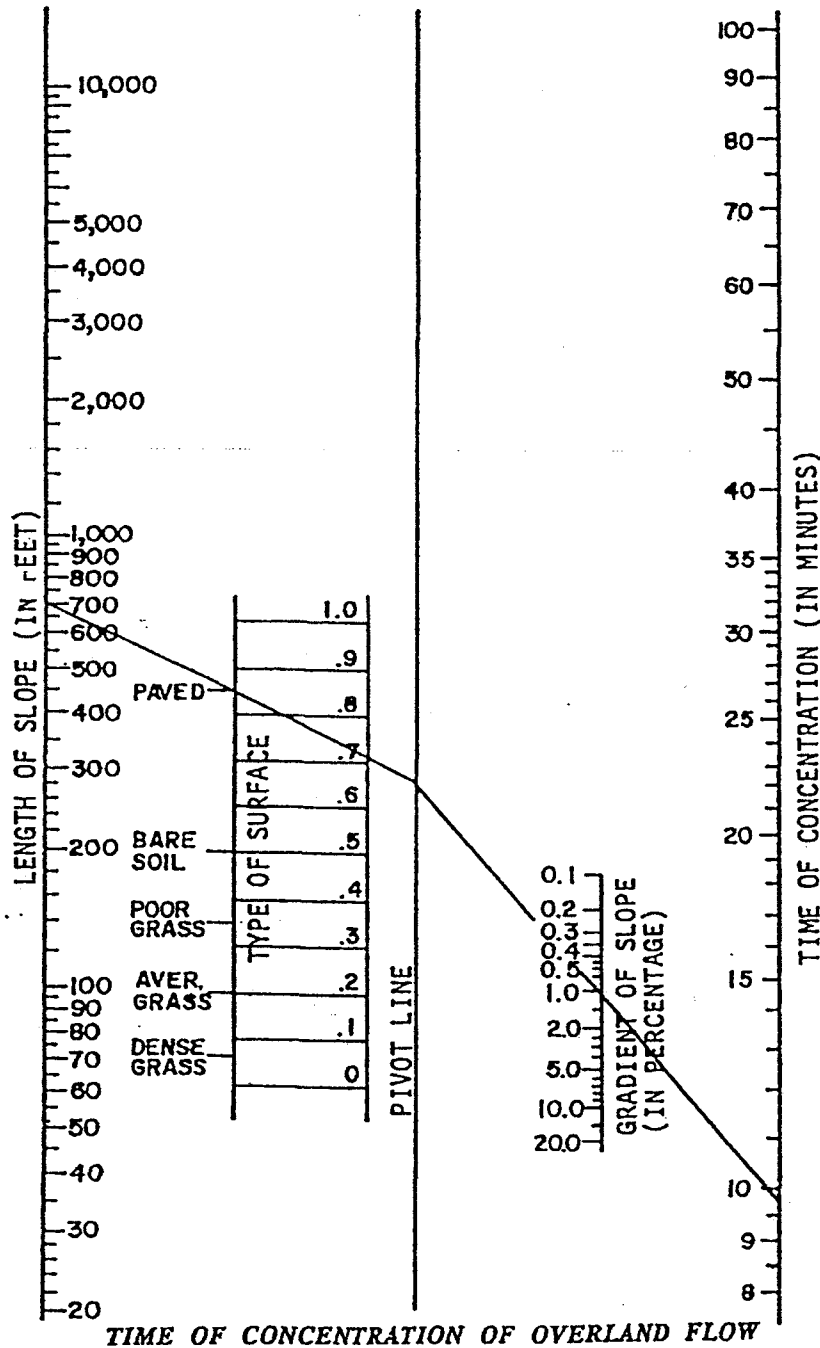
LAND USE DESCRIPTION	HYDRO. SOIL GROUP			
	A	B	C	D
Cultivated land: without conservation treatment	.49	.67	.81	.88
with conservation treatment	.27	.43	.61	.67
Pasture or range land: poor condition	.38	.63	.78	.84
good condition	—	.25	.51	.65
Meadow: good condition	—	—	.44	.61
Wood or forest land: thin stand, poor cover, no mulch	—	—	.59	.79
good cover	—	—	.45	.59
Open spaces, lawns, parks, golf courses, cemeteries				
good condition: grass cover on 75% or more of the area	—	.25	.51	.65
fair condition: grass cover on 50% to 75% of the area	—	.45	.63	.74
Commercial and business areas (85% impervious)	.84	.90	.93	.96
Industrial districts (72% impervious)	.67	.81	.88	.92
Residential:				
Average lot size—Average % Impervious				
1/8 acre or less 65	.59	.76	.86	.90
1/4 acre 38	.25	.55	.70	.80
1/3 acre 30	—	.49	.67	.78
1/2 acre 25	—	.45	.65	.76
1 acre 20	—	.41	.63	.74
Paved parking lots, roofs, driveways, etc.	.99	.99	.99	.99
Streets and roads:				
paved with curbs and storm sewers	.99	.99	.99	.99
gravel	.57	.76	.84	.88
dirt	.49	.69	.80	.84

Source: New Jersey Department of Environmental Protection, *Technical Manual for Stream Encroachment* (Trenton, New Jersey: Department of Environmental Protection, 1984), p. 51.

EXHIBIT 9

NOMOGRAPH FOR THE DETERMINATION OF TIME OF CONCENTRATION

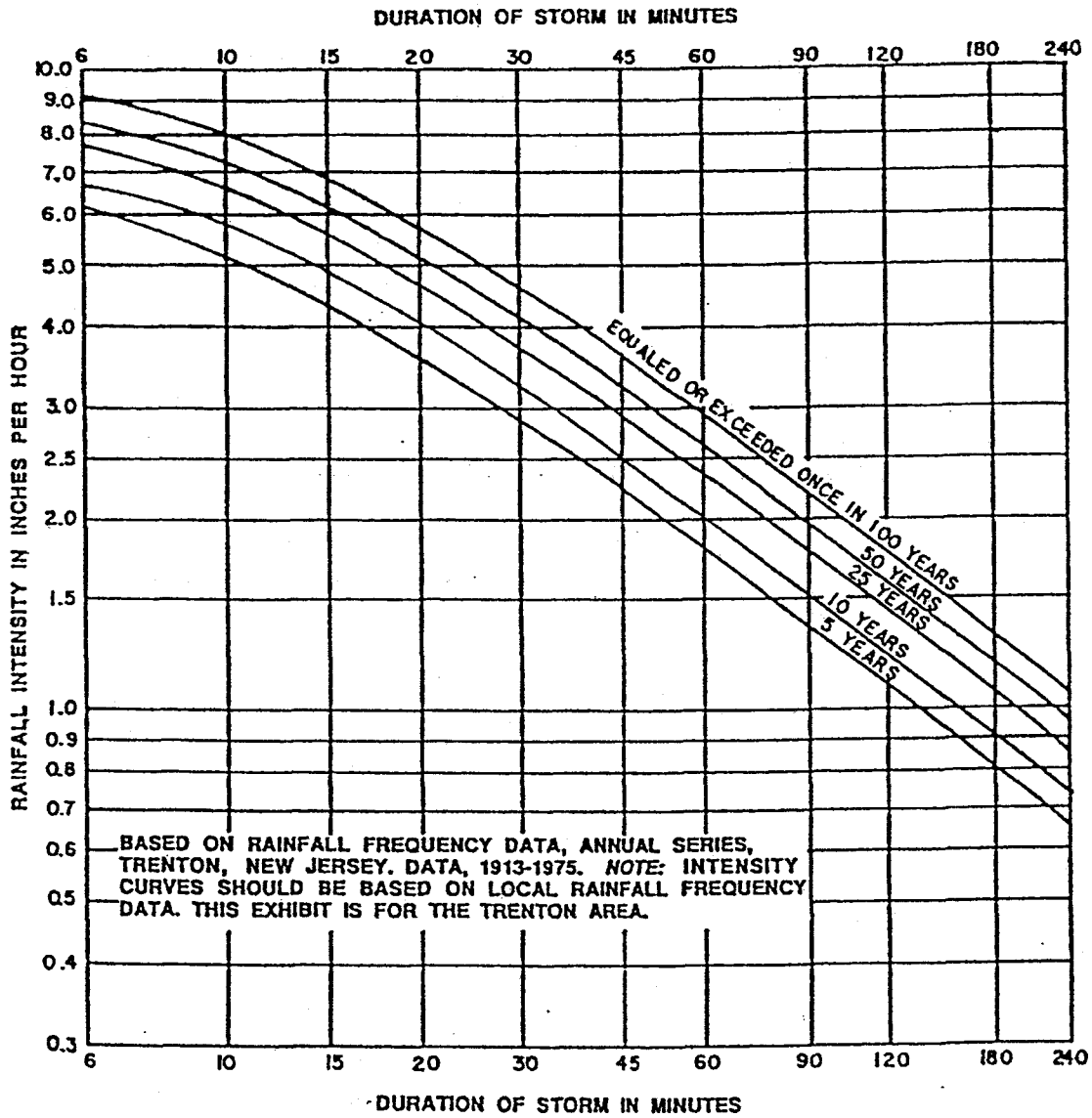
EXAMPLE:
700' OF PAVEMENT ON A
1.0% SLOPE = 9.8 MIN.



Source: New Jersey Department of Transportation

EXHIBIT 10

RAINFALL INTENSITY CURVES (SAMPLE)



Source: State of New Jersey, Department of Environmental Protection, Division of Water Resources, *Flood Plain Management* (Trenton, NJ: DEP, 1976).

- 5). Computer software adaptations of the Rational Method calculations are acceptable provided that their data and graphic printout allow review and evaluation.
- 6). The peak rate of runoff for areas greater than one-half square mile shall be calculated by the hydrograph analysis method as outlined in TR No. 55 (S.C.S. method), as supplemented and amended.
- 7). Unless otherwise documented, the following assumptions are to be used for determining runoff coefficients:
 - a). For computing existing flow conditions, a "good" hydrologic condition shall be assumed. A "brush" cover type is to be used unless other types of cover can be documented. The calculations shall also account for existing ponding conditions on the site. The lowest condition (i.e. highest coefficient) for that use type and soil group is to be used.
 - b). For the proposed conditions, a hydrologic condition resulting in the lowest coefficient for that use type and soil group is to be used for non-residential areas. A fair condition can be used for residential use. For residential lots, a woods, meadows, or brush condition shall not be assumed unless portions of the property are deed restricted so as to remain in a natural condition.
 - c). Assume stone lots will eventually be paved.
 - d). Runoff Volume Calculation.
 - 1). Runoff volume shall be calculated by the hydrograph analysis method as outlined in TR No. 55 (S.C.S. method). This method shall generally be used for watersheds with drainage areas of less than five square miles. For drainage areas of less than 5 acres, the Rational Method triangular hydrograph approximation may be used as an alternative.
 - 2). Runoff volume for drainage areas of greater than five square miles shall be calculated by Special Report No. 38, Magnitude and Frequency of Floods in New Jersey With Effects of Urbanization, State of New Jersey, Department

of Environmental Protection, Division of Water Resources (Stankowski Method).

- 3). Computer software adoptions of these calculations are acceptable provided that their data and graphic printout allow review and evaluation.
2. Stormwater management: System strategy.
 - a. A system emphasizing a natural as opposed to an engineered drainage strategy shall be encouraged.
 - b. The applicability of a natural approach depends on such factors as site storage capacity, open channel hydraulic capacity, and maintenance needs and resources.
 - c. Hydraulic capacity for open channel or closed conduit flow shall be determined by the Manning Equation, or charts/nomographs based on the Manning Equation. The hydraulic capacity is termed Q and is expressed as discharge in cubic feet per second. The Manning roughness coefficients to be utilized are shown in Exhibit 11.

EXHIBIT 11

MANNING ROUGHNESS COEFFICIENTS

<u>Material</u>	<u>Coefficients</u>
Closed Conduits	
Cast Iron Pipe	0.013
Corrugated Metal pipe	0.024
Concrete Pipe	0.015
Vitrified Clay Pipe	0.015
Plastic Pipes, Smooth Wall Interior	0.012
Plastic Pipes, Corrugated Interior	0.020
Constructed Channels	
Concrete Channels, Float Finish	0.014
Concrete Channels, Broom Finish	0.016
Asphalt Channel	0.016
Rip Rap Channel d50 = 6 inches	0.035
Rip Rap Channel d50 = 12 inches	0.040

- d. Open, vegetated channels are to be designed in accordance with the "Standards for Soil Erosion and Sediment Control in New Jersey". Specific reference is made to Section 4.3.1 of the referenced standards. Channels shall be designed to maintain a dry condition. A minimum two (2) percent grade shall be maintained unless otherwise approved by the Township engineer.
 - e. Velocities in closed conduits at design flow shall be no less than 2.0 f.p.s. and not more than the velocity which will cause erosion damage to the conduit.
3. Stormwater management: System design - Pipe capacity, material, and placement.
- a. Pipe size shall be dictated by design runoff and hydraulic capacity.
 - b. Hydraulic capacity shall be determined by the Manning Equation.
 - c. In general, minimum pipe size shall be eighteen (18) inch diameter except those lines serving a single inlet which may be reduced to fifteen (15) inches.
 - d. All discharge pipes shall terminate with a concrete head-wall with or without wing-walls as conditions require. Cut-off walls are to be provided.
 - e. Materials used in the construction of storm sewers shall be reinforced concrete or ductile iron. In certain instances, the use of corrugated aluminum, PVC, or HDPE may be allowed. Specifications referred to, such as ASA, ASTM, AWWA, etc., should be the latest revision.
 - 1). Reinforced concrete pipe:
 - a). Circular reinforced concrete pipe and fittings shall meet the requirements of ASTM C-76.
 - b). Elliptical reinforced concrete pipe shall meet the requirements of ASTM C-507.
 - c). Joint design and joint material for circular pipe shall conform to ASTM C-443.
 - d). Joints for elliptical pipe shall be bell and spigot or tongue and groove sealed with butyl, rubber tape, or external sealing bands conforming to ASTM C-877 or rubber gaskets. Pipe thirty-six (36) inches and larger shall be grouted on the inside up to the springline.

- e). All pipe shall be Class III unless a stronger pipe (i.e., higher class) is indicated to be necessary.
- f). The minimum depth of cover over the concrete pipe, measured to subgrade, shall be as designated by the American Concrete Pipe Association, as follows:

Pipe Diameter (inches)	ASTM Class Pipe	Minimum Cover (Surface to top of pipe)	Pipe Diameter (inches)	ASTM Class Pipe	Minimum Cover (Surface to top of pipe)
12"	III	17"	24"	III	15"
	IV	12"		IV	6"
	V	7"		V	6"
15"	III	16"	30"	III	10"
	IV	11"		IV	6"
	V	7"		V	6"
18"	III	16"	36" & above	III	10"
	IV	10"		IV	6"
	V	6"			

- 2). Ductile iron pipe shall be centrifugally cast in metal or sand-lined molds to ANSI A21.51-1976 (AWWA C1512-76). The joints shall conform to AWWA C111. Pipe shall be furnished with flanges where connections to flange fittings are required. Pipe should be Class 50 ductile iron pipe. The outside of the pipe should be coated with a uniform thickness of hot applied coal tar coating in accordance with AWWA C104. Ductile iron pipe shall be installed with Class C, Ordinary Bedding.
- 3). Corrugated Aluminum Pipe. Within the public right-of-way and where severe topographic conditions or the desire to minimize the destruction of trees and vegetation exist, corrugated aluminum pipe, pipe arch or helical corrugated pipe may be used. The material used shall comply with the Standard Specifications for Corrugated Aluminum Alloy Culvert and Under Drains AASHTO designation M196 or the Standard Specification for Aluminum Alloy Helical Pipe AASHTO designation M-211. The minimum thickness of the aluminum pipe to be used shall be: less than twenty-four inch diameter or equivalent, seventy-five thousandths (0.75) inch (fourteen gauge); twenty-four inch diameter and less than forty-eight inch in diameter or equivalent, one hundred and five thousandths (.105) inch (twelve gauge); forty-eight inch but less than seventy-two inch diameter or equivalent, one hundred thirty-five thousandths (.135) inch (ten-gauge); and seventy-two diameter or

equivalent and larger, one hundred sixty-four thousandths (.164) inch (eight gauge).

- f. Design of pipe bedding shall be based on a Class "D" bedding. However, construction shall be in accordance with Class "C" bedding.
 - g. Maintenance easements shall be provided around storm water facilities where such facilities are located outside of the public right-of-way. The minimum width of the easement shall be twenty (20) feet.
4. Stormwater management: System design - Inlets, catch basins, and manholes.
- a. Inlets, catch basins and manholes shall be designed in accordance with NJDOT Standards and Specifications. Frames and grates shall be Campbell Foundry Company Pattern No. 2617 or 2618 Bicycle Grates with stream-flowing grating, or equal.
 - b. Inlets are to be located at all street intersections to prevent gutter flows from crossing the intersection.
 - c. The maximum manhole spacings shall be five hundred (500) feet in all cases. In off-road areas, this should be decreased to two hundred-fifty (250) feet.
 - d. In general, only precast manholes should be allowed. If constructed manholes are used, the exterior is to be mortared coated.
 - e. If precast manhole barrels and cones are used, they shall conform to ASTM Specification C-473 with round rubber gasketed joints, conforming to ASTM Specification C-923. Maximum absorption shall be eight (8) percent in accordance with ASTM Specification C-478, method A.
 - f. If precast manholes are utilized, the top riser section shall terminate less than one (1) foot below the finished grade and the manhole cover shall be flush with the finished grade.
 - g. Manhole frames and covers shall be of cast iron conforming to ASTM Specification A-48 Class 30 and be suitable for H-20 loading capacity. Frame and covers shall be Campbell Foundry Company Pattern No. 1012B, or equal. All manhole covers in rights-of-way or in remote areas shall be provided with a locking device. In remote areas, the frame and cover shall be set six (6) inches above grade. The words "STORM SEWER" shall be cast integrally in the cover.
5. Stormwater management: System design - Detention facilities.

- a. Development shall use the best available technology to accommodate storm water management by natural drainage strategies. Detention facilities require an analysis of natural and /or manmade downstream systems to determine the practicality and effect of direct discharge without construction of attenuation facilities. This would include constructing sufficient downstream drainage to a point where storm water can be discharged without causing damage.
- b. Non-structural management practices, such as, cluster land use development, open space acquisition, stream encroachment, and flood hazard controls shall be coordinated with detention requirements. Changes in land use can often reduce the scope and cost of detention provisions required by means of appropriate changes in run-off coefficients.
- c. Detention and all other storm water management facilities shall conform to the standards under the New Jersey DEPE.
- d. Where detention facilities are deemed necessary, they shall accommodate site run-off generated from 2-year, 10-year, 25-year, and 100-year storms considered individually, unless the detention basin is classified as a dam, in which case the facility must also comply with the Dam Safety Standards. N.J.A.C. 7:20. These design storms shall be defined as either a 24-hour storm using the rainfall distribution recommended by the U.S. Soil Conservation Service when using U.S. Soil Conservation Service procedures (such as U.S. Soil Conservation Service, Urban Hydrology for Small Watersheds, Technical Release No. 55) or as the estimated maximum run-off at the site when using a design method such as the Modified Rational Method. The peak runoff rate from the post-development 25 year return period storm event shall not exceed the pre-development runoff rate from the 10 year return period storm event. Runoff greater than that occurring from the 100-year, 24-hour storm will be passed over an emergency spillway. Detention will be provided such that after development the peak rate of flow from the site will not exceed the corresponding flow which would have been created by similar storms prior to development. For purposes of computing run-off, lands in the site shall be assumed, prior to development, to be in good-condition (if the lands are pastures, lawns or parks), with good cover (if the lands are woods), or with conservation treatment (if the land is cultivated), regardless of conditions existing at the time of computation.
- e. In calculating the site run-off to be accommodated by a detention facility, the method to be used is a tabular hydrograph method as presented in TR No. 55 (S.C.S. method) as supplemented and amended. For permanent ponds or "wet" basins, the volume of detention storage shall be computed above the normal water surface elevation.

- f. Detention facilities shall be located as far horizontally from surface water and as far vertically from ground-water as is practicable.
- g. Detention facilities shall not intercept the post-development groundwater table. The bottom of all basins should be at least two (2) feet above the estimated elevation of the seasonal high water table. Soil borings must be provided prior to the design of detention facilities to verify soil conditions, groundwater and seasonal high water table elevations. Detention basins are to be designed to be dry when not attenuating storm water runoff. In order to maintain a dry condition, the bottom shall be designed with a two (2) percent grade and/or with underdrains.
- h. The following list of general structural criteria shall be used to design storm water detention basins. Due to the uniqueness of each storm water detention basin and the variability of soil and other site conditions, the criteria may be modified or appended at the discretion of the reviewing Engineer if reasons for the variance are indicated in writing.
 - 1). Detention components: Principal outlets (quantity control).
 - a). To minimize the chance of clogging and to facilitate cleaning, outlet pipes shall be at least six (6) inches in diameter. Similarly, riser pipes, if utilized, shall be at least eight (8) inches in diameter. All pipe joints are to be watertight, reinforced concrete pipe. In addition, trash racks and/or anti-vortex devices shall be required where necessary.
 - b). Trash racks shall be constructed of non-corrosive material with stainless steel hardware. Vertical bars should be provided so that they may be easily raked from an accessible location. A hinge should be provided on the rack. A concrete pad should be provided under the rack.
 - c). Eight (8) inch thick anti-seep collars are to be installed along outlet pipes, if required. Reinforcement steel shall be No. 5 bars at 12 inches both ways with 2 inches of cover on both faces (minimum).
 - d). Where necessary, a concrete cradle shall be provided for outlet pipes.
 - e). All principal outlet structures shall be concrete block or reinforced concrete. All construction joints are to be watertight.

- f). Suitable lining shall be placed upstream and downstream of principal outlets as necessary to prevent scour and erosion. Such lining shall conform to the criteria contained in Hydraulic Engineering Circular No. 15 - Design of Stable Channels with Flexible Linings published by the Federal Highway Administration of the U.S. Department of Transportation or Standards for Soil Erosion and Sediment Control in New Jersey published by the N.J. State Soil Conservation Committee.
 - g). A minimum 0.1 foot drop shall be provided across the outlet structure.
- 2). Detention components: Emergency spillways.
- a). Vegetated emergency spillways shall have side slopes not exceeding 3 horizontal to 1 vertical.
 - b). Emergency spillways not excavated from non-compacted soil, shall be suitably lined and shall comply with criteria contained in Hydraulic Circular No. 15 or Standards for Erosion and Sediment Control.
 - c). Emergency spillways shall be designed to pass the full 100-year storm event flows. Maximum velocities in emergency spillways shall be checked based on the velocity of this peak flow rate. Where maximum velocities exceed those allowed by the Soil Conservation Service standards, suitable lining shall be provided.
- 3). Detention components: Dams and embankments.
- a). Any artificial dike, levee or other barrier, together with appurtenant works, which is constructed for the purpose of impounding water on a permanent or temporary basis, that raises the water level five feet or more above the usual, mean, low water height when measured from the downstream toe-of-dam to the emergency spillway crest or, in the absence of an emergency spillway, the top-of-dam is classified as a dam and shall meet the Dam Safety Standards of NJAC 7:20. Appropriate approvals will be required from the New Jersey Department of Environmental Protection and Energy.
 - b). All earth fill shall be free from brush, roots, and other organic material subject to decomposition.

- c). The fill material in all embankments shall be compacted to at least ninety-five (95) percent of the maximum density obtained from compaction tests performed by the appropriate method in ASTM D-698.
 - d). A minimum one (1) foot of freeboard shall be provided from the estimated 100-year storm event water surface elevation and the top of the embankment.
- 4). Detention facilities: Maintenance and repair.
- a). Responsibility for operation and maintenance of detention facilities, including periodic removal and disposal of accumulated particulate material and debris, shall remain with the owner or owners of the property with permanent arrangements that it shall pass to any successive owner, unless assumed by a government agency. If portions of the land are to be sold, legally binding arrangements shall be made to pass the basic responsibility to successors in title. These arrangements shall be designate for each project the property owner, governmental agency, or other legally established entity to be permanently responsible for maintenance, hereinafter in this section referred to as the responsible person.
 - b). Prior to granting approval to any project subject to review under this ordinance, the developer shall enter into an agreement with the municipality (or county) to ensure the continued operation and maintenance of the detention facility. This agreement shall be in a form satisfactory to the municipal attorney, and may include, but may not necessarily be limited to, personal guarantees, deed restrictions, covenants, and bonds. In cases where property is subdivided and sold separately, a homeowners association or similar permanent entity should be established as the responsible entity, absent an agreement by a governmental agency to assume responsibility.
 - c). In the event that the detention facility becomes a danger to public safety or public health, or if it is in need of maintenance, the municipality shall so notify in writing the responsible person. From that notice, the responsible person shall have fourteen (14) days to effect such maintenance and repair of the facility in a manner that is approved by the municipal engineer or his designee. If the responsible person fails or refuses to perform such maintenance and repair, the municipality may immediately proceed to do so and shall bill the cost thereof to the responsible person.

- d). For detention basins serving a residential community, a maintenance trust fund should be posted which will generate sufficient revenue to cover all maintenance costs in perpetuity. The fund shall be based on a present worth value using a three (3) percent rate of return. All costs, including mowing, eventual structure replacement, sediment removal, etc., are to be included. The minimum amount of the fund should be \$35,000.00 (based on a 1/2 acre basin). This requirement shall apply for basins under either Township or a homeowner's association ownership.
 - e). The plans are to include notes pertaining to restoration procedures and a long term maintenance schedule and procedures. Maintenance shall include mowing, leaf removal, debris removal, inspection, desilting, and any other work specific for the facility.
6. Stormwater management: Detention basin locations.
- a. Basins shall generally not be located adjacent to residential properties.
 - b. When located adjacent to residential properties, side slopes shall be 4:1. Water depth shall be limited to three (3) feet.
 - c. Low maintenance, water tolerant grasses, or wildflower seed mix shall be used as appropriate. Type of vegetation used shall be compatible with the site.
 - d. Fencing and dense landscaping may be required when adjacent to residential lots.
 - e. All basins, regardless of ownership, must have a dedicated access from a public right-of-way. The access should include a stabilized surface suitable for the passage of maintenance and inspection equipment and vehicles. An easement granting the municipality the right to access and perform work in the basin should be granted.
7. Stormwater management: Discharge location.
- a. The development plans should illustrate all topographical features and structures downstream of all basin discharges, emergency spillways, stormwater outfalls and swales, for a sufficient distance to evaluate the impact of discharge. A stability analysis of the downstream flow path should be provided. Impacts on structures and/or private property should be reviewed.
 - b. The impact of increased runoff volume from basins should also be reviewed.

- c. Easements should be provided at all points of discharge onto adjacent properties, regardless of the use of basins, swales, or pipelines to convey the flow to the property line.
8. Stormwater management: Retention basins.
 - a. When approved, detailed design criteria for retention basins will be determined on a case-by-case basis. However, at a minimum, all requirements for detention basins will be adhered to along with the following:
 - 1). The separation of groundwater to the basin bottom shall be three (3) feet.
 - 2). Basins should dewater within twenty-four (24) hours after the design storm event.
 - 3). Post-construction percolation tests will be required to ensure that the designed dewatering period will be attained.
 - 4). Side slopes of 4:1 or less shall be used.
 - 5). For retention basins serving a residential community, a maintenance trust fund should be posted which will generate sufficient revenue to cover all maintenance costs in perpetuity. The fund shall be based on a present worth value using a three (3) percent rate of return. All costs, including mowing, eventual structure replacement, sediment removal, scarifying, etc., are to be included. The minimum amount of the fund should be \$47,000.00 (based on a 1/2 acre basin). This requirement shall apply for basins under either Township or a homeowner's association ownership.

§ 36. Performance standards for industrial developments.

- A. Fire and explosive hazards. All activities and all storage of flammable and explosive materials at any point shall be provided with adequate safety devices against the hazards of fire and explosion and adequate fire-suppression equipment shall be installed and maintained in an operable condition in accordance with the regulations of the fire marshall's office, construction official and the regulations of applicable local, county, state, and federal agencies.
- B. Electrical disturbance. No activity shall be permitted which results in an electrical disturbance adversely affecting the operation of any equipment beyond the building in which the disturbance is created.

- C. Smoke, ash, dust, fume, vapor, gases and other forms of air pollution. There shall be no emission at any point from any chimney or otherwise which can cause damage to human health, to animals or vegetation, or to other forms of property; or which will cause any excessive soiling at any point.
- D. Liquid and solid wastes. There shall be no discharge at any point, into any private or public sewerage system, or into any stream, or into the ground of any materials in such a way, or of such temperature, as to contaminate or otherwise cause the emission of hazardous materials except as regulated by applicable local, state, or federal agencies.
- E. Noise. No activity or use shall produce a sound pressure level on adjacent property in excess of the level permitted in the following table:

Octave Band Frequency (cycles per second)		Residential District (decibels)	Non-Residential District (decibels)
>	≤		
20	75	72	79
75	150	67	74
150	300	59	66
300	600	52	59
600	1200	46	53
1200	2400	40	47
2400	4800	34	41
4800	-	32	39

The maximum permitted sound levels for residential districts shall apply between the hours of 7:00 a.m. and 6:00 p.m. and shall be reduced by six (6) decibels in each octave band for any other time of day. For the purposes of this section, decibels shall mean "A" weighted decibels.

- F. Vibration. No activity or operation shall produce at any point along the lot line continuous earthborne vibrations greater than the maximum displacement as permitted in the following table:

Frequency (cycles per second)		Residential District Displacement (in inches)	Non-Residential District Displacement (in inches)
>	≤		
0	10	.0004	.0020
10	20	.0002	.0010
20	30	.0001	.0006
30	40	.0001	.0004
40	50	.0001	.0003
50	-	.0001	.0002

Discrete pulses that do not exceed 100 impulses per minute may not produce more than twice the displacement specified in the table.

- G. Glare. No activity or use shall produce a strong, dazzling light or reflection of same beyond its lot lines. Exterior lighting shall be shielded, buffered and directed so that glare, direct light, or reflection will not be a nuisance to adjoining properties, dwellings, streets, districts, or from adjacent buildings within an industrial park. In no event shall a lighting intensity greater than one twenty-five hundredths (.125) footcandle, measured at grade, be permitted beyond the subject lot lines.
- H. Odor. No operation shall release materials capable of becoming odorous, either by bacterial decomposition or chemical reaction, that cause or will cause odorous matter or vapor to be generated so as to be readily discernible without instruments from any point along the boundaries of each lot.
- I. Operation. All fabricating, manufacturing, or assembling activities shall be conducted entirely within enclosed buildings.

§ 37. General design requirements.

A. General design requirements for all non-residential districts are as follows:

- 1. No merchandise, products, waste equipment, or similar material or objects shall be displayed or stored outside. However, for automotive sales facilities, vehicles capable of moving under their own power may be displayed and stored outside, except as otherwise regulated in this Ordinance.
 - a. **Outdoor Display:** Display of merchandise for sale or rent may occur outdoors under the following requirements:

- 1) Placement and hours of display shall be shown on a site plan, which will be reviewed by the Township Fire Marshall in addition to other reviewers.
 - 2) A maximum of 50% of the length of the facade and 50% of the width designated for pedestrians or four feet, whichever is less, may be utilized for outdoor display. No display shall impede the free flow of pedestrian traffic in any sidewalk.
 - 3) No entries or exits may be blocked or any display placed within five feet of any such entry or exit.
 - 4) Any carriers or containers of merchandise must be compatible in design and color scheme to the adjacent building elements
 - 5) Any signage must be printed and similar in design and copy to interior signage
 - 6) All outdoor displays must be portable or movable
 - 7) No outdoor displays or placement of merchandise may be located in any area designated or constructed as a pedestrian or vehicular area except as specified above in f.2.
 - 8) The storage and display of products under canopies which are not sprinklered shall be prohibited.
2. All buildings in a development shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes.
 3. All portions of the property not utilized by buildings or paved surfaces shall be landscaped.
 4. The established grades on the site shall be planned for both aesthetic and drainage purposes. The grading plan, drainage facilities and landscaping shall be coordinated to prevent erosion and silting as well as assuring that the capacity of any natural or man-made drainage system is sufficient to handle the water generated and anticipated both from the site and contributing upstream areas.
 5. Trash enclosures must be enclosed behind an opaque fence or wall at least five (5) feet in height, with an opaque self-closing gate. The exterior finish material of the trash enclosure and gate must be compatible with that of the exterior of the principal structure. Trash enclosures shall not be within ten (10) feet of any other structures.

6. Not more than one (1) point of ingress and/or egress shall be permitted within seventy-five (75) feet of another point of ingress and/or egress serving the same tract, and in no case shall a development have more than two (2) such points of ingress and/or egress on any one (1) street frontage.

Article V. General Regulations

§ 38. Affordable housing requirements.

- A. All garden apartment and townhouse developments in the RM-1 and RM-2 District and PUD's shall be considered inclusionary developments as defined herein. Inclusionary developments shall comply with the following requirements.
1. A minimum of twenty percent (20%) of the sale units in each inclusionary development shall be for low and moderate income households. However, a minimum of fifteen percent (15%) of the rental units in each inclusionary development shall be for low and moderate income households.
 2. Development shall be permitted at the density prescribed for the district in which the development is located.
 3. The developer shall prepare an affordable housing plan, for approval by the Planning Board, which shows compliance with the New Jersey Council on Affordable Housing (COAH) requirements as listed below:
 - a. All new units constructed in inclusionary developments shall include affordability controls in the form of a deed restriction or similar covenant acceptable to the Township which shall restrict low and moderate income units to occupancy by income qualified households, as described below, for a period of not less than twenty (20) years if the unit is offered for sale and for a period of not less than thirty (30) years if the unit is offered for rental.
 - b. At least fifty percent (50%) of the affordable units shall be low income units and the balance shall be moderate income units. At least one-third of all units in each bedroom distribution as noted in subsection e. below shall be affordable to low income households.
 - c. The cumulative total of all low and moderate income units which are restricted by minimum age of adults may not exceed twenty-five percent (25%) of the Township's Fair Share Obligation, as determined by the Housing Element of the Master Plan.
 - d. The average price of low and moderate income units shall be affordable to households with an annual income equal to fifty-seven and one-half percent (57.5%) of the regional median, assuming a standard of twenty-eight percent (28%) of qualified income for purchase housing and thirty percent (30%) for

rental housing. To ensure that there is a range of affordable units, the range of affordability for purchase housing shall conform to the following schedule:

- 1) Moderate income units shall be available for at least three different prices in excess of 50% but less than 80% of the median gross household income for households of the same size within Housing Region 5 (Burlington, Camden, and Gloucester Counties) as regulated by COAH.
 - 2) Low income units shall be available for at least two different prices equal to 50% or less than the median gross household income for households of the same size with Housing Region 5 (Burlington, Camden, and Gloucester Counties) as regulated by COAH.
 - 3) For rental units, one rent may be established for a low income unit and one rent for a moderate income unit for each bedroom distribution.
- e. The developer of low and moderate income housing units shall contract on its own with the Affordable Housing Management Service (AHMS) of the New Jersey Department of Community Affairs (DCA) regarding COAH's provisions for income distribution, affirmative marketing, affordability controls, applicant screening and selection, and all other requirements as may be put forth by COAH.
- f. The developer of an inclusionary development shall submit, for approval by the Planning Board, a program for the affirmative marketing of the low and moderate income units. This Plan shall conform to the regulations of the COAH (N.J.A.C. 5:93-11.1) and shall at a minimum contain the following elements:
- 1). The name and address of the project;
 - 2). The number of units, including the number of sales and rental units;
 - 3). The price of sales and/or rental units;
 - 4). The name of the rental manager and/or sales agent;
 - 5). A description of outreach efforts to groups that are not readily reached by commercial media efforts; and
 - 6). A description of the random selection method that will be used to select occupants of low and moderate income housing.

- 7). A plan showing compliance with the Affirmative Marketing Ordinance of the Township of Deptford (See § 38.2).
- g. At least thirty percent (30%) of all low and moderate income units must be two (2) bedroom units. At least twenty percent (20%) must be three (3) bedroom units. The combination of efficiency and one bedroom units is at least ten percent (10%) and no greater than twenty percent (20%).
- h. In inclusionary development projects, no low and moderate income units need to be provided until the first twenty-five percent (25%) of the market priced housing units are completed. Thereafter ten percent (10%) of the low and moderate income units must be provided before the next market-priced unit is built. Milestones are set for parity of low/moderate units with the market priced housing units at fifty percent (50%) and seventy-five percent (75%) of completion but all low/moderate units must be built when ninety percent (90%) of the market priced housing units are complete.
- i. No more than fifty percent (50%) of the units in any single multi-unit structure shall be reserved for low or moderate income households unless this requirement is specifically waived by the Planning Board as a condition of site plan approval. Regardless of whether this requirement is waived as to any specific structure, it is the intent of this chapter that low and moderate income units shall be evenly dispersed throughout the entire development in as uniform a fashion as is practical.

§ **38.1 Impact Fee-Housing.**

A. Purpose

In Holmdel Builder's Ass'n. v. Holmdel Township, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985, N.J.S.A. 52:27d-301 et seq., and the State Constitution subject to the Council On Affordable Housing's (COAH) developing rules. The purpose of this ordinance is to establish standards for the collection, maintenance and expenditure of development fees pursuant to COAH's rules. Fees collected pursuant to this ordinance shall be used for the sole purpose of providing low and moderate income housing. This ordinance shall be interpreted within the framework of COAH's rules on development fees.

B. Residential Development Fees

Within the R-40, R-20, R-10, R10A and R-6 zones, developers shall pay a development fee of one-half of one percent of the equalized assessed value of any eligible residential

activity pursuant to Section E of this ordinance. Any PUD is subject to the fee, if approved or reapproved by amendment, without affordable units.

C. Nonresidential Development Fees

Developers within BC4, BC3, BC2, BC1, C-1, C-2, FLX, LI-1 and LI-2 zones shall pay a fee of one percent of equalized assessed value for eligible nonresidential activities pursuant to Section E of this ordinance.

D. Eligible Exaction, Ineligible Exaction and Exemptions

1. Developers who have tax credits or other subsidies for the construction of low and moderate income units shall be exempt from paying development fees.
2. Developers that have received preliminary or final approval prior to the effective date of this ordinance shall be exempt from paying a development fee unless the developer seeks a substantial change in the approval.
3. Unless otherwise modified by a developer's agreement approved by COAH or a Court, developer's of Planned Developments which include affordable housing shall be exempt from development fees.

E. Collection of Fees

1. Developers shall pay 50 percent of the calculated development fee to Deptford Township at the issuance of building permits. The development fee shall be estimated by the tax assessor prior to the issuance of building permits.
2. Developers shall pay the remaining fee to Deptford Township at the issuance of certificates of occupancy. At the issuance of certificates of occupancy, the tax assessor shall calculate the equalized assessed value and the appropriate development fee. The developer shall be responsible for paying the difference between the fee calculated at certificate of occupancy and the amount paid at issuance of building permit.

F. Housing Trust Fund

There is hereby created an interest bearing housing trust fund in a bank to be approved by the Court or COAH for the purpose of receiving development fees from residential and nonresidential developers. All development fees paid by developers pursuant to this ordinance shall be deposited in this fund. No money shall be expended from the housing trust fund unless the expenditure conforms to a spending plan approved by COAH or a court of competent jurisdiction.

| G. Use of Funds

1. Money deposited in a housing trust fund may be used for any activity approved by the Court or COAH for addressing Deptford Township's low and moderate income housing obligation. Such activities may include, but are not necessarily limited to: housing rehabilitation, new construction, regional contribution agreements, the purchase of land for low and moderate income housing, extensions and/or improvements of roads and infrastructure to low and moderate income housing sites, assistance designed to render units more affordable to low and moderate income households and administrative costs necessary to implement Deptford Township's housing element. The expenditure of all money shall conform to a spending plan approved by COAH or a court of competent jurisdictions.
2. No more than 20 percent of the revenues shall be expended on administrative costs necessary to develop, revise or implement the housing element. Examples of eligible administrative activities include: personnel, consultant services, space costs, consumable supplies and rental or purchase of equipment.

§ 38.2. **Affirmative marketing requirements.**

- A. The Township of Deptford has prepared a Housing Element and Fair Share Plan in response to its affordable housing obligation as determined by the Council on Affordable Housing (COAH). This section shall apply to all developments that contain proposed low and moderate income units that may be constructed or rehabilitated in the Township.
- B. The affirmative marketing plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of sex, age or number of children, to housing units which are being marketed by a developer/sponsor of affordable housing. It is a continuing program and covers the period of deed restriction. The plan shall address the requirements of N.J.A.C. 5:93-11. In addition, the plan prohibits discrimination in the sale, rental, financing or other services related to housing on the basis of race, color, sex, religion, handicap, age, familial status/size or natural origin. Deptford Township is in the housing region consisting of Burlington, Camden, and Gloucester Counties. The affirmative marketing program is a continuing program and shall meet the following requirements:
 1. All newspaper articles, announcements and requests for applications for low and moderate income units shall appear in the Gloucester County Times and any other daily regional publications as described by the developer. (One major newspaper is sufficient as long as the combined outreach efforts attract sufficient applicants.)

2. The primary marketing shall take the form of at least one press release sent to the publications described by the developer above and a paid display advertisement in the Gloucester County Times. Additional advertising and publicity shall be on an "as needed" basis.

3. The advertisement shall include a description of the:
 - street address of the units;
 - direction to the housing units;
 - number of bedrooms per unit;
 - range of prices/rents;
 - size of units;
 - income information; and
 - location of applications including business hours and where/how applications may be obtained.

4. All newspaper articles, announcements and requests for applications for low and moderate income housing shall appear in the following neighborhood oriented weekly newspapers, religious publications and organizational newsletters within the region:

5. The following regional radio and/or cable television station(s) shall be used:

6. The following are locations where applications, brochures, signs, and/or posters used as part of the affirmative marketing program should be placed:
 - Deptford Township Municipal Building
 - Deptford Township Library
 - The developer's sales office
 - Deptford Mall
 - Gloucester County Office of Municipal and County Government Services
 - Gloucester County Housing Authority

7. The following is a listing of community contact persons and/or organizations that will aid in the affirmative marketing program with particular emphasis on contacts

that will reach out to groups that are least likely to apply for housing within the region:

8. Quarterly flyers and applications shall be sent to each of the following agencies for publications in their journals and for circulation among their members: Board of Realtors in Burlington, Camden, and Gloucester Counties.
9. Applications shall be mailed to prospective applicants upon request.
10. Additionally, quarterly informational circulars and applications shall be sent to the chief administrative employees of each of the following agencies in the Counties of Burlington, Camden and Gloucester: Welfare or Social Service Board, Rental Assistance Office (local office of the Department of Community Affairs), Office on Aging, Housing Authority, Library, and Area Community Action Agencies.
11. All developers of low and moderate income housing units shall be required to affirmatively market the affordable units in their respective developments.
12. The developer of low and moderate income housing units has the responsibility to contract on its own with the Affordable Housing Management Service (AHMS) of the New Jersey Department of Community Affairs (DCA) to administer COAH's provisions for affirmative marketing, to income qualify low and moderate income households; to place income eligible households in low and moderate income units upon initial occupancy; to continue to qualify households for reoccupancy of units as they become vacant during the period of affordability controls; to assist with advertising and outreach to low and moderate income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C. 5:93-9.1. The following service providers have agreed to perform counseling services to low and moderate income households on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements and landlord/tenant law:

13. Households who live or work in Burlington, Camden, and Gloucester Counties may be given preference for the sales and rental units constructed within the housing region. Applicants living outside the housing region shall have an equal opportunity for the units after regional applicants have been initially serviced.

14. The marketing program shall commence at least 120 days before the issuance of either temporary or permanent certificates of occupancy. The marketing program shall continue until all low and moderate income housing units are initially occupied and for as long as affordable units are deed restricted and occupancy or reoccupancy of units continues to be necessary.
15. The developer shall make available to the Deptford Township Office of Community Development and/or the Municipal Planning Consultant any and all information required by COAH to comply with its monitoring and reporting requirements as noted in N.J.A.C. 5:93-11.6 and 12.1.

§ 39. **Provision of park and recreation land.**

A. Reservation of land.

1. Any residential major subdivision, other than planned unit developments, or inclusionary developments in the R-6A District, shall reserve land for use as park and recreation facilities as determined herein, provided however, that the applicant may petition the Planning Board to accept a payment of monies in lieu of reservation, as described below.
2. The amount of land to be reserved for park and recreation facilities shall not be less than an amount equal to one (1) acre for each one hundred (100) expected residents. For the purposes of determining the anticipated number of persons expected to reside in the development, the applicant may either present demographic data acceptable to the Township Planning Board or calculate the number of anticipated residents based on the following table, taken from the New Practitioners Guide to Fiscal Impact Analysis (Burchell, et al; Center for Urban Policy Research; Rutgers University Press; 1985):

<u>Unit Type</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5BR</u>	<u>Blended</u>
Single family		2.223	3.258	4.031	4.853	3.384
Garden apartment	1.443	2.175	3.439			1.904
Townhouse	1.695	2.019	2.808			2.441
Two family	1.556	2.320	3.429			2.619

3. Such land shall have a minimum easement of thirty (30) feet to a public street and shall not have an average slope exceeding seven percent (7%) and shall be generally located so as to be accessible to the residents of the development.

4. The recorded plan and deeds shall indicate that no additional development of principal structures can occur in the recreation area. The open space shall be restricted against any future building, development or use, except as is consistent with that of providing for recreational, conservation, agriculture or aesthetic satisfaction of the residents of the development or of the general public. Buildings or uses for non-commercial recreation, cultural, or agricultural purposes compatible with the open space objectives may be permitted only with the express approval of the Planning Board, following the approval of the building and site plans by the Planning Board.
5. Any land set aside as a recreation area must be made subject to a deed restriction or agreement in a form acceptable to the Planning Board and duly recorded in the office of the Recorder of Deeds of Gloucester County. All documents pertaining to the conveyance and maintenance of the recreation area shall meet the approval of the Planning Board as to legal form and effect.
7. Methods of conveyance - All recreation areas must be conveyed in accordance with one of the following methods:
 - a. Dedication in fee-simple to the Township - The Township may, at the discretion of the Township Council, accept any portion or portions of the recreation area provided:
 - 1). It is determined by the Planning Board that such land is suitable in size, shape, location, and access and the Township Council may determine that such lands will benefit the general public of the Township;
 - 2). The Township agrees to and has access to maintain such lands; and
 - 3). The titles are conveyed to the Township without cost.
 - b. Conveyance of title to a conservancy, corporation, homeowners association, funded community trust, condominium corporation, individual or other legal entity, provided that:
 - 1). The terms of such instrument of conveyance must include provisions suitable to the Township assuming such organization can guarantee:
 - a). The continued use of such land for the intended purpose in perpetuity;
 - b). Continuity of proper maintenance;
 - c). Availability funds required for such maintenance;

- d). Adequate insurance protection;
 - e). Provision for payment of applicable taxes;
 - f). The right of the Township to enter upon and maintain such property at the expense of the organization in the event the organization fails to maintain the property; and
 - g). Such other covenants and/or easements necessary to fulfill the purposes and intent of this chapter.
- 2). The following are prerequisites for a condominium corporation, homeowners association, or similar entity:
- a). Disposition of the open space must be approved by the Planning Board, prior to final plan approval, and the final plats recorded before any dwelling units are sold, leased, or otherwise conveyed;
 - b). Membership must be mandatory for each buyer and/or lessee. The organizational papers shall set forth the voting rights and the manner and time of transference of the organization and its assets from developer to homeowner;
 - c). It must be responsible for liability insurance, taxes, recovery for loss sustained by casualty, condemnation or otherwise, and the maintenance of recreational and other facilities;
 - d). Members or beneficiaries must pay their pro rata share of the costs, and the assessment levied can become a lien on the property, including any maintenance and associated administrative costs incurred by the Township;
 - e). Such corporation or association shall not be dissolved nor shall it dispose of the open space by sale or otherwise, except to an organization conceived and established to own and maintain the open space. The corporation or association must first offer to dedicate the recreation area to the Township before any such sale or disposition of the land.
 - f). The dedication of recreation areas, open space, streets, or other lands in common ownership of the corporation, association, individual, or other legal entity or the Township shall be absolute

and not subject to reversion for possible future use for further development.

B. Fees in lieu of land.

Any applicant may, at the time of preliminary or final major subdivision approval, petition the Planning Board to accept a voluntary contribution of monies in lieu of land dedication or reservation.

1. Such contribution shall be deposited in a Neighborhood Park and Recreation Improvement Fund to be established by the Township Council. Such contribution shall be used by the Township for acquisition of recreation land or for the improvement of the existing recreational facilities that will actually be available to and benefit the persons in said subdivision or land development and located in the general neighborhood of said subdivision or land development. In the event that there are no recreational facilities in the immediate vicinity of the subdivision or land development, such contribution may be used for the acquisition and/or improvement of other Township-wide recreational facilities.
2. The contribution shall be a cash sum in an amount equal to the fair market value of the area of land that would otherwise been required to have been set aside for park and recreational facilities provided that said sum shall not exceed five hundred dollars (\$500.00) per dwelling unit.
3. Payment of fees in lieu of land dedication or reservation are payable prior to the issuance of a building permit for the dwelling unit that it relates to.
4. The Planning Board shall, at its sole discretion, have the authority to accept the offer of payment of fees in lieu of land dedication or reservation of park and recreational facilities or it may decline the offer and require the land dedication or reservation.

§ 40. Reverse frontage lots.

Lots with frontage on more than one (1) street are required to create a landscaped buffer along the street frontage(s) without direct driveway access. [Driveway access is not permitted on the higher order street(s).] This landscaped buffer must be a minimum of fifteen (15) feet in depth from the right-of-way. Along the street frontage without direct driveway access, no fencing shall be placed within fifteen (15) feet of the right-of-way. Any fencing that is installed must have a gate opening to the street without direct driveway access to insure that pedestrian access is provided for maintenance of the required buffer. Corner lots with just two (2) street frontages are not required to place a gate in the fencing facing the street without direct driveway access.

Landscaping within the required street buffer should consist of existing vegetation when it can be properly preserved during construction. In the case where existing vegetation can not be preserved or if there is to be an insufficient existing vegetative screen preserved within this buffer, the Planning Board may require additional landscaping to be provided, including evergreen and deciduous trees and shrubs.

§ 41. **Visibility at street and driveway intersections.**

Sight triangle easements shall be required at all street intersections, in addition to the specified right-of-way widths, in which no grading, planting or structure shall be erected or maintained in such a manner as to obscure the vision above the height of three (3.0) feet and below ten (10) feet, except for street signs, fire hydrants and light standards.

The sight triangle easement for all street intersections is defined as that area outside of the street right-of-way which is bounded by the intersecting street lines and the straight line connecting sight points, one (1) each located on the two (2) intersecting street center lines: arterial streets at one hundred fifty (150) feet; collector streets at one hundred (100) feet; and local streets at thirty (30) feet. Such easement dedication shall be expressed on the plat or plan as follows: "Sight triangle easement deeded for purposes provided for and expressed in the Unified Development Ordinance of Deptford Township."

The sight triangle easement for any driveway entry onto a public road is defined as that area outside of the street right-of-way which is bounded by the intersecting street line and a straight line connecting two sight points, one (1) each located fifty (50) feet along each side of the street and a point ten (10) feet back from the street line along the driveway centerline.

§ 42. **Residential driveways.**

A. For residential uses, not including multi-family developments:

1. Continuous open driveways in excess of twenty (20) feet at the street line shall be prohibited.
2. The edge of a paved driveway shall not be closer than three (3) feet to a side or rear property line.
3. No driveway shall have a slope of more than ten-percent.

§ 43. **Recreational uses in residential districts.**

A. General.

1. The regulations of this Section shall apply to all open private recreational uses, including swimming pools, which require the installation of permanent surfaces, either at ground level or elevated.
 2. Such uses are considered "structures" for the purpose of permits and certain other regulations; however, they are not counted as floor area in computing building coverage.
 3. No such use shall be located in a front yard, except that a basketball hoop on a pole must be located at least ten (10) feet from the front property line. Additionally, no such use shall be located less than ten (10) feet from any property line as measured from the edges of any permanent surface, except that such a use may be located five (5) feet from a side or rear property line if a six (6) foot fence is erected for at least twenty (20) feet along that side or rear property line.
 4. A basketball hoop or any other recreational use shall not be located within a designated right-of-way. All such uses shall be located completely upon private property.
 5. No such use shall be constructed in the Township except in accordance with a permit therefore previously secured from the Zoning Officer. The application for said permit shall be accompanied by a plan showing the size and location of any recreational facility and its enclosure and such other information as may be necessary for the Zoning Officer to determine whether said facility complies with the requirements of this Section.
 6. Every tennis or paddle tennis court area shall be completely enclosed by a metal chain-link or mesh fence at least nine (9) feet in height but not in excess of twelve (12) feet in height. Appropriate fences for any other type of recreational use may be required at the discretion of the Zoning Officer. The type, quality and method of construction of any required fence shall be approved by the Construction Officer with the intent that said fence shall act as a protection to adjacent properties against interference from stray balls.
- B. Special regulations applicable to swimming pools and man-made ponds.
1. No private residential swimming pool shall be constructed or installed on any lot unless the lot contains a residential building. Pools shall be located in rear yard areas only and shall occupy no more than seventy-five percent (75%) of the yard area in which it is located. All swimming pools used for bathing or swimming purposes in which water may collect in excess of a depth of two (2) feet shall be completely enclosed by a fence. Swimming pools shall be located no less than ten (10) feet from any property line as measured from the water line.

2. The type, quality and method of construction of any required fence shall be approved by the Construction Officer with the intent that it shall act as a safeguard and protection to children. Such fence shall be at least four (4) feet in height, but not in excess of six (6) feet, and non-removable. Fences shall have self-locking and self-closing gates and shall be such as to prevent unauthorized children and stray animals from entering the pool area in accordance with the requirements of the construction code. These requirements shall also apply to soft-sided pools.
3. No swimming pool shall be constructed in the Township except in accordance with a permit therefore previously secured from the Zoning Officer, upon written application accompanied by a plan showing the size, shape, and location of the swimming pool and its enclosure and such other information as may be necessary for the Zoning Officer to determine whether the pool complies with the requirements of this chapter.
4. No commercial swimming pool shall be constructed or installed unless approved as part of a site plan approval. Commercial swimming pools shall be classified into types in accordance with their particular use and shall meet the appropriate design standards as set forth by the National Swimming Pool Institute or the Swimming Pool Code of New Jersey, whichever is more stringent.
5. A man-made pond with a water level of two-feet or greater shall be located in a side or rear yard area only. Any man-made pond with a depth of two (2) feet or greater shall comply with the fencing requirements as provided for in subsection 2, above.

§ 44. **Grading requirements.**

All lots being filled shall be filled with clean fill and/or topsoil to allow complete surface draining of the lot into local storm sewer systems or natural drainage rights-of-way. No construction shall be permitted which creates or aggravates water stagnation or a draining problem on adjacent properties.

§ 45. **Stripping of topsoil; excavation of clay, sand, gravel or rock.**

- A. Topsoil, sod, clay, sand, gravel or rock may be removed only under the following conditions:
 1. As a part of the construction or alteration of a building, or the grading incidental to such building;
 2. In connection with normal land preparation and maintenance;

3. In connection with the construction or alteration of a street or utility improvement;
and
 4. As part of a legal, non-conforming commercial resource extraction operation.
- B. A soil erosion and sedimentation control permit shall be required in all instances.

§ 46. **Special height limitations.**

- A. The height limitations of the respective districts shall not apply to the following, provided that they do not extend more than fifteen (15) feet above the roof line and do not occupy more than twenty percent (20%) of the area of the roof.
1. Church spires or domes.
 2. Non-commercial radio and television towers.
 3. Chimneys, smokestacks, flag poles and aerials.
 4. Elevators, tanks, HVAC and other mechanical equipment, and other projections neither intended nor used for human occupancy, provided they are screened from view of surrounding properties and streets.
- B. Height limitations.

The height limitations of the respective districts shall not apply to the following, provided that they do not extend more than four (4) feet above the roof line:

1. Cornices.
2. Parapets.

§ 47. **Prohibited uses.**

- A. All uses not expressly permitted in this chapter are prohibited. The following uses are specifically prohibited in every district:
1. Junk yards, including automobile or motor vehicle junk yards or wrecking establishments.

2. No single recreational vehicle or boat may be used for living or housekeeping purposes within the Township, except as provided for by the Deptford Township Trailer Ordinance, Chapter 72 of the Code of Deptford Township.
3. Outdoor storage of any type shall not be permitted unless such storage is a part of the normal operation of a use conducted on the premises subject to design and performance standards for the prevailing district and provided further that the following requirements are conformed with:
 - a. All outdoor storage facilities shall be enclosed by an opaque fence adequate to conceal the facilities from any adjacent properties.
 - b. No materials or wastes shall be deposited upon a lot in such form or manner that may be transferred off the lot by natural causes or forces.
 - c. All material or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise be attractive to rodents or insects shall be stored outdoors only in closed containers.
 - d. Flammable or explosive liquids, solids, or gases shall be permitted to be stored in above ground storage tanks only if the proposed use and structure meet the requirements of the Uniform Construction Code (5:23 et seq.) and the Fire Code (5:18 et seq.), as used by Deptford Township officials. In addition, above ground storage tanks are not permitted in any front yard and shall be sufficiently buffered from any adjoining use.
4. Private sanitary landfills.
5. Commercial resource extraction operations.
6. Any use of a heavy industrial nature which is not similar in character to those permitted in the LI-1 or LI-2 Light Industrial Districts. Examples of such uses are power generation plants and the manufacturing of automobiles, steel, and similar products.
7. The overnight parking of any vehicle with a gross vehicle weight in excess of eight thousand (8,000) lbs. or with more than two (2) axles shall be prohibited in all residential districts.
8. Temporary structures shall be prohibited in all residential districts.

§ 48. **Manufactured housing and prefabricated buildings.**

- A. Manufactured housing and prefabricated buildings, including those created by the joining of several sections constructed at another location, shall be permitted in every residential zoning district, subject to the following regulations:
1. The unit must comply with all regulations, including area and bulk standards, of the underlying zoning district.
 2. The unit must comply with all state and federal standards for manufactured housing or prefabricated buildings.
 4. The unit must be permanently mounted on a masonry foundation, either partially or entirely below grade. In addition, the following conditions shall be complied with:
 - a. Any wheels shall be removed prior to installation.
 - b. The undercarriage shall not be visible from any side following installation.
 - c. The foundation shall be capable of transferring all design loads imposed by or upon the structure into soil or bedrock without failure.
 - d. The foundation shall be placed at an adequate depth below grade to prevent frost damage.
- B. All temporary prefabricated buildings shall be considered trailers and shall be subject to regulation by the applicable provisions of either § 58. of this chapter or Chapter 72 of the Deptford Township Code.

§ 49. **Accessory buildings and structures in residential districts.**

- A. The following supplemental and general regulations regarding accessory buildings and structures shall be observed in all residential districts where applicable:
1. No accessory building shall exceed one (1) story or seventeen (17) feet in height, whichever is less, except in the case of a building accessory to a permitted church, school or other non-residential use authorized as a conditional use by the Planning Board.
 2. No private garage, carport, or other permanent accessory building or structure may be erected within a front yard and no such building may be erected in a side or rear yard unless:
 - a. It is entirely separated from the principal building.

- b. It is located at least five (5) feet farther back from the front street line than the rearmost portion of the principal building.
 - c. It is located at least ten (10) feet from the side or rear line of said lot, provided however, that accessory structures which are one hundred twenty (120) square feet or less in gross floor area may be located within five (5) feet of a side or rear property line.
 - d. A carport shall not be located closer than three (3) feet to a side or rear property line.
3. Notwithstanding the provisions of this Subsection, no accessory building may be located in any yard which abuts a street and nothing in this Subsection shall be construed to prohibit the erection of a common or joint garage which is not an integral part of a main building on adjacent lots.

§ 50. Projections into required yards.

- A. No part of a building shall be erected within, or shall project into any required yard area except as follows:
1. Cornices, projecting eaves, gutters or chimneys may project a distance of up to thirty (30) inches into a required yard area.
 2. Steps and awnings may project up to six (6) feet into a required yard area.
 3. Handicapped ramps may project thirteen (13) feet into a required yard, however, they may not be any closer than three (3) feet to a property line.
 4. Decks may project into required rear yards up to half the minimum required distance, i.e. if a required rear yard is 30 feet a deck may be as close as 15 feet to the rear property line.

§ 51. Reduction or modification of existing lots.

- A. No existing lot area shall be so reduced that the area of the lot, or the dimensions of the open spaces, shall be smaller than herein prescribed in a district, except as provided for in cluster or planned unit developments.

- B. No lot shall be formed from part of an existing lot already occupied by a building unless the existing building and any proposed building shall each be able to meet the area and yard requirements prescribed for the district in which they are located.
- C. No yard or open space required in connection with any building shall be considered as providing required open space for any other building.
- D. Any existing lot area or yard depth may be reduced for the purpose of providing a right-of-way for a public street as required by an agency of the government entity having jurisdiction over said street.

§ **52. Lot configuration.**

- A. Insofar as is practical, side lot lines shall be either at right angles or radial to street lines.
- B. Each lot must front upon an approved public street with a right-of-way at least fifty (50) feet in width.
- C. Where extra width has been dedicated for widening of existing streets, lots shall begin at such new street line and all setbacks shall be measured from such line.

§ **53. Conformity of building setback lines.**

Notwithstanding other requirements of this chapter, there shall be conformity of building setback lines with the median setback lines of existing structures on the same side of the street and within three hundred (300) feet of the proposed new construction.

§ **54. Fences.**

- A. No fence shall be erected in any zoning district within the right-of-way of a street.
- B. No fence shall exceed six (6) feet in height except as required by § 43. or as authorized by the Planning Board as a conditional use. However, fences to be located at electrical, telephone, gas and municipal utilities may be a maximum height of ten (10) feet by right.
- C. No fence in any zoning district shall be constructed of, or topped with, barbed wire, concertina wire, broken glass, electrified wires, or any other materials which may be considered dangerous unless approved as a conditional use by the Planning Board.
- D. All fences shall be constructed so that a finished side is exposed to the outside of the property line.

- E. All fences shall be maintained in an adequate manner so that broken elements are promptly replaced and elements requiring paint are painted as necessary.
- F. Fences which are not used for the purposes of corralling or otherwise containing livestock or poultry shall not be constructed of corrugated metal.
- G. Fences may be permitted in a front yard subject to the following (See § 40. Reverse frontage lots for exceptions):
 - a. Fences may only be located in a primary front yard if the fence is within five (5) feet of a side property line. The maximum height of such a fence shall be three (3) feet.
 - b. Fences may be located in a secondary front yard provided that such fence is located up to half of the minimum required front yard setback distance, i.e. if a required front yard is 30 feet a fence may be as close as 15 feet to the front property line. The maximum height of such a fence shall be six (6) feet.
 - c. A fence shall not be located within a required sight triangle and shall not impede sight visibility.
- H. In multi-family sections of Planned Unit Developments, fences shall only be permitted in the side and rear yards when designed as privacy fences around patios and when designed to be compatible with the architecture of the building. However, fences are permitted in required buffers as noted in § 31.
- I. See § 40. for the permitted placement of fences on reverse frontage lots.

§ 55. Environmental regulations.

- A. Use of lands in flood plains, wetlands and wetland buffers. Lands which are located within the one hundred (100) year flood plain of a stream or lands which are classified by the New Jersey Department of Environmental Protection (NJDEP) as wetlands or wetland transition buffers may be used only as permitted by the NJDEP.
- B. Site Environmental Assessment.
 - 1. A Site Environmental Assessment shall be prepared by qualified firms or individuals and shall be submitted to the Township with an application for development. The minimum required scope of work for the Site Environmental Assessment shall include:
 - a. Records review;
 - b. Site inspection;
 - c. Interviews; and

- d. Preparation of report.
2. Records review - Regulatory agency file data and existing environmental reports should be reviewed to determine if any existing documents show that the site was used for waste disposal or burial, and to determine if the site has previously been identified as a suspected source of contamination. The minimum documents that should be reviewed include, but are not limited to:
 - a. Federal Environmental Protection Agency (EPA) and New Jersey databases should be reviewed to determine if National Priority List (Superfund NPL) or State Superfund sites, or other alleged contamination sites are located within one thousand (1,000) feet of the proposed development site.
 - b. Historical aerial photographs from the 1950's (or earlier, if available) to current periods should be reviewed. The photographs should be inspected for signs of dumps, excavations, vegetation stress, or other feature indicative of contamination, both on and adjacent to the site. The preferred scale of the photographs is one inch (1") equals four hundred (400) feet.
 - c. Recorded land title records and/or chain of title and/or property tax file indicating property ownership from 1940 to the present.
 3. Site inspection - The applicant's environmental consultant should physically inspect the site and collect information on these subjects, as appropriate, to identify past or current practices which could cause soil or groundwater contamination, or which could cause contamination in any structures at the site, but not limited to:
 - a. Past and current materials use;
 - b. Storage, handling, and disposal of wastes at the subject property, as applicable;
 - c. The number and location of chemical storage containers, such as drums and storage tanks, and the materials stored in these;
 - d. Transformers and capacitors at or directly adjacent to the property for signs of leaks, spills, and fires; and
 - e. The properties and structures around the site to document evidence of obvious and severe impacts from the adjacent properties on the subject site. Examine exteriors of adjacent buildings and grounds of adjacent properties for evidence of staining and spills.
 4. Interviews - The applicant's environmental consultant should conduct interviews with local government officials, occupants and adjoining property owners relative to obtaining information indicating recognized environmental conditions in connection with the property. The interviews shall generally confirm:

- a. The prior uses of the site;
 - b. Conditions or events related to environmental conditions;
 - c. Questions about helpful documents;
 - d. Prior assessment; and
 - e. Proceedings involving the site.
5. Report preparation - The applicant's environmental consultant should prepare a report that includes, but is not limited to:
- a. Description of the physical site, description of the site history and surrounding land use.
 - b. A USGS topographic map indicating the location of the site.
 - c. List of the environmental reports, permits and background documents reviewed. List of interviewees.
 - d. Discussion of causes of environmental concern as applicable, such as underground storage tanks, PCBs, asbestos and other applicable environmental hazards.
 - e. Statements regarding the presence of wells on the site, and a statement regarding the presence or past presence of septic systems or other subsurface disposal systems.
 - f. The results of contacts with regulatory agencies concerning potential contaminated sites in the site vicinity.
 - g. Prints of all aerial photographs.
 - h. A table that indicates the dates of property ownership from 1940 to the present, and the corresponding property use(s) for those years, if known.
 - i. Discussion of potential contamination in the soil and groundwater of the site.
 - j. The resume or curriculum vitae of the individual(s) who performed the environmental assessment. The resume or curriculum vitae should indicate that the assessor has knowledge of current environmental investigative techniques and standards.
6. Certification - The Site Environmental Assessment report shall include a statement as follows: "[Name of the Environmental Company] has performed this Site Environmental Assessment with diligence; it is complete and accurate within its scope. To the best of our knowledge, no contamination-related condition associated with the property has been misrepresented or omitted from this report."
7. Indemnification - The Site Environmental Assessment report shall also include the following statement: "The Applicant hereby indemnifies the Township, its affiliates and Engineer against any liability, loss, expense, lien, claim demand, and cause of action of every kind for damage to property of the Applicant and third parties, including fines or penalties, attorney's fees, and other costs that result from activities associated with or the findings of this Site Environmental Assessment."

8. Waiver - All requests for waiver of requirements of the Site Environmental Assessment may be forwarded to the Environmental Commission for their recommendations. The request for waiver shall include justifications for relieving the requirements. If the request was forwarded to the Environmental Commission, the Commission shall respond with recommendations within thirty (30) days.
9. Further requirements - Upon review of the Site Environmental Assessment report by the Planning Board or Zoning Board of Adjustment Engineer, as the case may be, and upon the recommendation of said Engineer, the Planning Board or the Zoning Board of Adjustment may require other studies, tests, or environmental treatments and remedies as may be determined to be reasonably necessary for the environmental safety and security of the site.

§ 56. Use of reflective building materials.

No building shall be constructed so that fifty percent (50%) or more of any facade consists of reflective building materials, capable of producing a glare.

§ 57. Non-conforming uses, lots and structures.

A. Continuation.

1. Any use, located either within a building or other structure, or on the land, which was lawful immediately prior to the effective date of this chapter but which became non-conforming by virtue of this chapter may be continued so long as the use is continued without abandonment, including subsequent sales of the property.
2. Any building which was lawful immediately prior to the effective date of this chapter but which became non-conforming by virtue of this chapter may be continued so long as not more than seventy-five percent (75%) of the building is destroyed by fire, explosion, or other cause.
3. Any lot which was lawful at the time of its creation but which is non-conforming by virtue of this chapter, may be continued to be used for the use existing at the time the lot became non-conforming. Any subsequent use of the lot which requires variances from the provisions of this chapter shall be governed by the Planning Board or Zoning Board of Adjustment, as applicable.

B. Expansion of non-conforming uses, buildings or structures.

1. The expansion of non-conforming uses, buildings, or structures shall be governed by the following rules:

- a. A non-conforming, non-residential use shall not be expanded, enlarged, or increased in any way without the grant of a variance by the Zoning Board of Adjustment. A non-conforming, non-residential building or structure shall not be expanded, enlarged, or increased in any way unless the addition is in full compliance with the provisions of this chapter.
 - b. A non-conforming, residential use, building, or structure may be expanded without a hearing before the Zoning Board of Adjustment if the expansion conforms with the yard setback and height requirements of the zoning district in which it is located, or if it conforms with the standards prevailing in the R-10 Residential District, whichever is less. The expansion of non-conforming, residential uses, buildings, or structures which do not meet these criteria shall require the grant of a variance by the Zoning Board of Adjustment.
2. No structural alterations may be made to any non-residential building or structure which is itself non-conforming or which contains a non-conforming use unless:
 1. The alteration is ordered by a public official to eliminate a hazardous condition, or
 2. The alteration reduces the extent of non-conformity of the building or structure.

C. Abandonment.

1. A non-conforming use of land or of a building shall be presumed to have been abandoned if the active use of the land or building for that purpose changes or is discontinued for a period of one (1) continuous year or more.
2. If abandonment occurs involuntarily, the owner may request that the Planning Board stay the effect of abandonment for an additional period of up to one (1) year.
3. Any non-conforming building or structure which is destroyed by fire, explosion, or other cause shall be deemed to be completely destroyed and to have lost its non-conforming status if seventy-five percent (75%) or more of its bulk is destroyed. In the event that seventy-five percent (75%) of the bulk of all buildings, structures, and other improvements on the lot are destroyed, all buildings, structures, and improvements shall be deemed to have been completely destroyed and to have lost their non-conforming status. In either event, all buildings, structures and improvements which have lost their non-conforming status shall be removed within six (6) months of the date of destruction.

D. Change in use.

1. A non-conforming use shall not be changed to any use other than a conforming use.
2. Any non-conforming use which has been changed to a conforming use shall not be changed back again into a non-conforming use.

E. Certificate of non-conformity.

1. The owner of any non-conforming building, use, structure, or lot may at any time apply to the Zoning Officer for a certificate of non-conformity.
2. The Zoning Officer shall issue a certificate of non-conformity only upon the presentation of satisfactory evidence that the non-conforming building, use, structure, or lot was lawful prior to enactment of this chapter. The burden of proof shall be entirely upon the developer.
3. A reasonable fee may be charged for the certificate of non-conformity.

§ 58. **Temporary construction and/or sales trailers.**

Temporary construction and/or sales trailers are permitted in all districts. A construction trailer may be at the site for the period of construction beginning with the issuance of a construction permit and concluding before a certificate of occupancy is granted, or one (1) year, whichever is less. A sales trailer may be at the site for the period beginning with the posting of bonds for the project and concluding before a certificate of occupancy is granted (or the last certificate of occupancy in the case of a residential project), or one (1) year, whichever is less. Construction and sales trailers shall be set back from all street and lot lines at least thirty (30) feet. Any temporary construction or sales signage must comply with the standards as noted in § 30.

§ 59. **Collection or storage of recyclable materials in multifamily housing.**

- A. There shall be included in any new multifamily housing development that requires subdivision or site plan approval an indoor or outdoor recycling area for the collection and storage of residentially-generated recyclable materials. The dimensions of the recycling area shall be sufficient to accommodate recycling bins or containers which are of adequate size and number, and which are consistent with anticipated usage and with current methods of collection in the area in which the project is located. The dimensions of the recycling area and the bins or containers shall be determined in consultation with the municipal recycling coordinator, and shall be consistent with the district recycling plan adopted pursuant to section 3 of P.L. 1987, c.102 (N.J.S.A. 13:1E-99.13) and any applicable requirements of the municipal master plan, adopted pursuant to section 26 of P.L. 1987, c.102.

- B. The recycling area shall be conveniently located for the residential disposition of source separated recyclable materials, preferably near, but clearly separated from, a refuse dumpster.
- C. The recycling area shall be well lit, and shall be safely and easily accessible by recycling personnel and vehicles. Collection vehicles shall be able to access the recycling area without interference from parked cars or other obstacles. Reasonable measures shall be taken to protect the recycling area, and the bins or containers placed therein, against theft of recyclable materials, bins or containers.
- D. The recycling area or the bins or containers placed therein shall be designed so as to provide protection against adverse environmental conditions which might render the collected materials unmarketable. Any bins or containers which are used for the collection of recyclable paper or cardboard, and which are located in an outdoor recycling area, shall be equipped with a lid, or otherwise covered, so as to keep the paper or cardboard dry.
- E. Signs clearly identifying the recycling area and the materials accepted therein shall be posted adjacent to all points of access to the recycling area. Individual bins or containers shall be equipped with signs indicating the materials to be placed therein.
- G. Landscaping and/or fencing shall be provided around any outdoor recycling area and shall be developed in an aesthetically pleasing manner.

§ **59.1 Seasonal Sales**

- A. Any use of property for the sale of merchandise on a seasonal non-permanent basis must adhere to the following requirements:
 - 1. Off-street parking shall be provided as specified in Section 27 of this Ordinance, except that the quantity of parking spaces shall be provided at one (1) for every two-hundred (200) square feet of sales or display area, or portion thereof.
 - 2. Lighting shall be provided as specified in Section 29 of this Ordinance.
 - 3. Portable sanitary facilities shall be provided at the rate of one (1) per fifty (50) parking spaces, or portion thereof.

§ **59A. Temporary Outdoor Display/Sale**

- A. Intent

The intent of this Section is to provide standards for the regulation of seasonal/intermittent outdoor sales on developed sites in areas not regulated or approved in Section 37.A.1.a.

B. Regulations

1. Occupants of existing developed commercial sites may have outdoor displays and sale areas for no more than 60 days within a calendar year.
2. Plans must be submitted showing location of said areas, number of parking spaces/aisles used and provisions for redirecting vehicular and pedestrian traffic.
3. The Department of Community Development may approve the temporary use when public safety is not compromised based upon the plan details.

Article VI. Conditional Uses

§ 60. Conditional uses.

A. Standards for approval.

Before a construction permit or certificate of occupancy shall be issued for any conditional use as permitted by this chapter, application shall be made to the Planning Board. The review by the Planning Board of a conditional use shall include any required site plan review pursuant to this chapter. Public notice and a hearing shall be required as stipulated by this chapter.

In deciding applications for conditional use, the Planning Board shall consider the following standards in addition to those which may be enumerated in the applicable section of the chapter.

1. The surrounding neighborhood should not be adversely affected by unreasonable impacts generated by the proposed conditional use. In particular, the Board should consider the following impacts:
 - a. Traffic generated by the proposed use should:
 - 1). Not cause a local residential street to reach a level of service of C or worse, if it is not already at level of service C or worse, as defined by the generally accepted method of the Transportation Research Board.
 - 2). Not cause any other street to reach a level of service of D or worse, if it is not already at level of service D or worse, as defined by the generally accepted method of the Transportation Research Board.
 - 3). Not create a hazardous traffic condition as determined by a professional transportation engineer or planner.
 - b. Environmental impact.
 - 1). All activities and all storage of flammable and explosive materials at any point shall be provided with adequate safety devices against the hazards of fire and explosion and adequate fire-suppression equipment shall be installed and maintained in an operable condition in accordance with the regulations of the fire marshall's office, construction official and the regulations of applicable local, county, state, and federal agencies.

- 2). No activity shall be permitted which results in an electrical disturbance adversely affecting the operation of any equipment beyond the building in which the disturbance is created.
- 3). There shall be no emission at any point from any chimney or otherwise which can cause damage to human health, to animals or vegetation, or to other forms of property; or which will cause any excessive soiling at any point.
- 4). There shall be no discharge at any point, into any private or public sewerage system, or into any stream, or into the ground of any materials in such a way, or of such temperature, as to contaminate or otherwise cause the emission of hazardous materials except as regulated by applicable local, state, or federal agencies.
- 5). No activity or use shall produce a sound pressure level on adjacent property in excess of the level permitted in the following table:

Octave Band Frequency (cycles per second)		Residential District (decibels)	Non-Residential District (decibels)
>	≤		
20	75	72	79
75	150	67	74
150	300	59	66
300	600	52	59
600	1200	46	53
1200	2400	40	47
2400	4800	34	41
4800	-	32	39

The maximum permitted sound levels for residential districts shall apply between the hours of 7:00 a.m. and 6:00 p.m. and shall be reduced by six (6) decibels in each octave band for any other time of day. For the purposes of this section, decibels shall mean "A" weighted decibels.

- 6). No activity or operation shall produce at any point along the lot line continuous earthborne vibrations greater than the maximum displacement as permitted in the following table:

Frequency (cycles per second)		Residential District Displacement (in inches)	Non-Residential District Displacement (in inches)
>	≤		
0	10	.0004	.0020
10	20	.0002	.0010
20	30	.0001	.0006
30	40	.0001	.0004
40	50	.0001	.0003
50	-	.0001	.0002

Discrete pulses that do not exceed 100 impulses per minute may not produce more than twice the displacement specified in the table.

- 7). No activity or use shall produce a strong, dazzling light or reflection of same beyond its lot lines. Exterior lighting shall be shielded, buffered and directed so that glare, direct light, or reflection will not be a nuisance to adjoining properties, dwellings, streets, districts, or from adjacent buildings within an industrial park. In no event shall a lighting intensity greater than one twenty-five hundredths (.125) footcandle, measured at grade, be permitted beyond the subject lot lines.
 - 8). No operation shall release materials capable of becoming odorous, either by bacterial decomposition or chemical reaction, that cause or will cause odorous matter or vapor to be generated so as to be readily discernible without instruments from any point along the boundaries of each lot.
 - 9). All fabricating, manufacturing, or assembling activities shall be conducted entirely within enclosed buildings.
2. The Board may consider the effect that the grant of the conditional use would have on the logical extension of public utilities and streets.

§ 61. Conditional use regulations for specific principal and accessory uses.

- A. The following regulations are for specific principal and accessory conditional uses as noted below.
 1. A church, synagogue, or similar place of religious worship, provided that:
 - a. The use occurs on a lot of two (2) acres or more in area.

- b. Each lot used for this purpose shall have a minimum street frontage and lot width of two hundred (200) feet.
 - c. No structure shall be provided within seventy-five (75) feet of a public street or property line.
 - d. The maximum permitted building coverage shall not exceed twenty percent (20%).
 - e. The maximum permitted impervious coverage shall not exceed fifty percent (50%).
 - f. The twenty-five (25) feet closest to the property line or the public street shall be bermed and landscaped so as to screen the use from view.
 - g. The maximum height of any structure shall not exceed thirty-five (35) feet except that a steeple may extend to a height of sixty (60) feet.
 - h. Off-street parking shall be provided in a side or rear yard, as required by § 27.
2. A club, lodge, or similar fraternal organization, provided that:
- a. The use occurs on a lot of two (2) acres or more in area.
 - b. Each lot used for this purpose shall have a minimum street frontage and lot width of two hundred (200) feet.
 - c. No structure shall be provided within seventy-five (75) feet of a public street or property line.
 - d. The twenty-five (25) feet closest to the property line or the public street shall be bermed and landscaped so as to screen the use from view.
 - e. The maximum permitted building coverage shall not exceed twenty percent (20%).
 - f. The maximum permitted impervious coverage shall not exceed fifty percent (50%).
 - g. The maximum height of any structure shall not exceed thirty-five (35) feet.
 - h. Off-street parking shall be provided in a side or rear yard, as required by § 27.
3. A cemetery or memorial park, provided that:

- a. The use occurs on a lot of ten (10) acres or more in area, except as modified below.
 - b. Each lot used for this purpose shall have a minimum street frontage and lot width of two hundred (200) feet.
 - c. No structure shall be provided within seventy-five (75) feet of a public street or property line, provided however that graves and headstones not exceeding five (5) feet in height may be placed not less than fifty (50) feet from a public street or property line.
 - d. The twenty-five (25) feet closest to the property line or the public street shall be bermed and landscaped so as to screen the use from view.
 - e. The maximum permitted building coverage shall not exceed twenty percent (20%).
 - f. The maximum permitted impervious coverage shall not exceed fifty percent (50%).
 - g. The maximum height of any structure shall not exceed twenty-five (25) feet.
 - h. Off-street parking shall be provided as required by § 27.
 - i. Crematories shall only be permitted on tracts of twenty-five (25) acres or more and shall be designed so that chimneys are not located within five hundred (500) feet of any street or property line.
4. A continuing care facility, provided that:
- a. The continuing care facility must be provided on a tract of land at least fifty (50) acres in area.
 - b. Each lot used for this purpose shall have a minimum street frontage and lot width of three hundred (300) feet.
 - c. The continuing care facility must contain at least fifty percent (50%) single family detached or zero-lot line dwellings. The remaining dwellings may be of any other type otherwise permitted in this chapter.
 - d. The overall density of the continuing care facility may not exceed four (4) dwelling units per acre.

- e. The bulk standards of the underlying zoning district shall not apply to this use. Instead, the following standards shall be adhered to:
 - 1). No structure shall be provided within seventy-five (75) feet of a property line or a public street.
 - 2). The twenty-five (25) feet closest to the property line or the public street shall be bermed and landscaped so as to screen the use from view.
 - 3). No principal structure shall be located within thirty-five (35) feet of another principal structure except that zero-lot line homes may be located within twenty-five (25) feet of each other.
 - 4). The maximum permitted building coverage shall not exceed twenty percent (20%).
 - 5). The maximum permitted impervious coverage shall not exceed thirty-five percent (35%).
 - 6). The maximum height of any structure shall be forty-five (45) feet.
 - f. Nursing beds shall be provided onsite and must be licensed by the State of New Jersey. They must be available within three (3) months of the initial occupancy of the continuing care facility and must be reserved for the exclusive use of the residents of the facility no later than five (5) years after the initial occupancy of the development. No more than one (1) nursing bed shall be provided for every five (5) residents, calculated at the rate of one and one-quarter (1.25) residents per dwelling unit.
 - g. Every conditional use granted for a continuing care facility shall contain a restriction that the land be deed restricted for that use. In the event that the continuing care use shall cease to exist at some point in the future, the land must be used for another use permitted in the underlying zoning district. The reuse of a continuing care facility for non age-restricted multi-family housing is specifically prohibited.
5. Community residences for the developmentally disabled and community shelters for victims of domestic violence serving more than six (6) persons and not more than fifteen (15) persons, pursuant to N.J.S.A. 40:55D-66.2., provided that:
- a. There are no other similar community residences or shelters within one thousand five hundred (1,500) feet of the proposed community residence or shelter.

- b. It can be shown that the total number of persons other than staff who are or will be living in community residences or shelters within Deptford Township (including the community residence or shelter under consideration), will not exceed one-half of one percent (0.5%) of the Township's total population.
 - c. There is sufficient off-street parking as required by § 27.
 - d. It can be shown that the site location, existing development pattern of the area, traffic circulation and pedestrian mobility and safety are suitable for the establishment of a community residence or shelter.
 - e. Details are submitted concerning all life safety and emergency facilities and equipment to be provided within the building.
 - f. A community residence or shelter shall have twenty-four (24) hour onsite supervision and security.
6. Day care center, provided that:
- a. The use shall occur on a tract with a minimum area of one (1) acre.
 - b. Each lot used for this purpose shall have a minimum street frontage and lot width of one hundred fifty (150) feet.
 - c. No structure shall be provided within fifty (50) feet of a public street or property line.
 - d. The maximum permitted building coverage shall not exceed twenty percent (20%).
 - e. The maximum permitted impervious coverage shall not exceed fifty percent (50%).
 - f. The twenty-five (25) feet closest to the property line or the public street shall be bermed and landscaped so as to screen the use from view.
 - g. The maximum height of any structure shall not exceed thirty-five (35) feet.
 - h. A minimum interior area of forty (40) square feet per person must be provided for the day care use on the first floor, exclusive of hallways, closets, bathrooms, kitchens, and related areas.

- i. A minimum outdoor play or recreation area of one hundred (100) square feet per person must be provided within a fenced area located within the rear or side yard area.
 - j. The use must be licensed by appropriate state and local officials.
 - k. Care may not be provided for more than eighteen (18) hours within any one (1) day.
 - l. Off-street parking shall be provided as required by § 27.
7. Commercial Recreational Uses in the Residential Districts, provided that:
- a. The use occurs on a minimum lot area of five (5) acres or less.
 - b. No noise generating outdoor uses, other than that associated accessory uses such as off-street parking, shall be located within three hundred (300) feet of any adjacent street or property line. A noise-generating use shall be defined as one which produces measurable noise in residential districts which exceeds the standards contained in Section 60.A.1.b. and which may be produced either by the principal activity or by spectators.
 - c. The use shall be one which provides a recreational service to the general public or to its membership. The retail sales of goods shall not be permitted as a principal activity, but may be permitted when purely incidental and accessory to the permitted principal use.
 - d. The following commercial recreational uses are specifically excluded from this definition and are prohibited in residential zoning districts:
 - 1) Amusement parks, zoos and wildlife parks.
 - 2) Race tracks, go-cart tracks, and similar uses.
 - 3) Theaters and night clubs not accessory to a permitted principle use.
 - 4) Any use which is statutorily prohibited for individuals under the age of eighteen (18), provided, however that the sale or consumption of alcohol and tobacco products may be permitted when purely incidental and accessory to any permitted principal use.
 - e. There shall be no outdoor storage or display of materials, products or equipment.

- f. One (1) off-street parking space must be provided in addition to those required for the dwelling if a non-resident person is employed in conjunction with the home occupation use.
8. Family day care home, provided that:
 - a. The use must be licensed by appropriate state and local officials and registered with the Township.
 - b. Not more than five (5) children may be cared for at one time.
 - c. The use shall comply with all other requirements for home occupations.
 9. Satellite dish or microwave antennas, provided that:
 - a. The dish or antenna must be placed in a rear yard area. Rooftop installation is specifically prohibited.
 - b. The dish or antenna must be screened by landscaping to a height of no less than four (4) feet along all sides except that a clear passage may be maintained for the minimum width necessary to achieve line-of-sight contact with the satellites to be served.
 - c. No more than one (1) such dish or antenna shall be permitted per lot.
 10. Heliports, provided that:
 - a. The heliport is not a principal use.
 - b. The heliport is designed and operated in full compliance with all rules and regulations of applicable state and federal agencies.
 - c. The heliport shall not be located within one thousand (1,000) feet of the boundary line of any residential zoning district or residential dwelling.
 11. Self-service storage facilities, provided that the following conditions are met:
 - a. Off-street parking shall be provided at the office at the rate of two (2) spaces per one hundred (100) storage units plus two (2) spaces for the manager's apartment.
 - b. One (1) ten (10) foot wide parking/loading lane shall be provided adjacent to each bay of storage buildings, exclusive of required aisle widths.

- c. The minimum aisle width, exclusive of parking/travel lanes, shall be fifteen (15) feet for one-way traffic flow and twenty-four (24) feet for two-way traffic flow.
 - d. Self-service storage facilities shall not exceed one (1) story in height.
 - e. Self-service storage facilities shall be designed so that the exterior of the development is composed of solid masonry walls, unbroken by garage doors, or by a decorative fence. Chain link fences are specifically prohibited. No portion of the facility shall be unprotected by either a solid wall or fence.
 - f. Each facility will be heavily landscaped to lessen the impact of the severe exterior wall or fence.
 - g. One (1) resident manager's apartment shall be required for onsite supervision.
 - h. The facility shall agree to include in each storage unit lease a prohibition on the storage of toxic, explosive, hazardous, or illegal materials.
12. Whenever the reviewing board is petitioned to approve siting of any antennas, antenna support structures, or alternative antenna support structures, or to consider any variance from the requirements of this Ordinance, the following shall be considered:
- a. Siting of any antenna, antenna array, equipment enclosure, or the use of any alternative antenna support structure shall be prohibited in all residential districts.
 - b. Siting of any antenna, antenna array, equipment enclosure, or the use of any alternative antenna support structure shall be a conditional use in any nonresidential district. The following criteria shall be considered during review:
 - 1) The existence of other antenna support structures and alternative antenna support structures that can accommodate the needs of a wireless communications service provider.
 - 2) The height of any proposed antenna support structure.
 - 3) The proximity of any proposed antenna support structure to residential structures and residential use district boundaries.
 - 4) The nature of uses on adjacent property.

- 5) The surrounding topography.
 - 6) The existing or proposed tree coverage and foliage.
 - 7) The design of the proposed antenna support structure, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.
 - 8) Proposed ingress and egress.
 - 9) The availability of suitable existing antenna support structures for use as co-locations.
- c. In granting any approval, the Board may require the applicant to comply with any reasonable conditions that it deems necessary or desirable, in its sole judgment, to minimize the impact or effect of any antenna, antenna array, equipment enclosure, or the use of any alternative antenna support structure, on the area in which it is sought to be installed, constructed or erected, or used, by requiring fencing, painting, coloring, blending, disguising, camouflaging, relocating facilities on a site, or other measures that the Board deems appropriate, including special construction and design.
- d. An administrative approval may be granted for the addition of new antennas and associated equipment upon an existing telecommunication tower or site.

§ 62. Residential Open Space Enhancement.

1. Purpose.

In order to achieve a better and more attractive pattern of residential development than is possible under more conventional zoning requirements, the lot area requirements of the R- 40 and R-20 Districts may be modified as a conditional use approved by the Planning Board. The Planning Board should determine that the plan meets one (1) or more of the following objectives as well as the other requirements of this section.

- a. Allows and encourages flexibility in design and promotes the most appropriate and attractive utilization of land.
- b. Facilitates the efficient provision of streets and utilities.
- c. Insures the preservation of sensitive environmental areas or areas of unique historic significance.

- d. Provides a balance between residential development and the preservation of open space.
2. Requirements for cluster development.
 - a. Minimum tract area - Twenty (20) acres.
 - b. Maximum density - The maximum number of dwelling lots that may be approved shall be computed by dividing the developable land area, as applicable for conventional development, by 1.2 times minimum lot area provided for in the underlying zoning district. The result of this computation, rounded down to the next whole number, shall be the maximum number of dwelling lots that may be created.
 - c. All dwellings built in the cluster development must be served by public sewer and water.
 - d. A minimum of thirty percent (30%) of the entire tract must be permanently preserved as common open space by means of a deed restriction, dedication to a public or quasi-public agency, or similar approach which is satisfactory to the Township. Open space lands shall be maintained by a homeowners association or similar organization. The Township, at its sole discretion, may accept dedication of the open space.
 - e. The applicant shall be required to submit an environmental assessment of the site and to demonstrate how environmental features will be preserved by permitting the cluster development. This study should address, but not be limited to, the following concerns:
 - 1). Wetlands.
 - 2). Flood plains.
 - 3). Areas of steep slope in excess of fifteen percent (15%) and very steep slopes in excess of twenty-five (25%).
 - 4). Soil conditions.
 - 5). Air quality.
 - 6). Water quality.
 - 7). Aquifer recharge areas.

- 8). Native vegetation and wildlife.
3. Bulk standards in cluster developments.
 - a. Within the R-40 District, a cluster development may conform to the bulk standards of the R-20 District.
 - b. Within the R-20 District, a cluster development may conform to the bulk standards of the R-10 District.

Article VII. Soil Erosion And Sediment Control

§ 63. Soil erosion and sediment control plan required; exceptions.

A. No site plan shall be approved, no street shall be constructed, no changes shall be made in the contour of the land and no grading, excavating or removal or destruction of topsoil, trees or other vegetative cover of the land shall be commenced by any developer until such time that a plan for soil erosion and sediment control has been processed and approved by the Township Planning Board or there has been a determination by the Planning Board that such plans are not necessary. Soil erosion and sediment control plans are not required in the following instances:

1. Disturbances of five thousand (5,000) square feet or less of the surface area of the land,
2. Construction of structures for which a building permit would not be required under the Standard Building Code of the State of New Jersey,
3. Single-family dwellings which are not part of a subdivision, and
4. Agricultural use of land when operated in accordance with a conservation plan approved by the local Soil Conservation District, or when it is determined by the local Soil Conservation District that such agricultural pursuits will not cause excessive erosion and sedimentation.

B. No subdivision, site plan or land development plan shall be approved unless:

1. There has been a plan approved by the Planning Board that provides for soil erosion and sediment control consistent with this section and an improvement bond (or other acceptable security) has been deposited with the Township in the form of an escrow guarantee which will ensure installation and completion of the required improvements in accordance with Township specifications, or
2. There has been a determination by the Township Planning Board that a soil erosion and sediment control plan is not necessary.

§ 64. Minimum standards and specifications.

Soil erosion and sedimentation control measures used to control erosion and reduce sedimentation shall, as a minimum, meet the standards and specifications for soil erosion and sediment control as adopted for use by the Gloucester County Soil Conservation District. The Township Engineer shall ensure compliance with the appropriate specifications, copies

of which are on file at the Municipal Building of Deptford Township and are available from the Soil Conservation District.

§ 65. Procedures.

A. Procedures for applications for soil erosion and sedimentation control permits.

1. As part of the site plan and/or subdivision review process, or for any land development plan, or for any other activity requiring a soil erosion and sedimentation control permit, a plan shall be submitted which clearly shows on a suitable map the location of the proposed action, the total area of the development, the total amount of earthwork in cubic yards, existing topography, the location of flood plains, wetlands, and any other information required by the Planning Board. The plan shall be prepared by a licensed professional engineer, land surveyor, architect, professional planner, or landscape architect and shall conform to the submission requirements noted below.

B. Plan review and action.

1. Where a soil erosion and sediment control plan is required, the applicant shall submit such plan to the Administrative Officer in accordance with the provisions of this chapter. If the plan is submitted concurrent with and as part of a site plan or subdivision approval, the Planning Board shall either approve or disapprove of said plan within the same time period as permitted the concurrent development application by the Municipal Land Use Law. Any extension of this time period agreed to in writing by the applicant for the development application shall include the same time period extension of the soil erosion and sediment control plan. If the plan is not submitted concurrent with and as part of a site plan or subdivision approval, the Planning Board shall either approve or disapprove of said plan within sixty (60) days of receipt by the Administrative Officer of said plan unless, by written mutual agreement between the Planning Board and the applicant, the said sixty-day period is extended for an additional period up to thirty (30) days. Approval by the Planning Board shall constitute authorization for issuance of a soil erosion and sediment control permit. The failure of the Planning Board to either approve or disapprove said plan within the time as provided for above shall constitute approval of said plan by the Planning Board. For purposes of this section, a major revision of the plan by the applicant shall constitute a new submission.
2. The Administrative Officer shall provide the applicant with written notice of such approval or disapproval, a copy of which decision, stating the name of the applicant, the location of the site [designated both by street address and by lot and block number(s)] and the proposed use of the land, shall be sent to the Gloucester County Soil Conservation District along with other information as requested by the said District.

C. Performance guarantee required.

Prior to the issuance of a building permit, the developer shall have filed with the Township a performance guarantee computed by the Township Engineer at one hundred twenty percent (120%) of the construction cost to insure the installation of such uncompleted soil erosion and sediment control measures on or before an agreed date. Construction costs should be based on prices obtained for government contracts. Such performance guarantee may be in the form of a performance bond which shall be issued by a bonding or surety company approved by the Township Solicitor; a certified check, returnable to the developer after full compliance; or any other type of surety approved by the Township Solicitor. The performance guarantee shall be approved by the Township Solicitor as to form, sufficiency and execution. Such performance guaranty shall run for a period to be fixed by the Planning Board.

D. Inspection and approval of soil erosion and sediment control measures.

1. Prior to and during construction, all soil erosion and sediment control measures shall be subject to inspection and approval by the Township Engineer, who shall be notified by the developer at least forty-eight (48) hours prior to the start of construction.
2. When all of the necessary and appropriate soil erosion and sediment control measures have been completed, the developer shall notify the Planning Board in writing, by certified or registered mail, of the completion of the aforesaid soil erosion and sediment control measures and shall send a copy thereof to the Township Engineer. The Planning Board shall then direct and authorize the Township Engineer to inspect all of the aforesaid soil erosion and sediment control measures. The Engineer shall, thereupon, file a written report to the Planning Board. Said report shall be detailed and shall indicate either approval, partial approval or rejection. If said soil erosion and sediment control measures, or any portion thereof, shall not be approved or shall be rejected by the Township Engineer, said report shall contain a statement of reasons for such non-approval or rejection. Where said report indicates partial approval of said soil erosion and sediment control measures, it shall indicate the cost of the soil erosion and sediment control measures for which approval is rejected or withheld. Where partial approval is granted, the developer may be released from all liability pursuant to its performance guarantee bond, except for that portion adequately sufficient to secure the soil erosion and sediment control measures not yet approved.
3. No approval for occupancy of any building shall be granted unless all needed soil erosion control measures have been completed or substantially provided for in accordance with this chapter. The developer shall bear the final responsibility for

the installation and construction of all required soil erosion and sediment control measures according to the provisions of this chapter.

4. The developer shall immediately prior to the release of the performance guarantee, unless relief is granted by the Planning Board, post with the Township a maintenance guarantee for a period not to exceed two (2) years in an amount not to exceed fifteen percent (15%) of the cost of the improvement or of the permanent installation.
5. Whenever sedimentation is caused by stripping vegetation, regrading or other development, it shall be the responsibility of the developer causing such sedimentation to remove it from all adjoining surfaces, drainage systems and watercourses and to repair any damage at his expense. All such work shall be done immediately.
6. Maintenance of all drainage facilities and watercourses within the development is the responsibility of the developer until the final facilities are accepted by the Township or such other entity as approved by the Township Council.
7. It is the responsibility of the developer doing any action on or across a communal stream, watercourse or swale, or upon the floodplain or right-of-way during the pendency of the activity, to return it to its original or equivalent condition after such activity is completed.
8. Maintenance of drainage facilities or watercourses, including public drainageways originating and completely on private property, is the responsibility of the landowner to their point of open discharge at the property line or at a communal watercourse within the property.

§ 66. Soil erosion and sediment control plan contents and requirements.

A. General plan contents.

As a minimum, the soil erosion and sediment control plan shall contain:

1. Plans and specifications of soil erosion and sediment control measures in accordance with the New Jersey Soil Erosion and Sediment Control Act.
2. A time schedule indicating the anticipated starting and completion dates of the development sequence and the time of exposure of each area prior to the completion of effective soil erosion and sediment control measures. A sequence of construction is to be included on the plan showing major items of construction and the installation of various sediment control devices.

3. The County Soil Conservation District requires the Township to obtain from the applicant the following for transmittal to the County District:
 - a. A database summary sheet for any basins to be installed.
 - b. For sites over 5 acres and for mining operations, a Request for General Permit Authorization for Stormwater Discharge shall be completed and submitted by the applicant with a \$200.00 check made out to the "Treasurer, State of New Jersey" prior to the release of final plans by the Township.
 - c. Copies of any HEC II studies (diskettes) should be submitted, if applicable.

B. General design principles.

The following principles are effective in minimizing soil erosion and sedimentation and shall be included, where applicable, in the soil erosion and sediment control plan:

1. Stripping of vegetation, regrading or other development shall be done in such a way that it will minimize soil erosion.
2. Whenever feasible, natural vegetation shall be retained, protected and supplemented.
3. The disturbed area and the duration of exposure shall be kept to a practical minimum.
4. Temporary seeding and/or mulching shall be used to protect exposed critical areas during development.
5. Provisions shall be made to accommodate the increased runoff caused by changed soil and surface conditions during and after development.
6. Sediment in the runoff water shall be trapped until the disturbed area is stabilized by the use of sediment basins or other methods acceptable to the Township Engineer.
7. Diversions and sediment basins shall be constructed prior to any on-site grading or disturbance of existing surface material.
8. Banks and beds of temporary and permanent watercourses shall be stabilized.

C. Grading and drainage practices.

In order to provide more suitable sites for building and other physical features, improve surface drainage and control erosion, the following requirements shall be met:

1. The yards of every structure shall be graded to secure proper drainage away from buildings and disposed of it without ponding, and all land within a development shall be graded to drain and dispose of surface water without ponding, except where approved by the Planning Board. Minimum five percent (5%) slopes for ten (10) feet away from structures shall be required.
2. All drainage provisions shall be of such design as to collect on-site runoff and carry surface waters to the nearest practical street, storm drain or natural watercourse. Where drainage swales are used to deliver surface waters away from buildings, the swales shall be sodded and shall be of such slope, shape and size as conform with specifications of the Township.
3. Concentration of diffused natural water flow shall only be permitted in swales or watercourses.
4. Excavations and fills.
 - a. No excavation shall be made with a cut face steeper in slope than one and one-half (1.5) horizontal to one (1.0) vertical [sixty-six percent (66%)], except as approved by the Township Engineer when handled under special conditions.
 - b. No fill shall be placed which creates any exposed surface steeper in slope than two (2.0) horizontal to one (1.0) vertical [fifty percent (50%)], except as approved by the Township Engineer when handled under special conditions.
 - c. Adequate provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surfaces of fills.
 - d. Retaining walls or cribbing shall be required where needed to prevent the surface of excavations or fills from exceeding at any point the maximum allowable slope.
 - e. Excavations shall not be made so close to property lines as to endanger adjoining property without supporting and protecting the face of the excavation.
 - f. No fill shall be made so as to cause settlement, sliding or erosion of the soil.
 - g. No fill shall be made or placed adjacent to the bank of a channel so as to create bank failure or sliding.

- h. Slopes steeper than three (3.0) feet horizontal to one (1.0) foot vertical will need to be stabilized by means other than topsoil and seeding. Other requirements will govern basins and stormwater channels.

D. Design standards.

Standards and specifications for measures used in the soil erosion and sediment control plan shall be in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey, adopted by the Gloucester County Soil Conservation District or by future standards and specifications adopted by the Soil Conservation District. Copies shall be on file at the office of the Gloucester County Soil Conservation District and the Municipal Building of Deptford Township.

Article VIII. Planning Board and Zoning Board of Adjustment

§ 67. Establishment and composition of the Planning Board.

A. Establishment.

A Planning Board is hereby created for the purposes set forth in this chapter and for such other duties as may from time to time be assigned to it by the Township Council. The Planning Board shall consist of nine (9) members and two (2) alternates, who shall be designated "Alternate No. 1" and "Alternate No. 2." All members of the Planning Board, except for the Class II members set forth below, shall be municipal residents.

B. Membership.

1. Members shall be appointed according to the following classes:

- a. Class I - The Mayor or the Mayor's designee in the absence of the Mayor.
- b. Class II - One (1) of the officials of the Township other than a member of the Township Council, to be appointed by the Mayor. However, if there is an Environmental Commission, the member of the Environmental Commission who is also a member of the Planning Board as required by N.J.S.A. 40:56A-1 shall be deemed to be the Class II Planning Board member for purposes of this chapter in the event that there be among the Class IV or alternate members of the Planning Board both a member of the Zoning Board of Adjustment and a member of the Board of Education.
- c. Class III - A member of the Township Council to be appointed by it.
- d. Class IV - Other citizens of the Township, to be appointed by the Mayor. Members of Class IV shall hold no other municipal office, position or employment except that one (1) member may be a member of the Zoning Board of Adjustment or Historic Preservation Commission, if established pursuant to N.J.S.A. 40:55D-1 and one (1) member may be a member of the Board of Education. If there is an Environmental Commission, the member of the Environmental Commission who is also a member of the Planning Board as required by N.J.S.A. 40:56A-1 shall be a Class IV member unless there be among the Class IV or alternate members of the Planning Board both a member of the Zoning Board of Adjustment and a member of the Board of Education, in which case the member common to the Planning Board and Environmental Commission shall be deemed a Class II member of the Planning Board. For the purposes of this section, membership on a Township

board or commission whose function is advisory in nature, and the establishment of which is discretionary and not required by statute, shall not be considered the holding of a Township office.

2. Terms of members.

Members and alternates of the Planning Board existent under the prior zoning ordinance shall retain their membership and their terms shall continue until their term would have expired under the prior ordinance. New appointments to the Planning Board shall be for a term as specified by N.J.S.A. 40:55D- 23 and 23.1, except in the case of a vacancy created by the resignation or removal of a member or alternate, in which case the appointment shall be for the duration of the unexpired term.

3. Members and alternates shall not participate in any hearing in which they have, either directly or indirectly, any personal or financial interest.

4. Any member or alternate other than the Mayor, after a public hearing if he or she requests it, may be removed by the Township Council for cause.

5. Alternate members.

- a. The governing body may, by ordinance, provide for the appointment to the Planning Board of not more than two alternate members, who shall be municipal residents. 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 two years, except that the terms of the alternate members shall be such that the term of not more than one alternate member shall expire in any one year; provided, however, that in no instance shall the terms of the alternate members first appointed exceed two years. A vacancy occurring otherwise than by expiration of term shall be filled by the appointing authority for the unexpired term only.
- b. 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.
- c. Alternate members may participate in all matters but may not vote except in the absence or disqualification of a regular member of any class. Participation of alternate members shall not be deemed to increase the size of the Planning

Board established by ordinance of the governing body pursuant to Section 14 of P.L.1975, c.291 (C.40:55D-23). 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.

6. Substitute members.

If the Planning Board lacks a quorum because any of its regular or alternate members is prohibited from acting on a matter due to the member's personal or financial interests therein, regular members of the Zoning Board of Adjustment shall be called upon to serve, for that matter only, as temporary members of the Planning Board. Members of the Zoning Board of Adjustment shall be chosen in order of seniority of continuous service to the Board of Adjustment until there are the minimum number of members necessary to constitute a quorum to act upon the matter. If a choice has to be made between regular members of equal seniority, the Chairperson of the Board of Adjustment shall make the choice.

§ 68. Powers of the Planning Board.

A. The Planning Board shall have to power to:

1. Prepare, maintain, adopt and administer the master plan.
2. Prepare, maintain, and administer the subdivision, site plan, and zoning ordinances within this chapter and hear and decide applications made pursuant thereto.
3. Prepare, maintain, and administer the official map.
4. Prepare a capital improvements program.
5. Review proposed amendments to the subdivision, site plan, and zoning ordinances within this chapter and the official map, and make recommendations regarding the same to the Township Council.
6. Hear and decide applications for conditional uses.
7. Hear and decide applications for variances and certain building permits when in conjunction with applications for subdivision, site plan and conditional use approval pursuant to Article 8 of N.J.S.A. 40:55D-1 et seq.

B. The Planning Board may:

1. Participate in the exercise and review of programs or plans required by State or Federal law or regulation.
2. Assemble data on a continuing basis as part of a continuous planning process.
3. Perform such other advisory duties as may be requested of it by the Township Council.

§ **69. Organization and advisory bodies of the Planning Board.**

A. The Planning Board shall elect a Chairman and Vice Chairman from the members of Class IV, select a Secretary who may or may not be a member or alternate member of the Planning Board or a municipal employee, and create and fill such other offices as established by ordinance. An alternate member shall not serve as Chairman or Vice Chairman of the Planning Board. It may employ, or contract for, and fix the compensation of legal counsel, other than the municipal attorney, and experts, and other staff and services as it may deem necessary, not exceeding, exclusive of gifts or grants, the amount appropriated by the governing body for its use. The governing body shall make provision in its budget and appropriate funds for the expenses of the Planning Board.

B. Advisory bodies.

1. A citizens' advisory committee may be appointed by the Mayor, and shall serve at the pleasure of the Mayor, to assist or collaborate with the Planning Board in its duties, but such person or persons shall have no power to vote or take other action required of the Board.
2. The Planning Board shall make available to the Environmental Commission an informational copy of every application submitted for development, although failure on the part of the Planning Board to make such informational copy available to the Environmental Commission shall not invalidate any hearing or procedure.

§ **70. Establishment and composition of the Zoning Board of Adjustment.**

A. Establishment.

A Zoning Board of Adjustment is hereby established for the purpose of interpreting the zoning provisions of this chapter, hearing applications for appeals and variances from them, and such other duties as may from time to time be assigned to it by the Township Council.

B. Membership.

1. The Township Council shall appoint seven (7) members of the Zoning Board of Adjustment and may appoint two (2) alternates, who shall be designated "Alternate No. 1" and "Alternate No. 2." All regular members and any alternative members shall be municipal residents.
 - a. Members and alternates of the Zoning Board of Adjustment existent under the prior zoning ordinance shall retain their membership and their terms shall continue until their term would have expired under the prior ordinance.
 - b. New appointments to the Zoning Board of Adjustment shall be for a term of four (4) years for members and two (2) years for alternates; except in the case of a vacancy created by the resignation or removal of a member or alternate, the appointment shall be for the duration of the unexpired term.
 - c. No member of the Zoning Board of Adjustment may hold any elective office or position within the Township.
2. Members and alternates shall not participate in any hearing in which they have, either directly or indirectly, any personal or financial interest.
3. Any member or alternate may, after public hearing if he or she requests it, be removed by the Township Council for cause.
4. The Zoning Board of Adjustment shall elect a chairman and vice-chairman from its regular members.
5. The Zoning Board of Adjustment shall select a secretary who may or may not be a member or a municipal employee.
6. Alternate members.
 - a. Alternate members may participate in discussions of the proceedings but may not vote except in the absence or disqualification of a regular member.
 - b. A vote shall not be delayed to permit the voting of an absent regular member.
 - c. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote.
7. Substitute members.

If the Zoning Board of Adjustment lacks a quorum because any of its regular or alternate members is prohibited from acting on a matter due to the member's

personal or financial interests therein, Class IV members of the Planning Board shall be called upon to serve, for that matter only, as temporary members of the Zoning Board of Adjustment. The Class IV members of the Planning Board shall be chosen in order of seniority of continuous service to the Planning Board until there are the minimum number of members necessary to constitute a quorum to act upon the matter. If a choice has to be made between Class IV members of equal seniority, the Chairperson of the Planning Board shall make the choice.

§ 71. **Powers of the Zoning Board of Adjustment.**

A. The Zoning Board of Adjustment shall have the power to:

1. Hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, decision or refusal made by an administrative officer based on or made in the enforcement of the zoning provisions of this chapter.
2. Hear and decide requests for interpretation of the zoning map, zoning provisions of this chapter, official map, or for decisions upon other special questions upon which the Board is authorized to pass.
3. Hear and decide variance requests pertaining to:
 - a. "c" variances.
 - 1). Where (a). by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b). by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c). by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or structures lawfully existing thereon, the strict application of any regulation of the zoning provisions of this chapter would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer of such property, grant, upon an application or an appeal relating to such property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship.
 - 2). Where in an application or appeal relating to a specific piece of property the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning provisions of this chapter and the benefits of the deviation would substantially outweigh any detriment, grant a variance to allow departure from the zoning provisions of this chapter; provided; however, that no variance from those departures enumerated in subsection 3.b. of this section shall be granted under this subsection; and provided further that the proposed development does not require

approval by the Planning Board of a subdivision, site plan or conditional use in conjunction with which the Planning Board has power to review a request for a variance.

b. "d" variances.

In particular cases and for special reasons, grant a variance to allow departure from the zoning provisions of this chapter to permit:

- 1). A use or principal structure in a district restricted against such use or principal structure.
- 2). An expansion of a non-conforming use.
- 3). Deviation from a specification or standard pertaining solely to a conditional use.
- 4). An increase in the permitted floor area ratio.
- 5). An increase in the permitted density, except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision.
- 6). A height of a principal structure which exceeds by ten (10) feet or ten percent (10%) the maximum height permitted in the district for a principal structure.

Variances granted under this subsection shall be granted only by affirmative vote of at least five (5) members. No variance or other relief may be granted under the terms of this section unless such variance or other relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning provisions of this chapter.

If an application for development requests one or more variances but not a variance for a purpose enumerated in subsection d. of this Section, the decision on the requested variance or variances shall be rendered under subsection 71.A.3.a.

No variance or other relief may be granted under the terms of this Section, including a variance or other relief involving an inherently beneficial use, without a showing that such variance or other relief can be granted without substantial detriment to the public good and will not substantially impair the

intent and the purpose of the zone plan and zoning ordinance. In respect to any airport safety zones delineated under the "Air Safety and Zoning Act of 1983," P.L.1983, c.260 (C.6:1-80 et seq.), no variance or other relief may be granted under the terms of this Section, permitting the creation or establishment of a nonconforming use which would be prohibited under standards promulgated pursuant to that act, except upon issuance of a permit by the Commissioner of Transportation. An application under this Section may be referred to any appropriate person or agency for its report; provided that such reference shall not extend the period of time within which the Zoning Board of Adjustment shall act.

4. Exercise such other powers which are authorized by N.J.S.A. 40:55D-76.
- B. If an application for development requests one or more variances but not a variance for a purpose enumerated in subsection 3.b. of this Section, the decision on the requested variance or variances shall be rendered under subsection 3.a. of this Section.
- C. No variance or other relief may be granted under the terms of this Section unless such variance or other relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance. In respect to any airport safety zones delineated under the "Air Safety and Zoning Act of 1983," P.L.1983, c.60 (C.6:1-80 et seq.), no variance or other relief may be granted under the terms of this Section, permitting the creation or establishment of a nonconforming use which would be prohibited under standards promulgated pursuant to that act, except upon issuance of a permit by the standards promulgated pursuant to that act, except upon issuance of a permit by the Commissioner of Transportation. An application under this Section may be referred to any appropriate person or agency for its report; provided that such reference shall not extend the period of time within which the Zoning Board of Adjustment shall act.

§ 72. Annual report, expenses and costs of the Zoning Board of Adjustment.

A. Annual report.

1. The Zoning Board of Adjustment shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report of its findings on the zoning provisions of this chapter which were the subject of variance requests.
2. The report shall contain recommendations of the Zoning Board of Adjustment relative to amendments or revisions to the zoning provisions of this chapter, if any.
3. The report shall be sent to both the Township Council and the Planning Board.

B. Expenses and costs.

1. The Township Council shall make provision in its budget and appropriate funds for the expenses of the Zoning Board of Adjustment.
2. The Zoning Board of Adjustment may employ, or contract for, and fix the compensation of legal counsel, other than the Township Solicitor, and experts and other staff and services as it shall deem necessary, not exceeding, exclusive of gifts or grants, the amount appropriated by the Township Council for its use.
3. The Township Council may establish in the Salary Ordinance a manner of compensation and reimbursement of expenses for members of the Zoning Board of Adjustment.

§ 73. Appeals and applications to the Zoning Board of Adjustment.

A. Appeals and applications.

1. Appeals to the Zoning Board of Adjustment may be taken by any interested party affected by any decision of the Administrative Officer of the Township based on or made in the enforcement of the zoning provisions of this chapter or the official map.
2. Such appeal shall be taken within twenty (20) days by filing a notice of appeal with the Administrative Officer, specifying the grounds of such appeal.
3. The Administrative Officer shall immediately transmit to the Board all the papers constituting the record upon which the action appealed from was taken.
4. A developer may file an application for development with the Zoning Board of Adjustment for action under any of its powers without prior application to the Administrative Officer.

B. Time for decision.

1. The Zoning Board of Adjustment shall render a decision not later than one hundred twenty (120) days after the date:
 - a. An appeal is taken from the decision of the Administrative Officer, or
 - b. The submission of a complete application for development to the Zoning Board of Adjustment.
2. Failure of the Zoning Board of Adjustment to render a decision within the prescribed time period or within such further time as may be consented to by the

developer, shall constitute a decision favorable to the developer. If an applicant elects to submit separate consecutive applications for "d" variance approval and site plan, subdivision or conditional use approval, the one hundred twenty (120) day time period for action shall apply to the application for approval of the "d" variance, and the time period for granting or denying any subsequent approval shall be as otherwise provided in this chapter.

3. If, in the case of an appeal made pursuant to Subsection a. of Section 57 of P.L.1975, c.291 (C.40:55D-70), the Board of Adjustment determines there is an error in any order, requirement, decision or refusal made by the Administrative Officer pursuant to a report submitted by the Historic Preservation Commission or Planning Board in accordance with Section 25 of P.L. 1985, c.216 (C.40:55D-111), the Board of Adjustment shall include the reasons for its determination in the findings of its decision thereon.

C. Modification of appeal.

The Zoning Board of Adjustment may reverse or affirm, wholly or in part, or may modify the action, order, requirement, decision, interpretation or determination appealed from and to that end have all the powers of the Administrative Officer from whom the appeal is taken.

D. Stay of proceedings by appeal; exception.

1. An appeal to the Zoning Board of Adjustment shall stay all proceedings in furtherance of the action in respect to which the decision appealed from was made unless the Administrative Officer certifies to the Board, after the notice of appeal has been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property.
2. In such case, proceedings shall not be stayed other than by order of the Superior Court upon notice to the Administrative Officer and on due cause shown.

§ 74. Meetings of both Boards.

- A. Regular meetings of both the Planning Board and the Zoning Board of Adjustment shall be fixed for the entire calendar year and set for a certain time and place. Regular meetings shall be scheduled no less than once a month and shall be held as scheduled unless cancelled for lack of applications for development to process.
- B. Special meetings may be held at the call of the Chairman or on the request of any two (2) Board members, and which shall be held on notice to its members and the public in accordance with all legal requirements.

- C. No action shall be taken at any meeting without a quorum being present, said quorum to be the majority of the full authorized membership of the Board.
- D. All actions shall be taken by a majority vote of the members of the Board at the meeting except as otherwise required by N.J.S.A. 40:55D-1 et seq. A member of the Board who was absent for one (1) or more of the meetings at which a hearing was held shall be eligible to vote on a matter upon which the hearing was conducted provided, however, that such Board member certifies in writing to the Board that he or she has read a transcript or listened to a recording of all of the hearing from which he or she was absent.
- E. All regular and special meetings shall be open to the public and notice of all such meetings shall be given in accordance with State requirements.
- F. Minutes of every regular and special meeting shall be kept and shall include the names of the persons appearing and addressing the Board and of the persons appearing by attorney, the action taken by the Board, the findings, if any, made by it and reasons therefor. The minutes shall thereafter be made available for public inspection during normal business hours at the office of the Administrative Officer. Any interested party shall have the right to compel production of the minutes for use as evidence in any legal proceedings concerning the subject matter of such minutes. Such interested party shall be charged a reasonable fee for the reproduction of the minutes, as indicated in § 95. of this chapter.

§ 75. **Public hearings of both Boards.**

- A. The Planning Board or the Zoning Board of Adjustment, as the case may be, shall hold a hearing on each application for development. Each Board shall make rules governing such hearings.
- B. Any maps and documents for which approval is sought at a hearing shall be on file and available for public inspection at least ten (10) days before the date of the hearing during normal business hours in the office of the Administrative Officer. The developer may produce other documents, records, or testimony at the hearing to substantiate, clarify, or supplement the previously filed maps and documents.
- C. The officer presiding at the hearing or such person as he may designate shall have the power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant evidence, including witnesses and documents presented by the parties, and the provisions of the County and Municipality Investigations Law (C. 2A:67A-1 et seq.) shall apply.
- D. The testimony of all witnesses relating to an application for development shall be taken under oath or affirmation by the presiding officer, and the right of cross-examination shall be permitted to all interested parties through their attorneys, if represented, or directly, if

not represented, subject to the discretion of the presiding officer and reasonable limitations as to time and number of witnesses.

- E. A verbatim recording shall be made of every hearing. The recording of the proceedings shall be made either by stenographic, mechanical or electrical means. The Township shall furnish a transcript or duplicate recording in lieu thereof on request to any interested party at his or her expense, provided that the charge for a transcript shall not exceed the maximum amount permitted in N.J.S.A. 2A:11-15 and as indicated in § 95. of this chapter. Each transcript shall be certified in writing by the transcriber to be accurate.
- F. If an applicant desires a certified court reporter, the costs of taking testimony and transcribing it and providing a copy of the transcript to the Township or court shall be at the expense of the applicant, who shall also arrange for the attendance by the reporter. All costs for transcription of the record before the applicable Board shall be the entire and sole obligation of the applicant or appellant, whichever requests the transcript. The obligation to obtain and pay for such transcript shall be solely that of the applicant or appellant who requests the transcript.

§ 76. Public notice of a hearing of either Board.

- A. Public notice of a hearing shall be given by the developer for the following applications for development:
 - 1. Any request for a variance.
 - 2. Any request for conditional use approval.
 - 3. Any request for issuance of a permit to build within the bed of a mapped street or public drainageway or on a lot not abutting a street.
 - 4. Any request for minor or major site plan and/or subdivision approval involving one (1) or more of the aforesaid elements.
 - 5. Any request for preliminary approval of a major subdivision.
 - 6. Any request for approval of a general development plan
 - 7. Any extension of approvals for five or more years under Subsection d. of Section 37 of P.L.1975, c.291 (C.40:55D-49) and Subsection b. of Section 40 of P.L.1975, c. 291 (C.40:55D-52); for modification or elimination of a significant condition or conditions in a memorializing resolution in any situation wherein the application for development for which the memorializing resolution is proposed for adoption required public notice, and for any other applications for development, with the following exceptions: (1) conventional site plan review pursuant to Section 34 of

P.L.1975, c.291 (C.40:55D-46), (2) minor subdivisions pursuant to Section 35 of P.L.1975, c.291 (C.40:55D-47) or (3) final approval pursuant to Section 38 of P.L.1975, c.291 (C.40:55D-50); notwithstanding the foregoing, the governing body may by ordinance require public notice for such categories of site plan review as may be specified by ordinance, for appeals of determinations of administrative officers pursuant to Subsection a. of Section 57 of P.L.1975, c.291 (C.40:55D-70), and for requests for interpretation pursuant to Subsection b. of Section 57 of P.L.1975, c.291(C. 40:55D-70). Public notice shall also be given in the event that relief is requested pursuant to Section 47 or 63 of P.L.1975, c.291 (C.40:55D-60 or C.40:55D-76) as part of an application for development otherwise excepted herein from public notice. Public notice shall be given by publication in the official newspaper of the municipality, if there be one, or in a newspaper of general circulation in the municipality.

- B. The Administrative Officer shall notify the developer at least two (2) weeks prior to the public hearing at which the application will be discussed. Notice of a hearing requiring public notice shall be given by the developer at least ten (10) days prior to the date of the hearing in the following manner:
1. By publication in the official newspaper of the Township, if there is one, or in a newspaper of general circulation in the Township.
 2. By notice to all owners of real property located in the State and within two hundred (200) feet in all directions of the property which is the subject of the hearing, as such owners are shown in the current tax duplicate, provided that this requirement shall be deemed satisfied by notice to the (a.) condominium association, in the case of any unit owner whose unit has a unit above or below it, or (b.) horizontal property regime, in the case of any co-owner whose apartment has an apartment above or below it. Notice shall be given by serving a copy on the property owner, as shown on the current tax duplicate, or his agent in charge of the property or by mailing a copy thereof by certified mail to the property owner at his address as shown on the current tax duplicate. It is not required that a return receipt is obtained as notice is deemed complete upon mailing.
 3. Notice to a partnership owner may be made by service to any partner. Notice to a corporate owner may be made by service upon its president, vice president, secretary or other person authorized by appointment or by law to accept service on behalf of the corporation. Notice to a condominium association, horizontal property regime, community trust or homeowner's association, because of its ownership of common elements or areas located within two hundred (200) feet of the property which is the subject of the public hearing, may be made in the same manner as to a corporation without further notice to unit owners, co-owners, or homeowners on account of such common elements or areas.

4. To the clerk of any adjoining municipality or municipalities when the application for development involves property located within two hundred (200) feet of said municipality or municipalities. Notice shall be given by personal service or certified mail.
 5. To the Gloucester County Planning Board when the application for development involves property adjacent to an existing County road or proposed road shown on the County Official Map or on the County Master Plan, adjoining other County land or situated within two hundred (200) feet of a municipal boundary. Notice shall be given by personal service or certified mail.
 6. To the Commissioner of Transportation of the State of New Jersey when the property abuts a State highway. Notice shall be given by personal service or certified mail.
 7. To the State Planning Commission when the application for development involves property which exceeds one hundred fifty (150) acres or five hundred (500) dwelling units, in which case the notice shall include a copy of any maps or documents required to be filed with the Township.
 8. Notice of hearings on applications for approval of a major subdivision or a site plan, not defined as a minor site plan by this chapter, requiring public notice pursuant to subsection A. of this Section shall be given to public utilities, cable television companies or local utilities which possess a right-of-way or easement within the Township and which has registered with the Township in accordance with N.J.S.A. 40:55D-1 et seq. Notice shall be given by personal service or certified mail to the person whose name and address appears on the registration form.
- C. Upon the written request of a developer, the Administrative Officer shall, within seven (7) days, make and certify a list from the current tax duplicates of names and addresses of owners within the Township to whom the developer is required to give notice. In addition, the Administrative Officer shall include on the list the names, addresses and positions of those persons who, not less than seven (7) days prior to the date on which the developer requested the list, have registered to receive notice pursuant to subsection B.8. of this Section. The developer shall be entitled to rely upon the information contained in such list, and failure to give notice to any owner or to any public utility, cable television company, or local utility not on the list shall not invalidate any hearing or proceeding. A sum not to exceed \$0.25 per name, or \$10.00, whichever, is greater, may be charged for such list.
- D. The developer shall file an affidavit of proof of service with the Planning Board or the Zoning Board of Adjustment, as the case may be.

- E. The notice shall state the date, time and place of the hearing, the nature of the matters to be considered, an identification of the property proposed for development by street address, if any, or by reference to lot and block numbers as shown on the current tax duplicate in the Township Tax Assessor's office, and the location and times at which any maps and documents for which approval is sought are available for inspection.

§ 77. Decisions of either Board.

- A. The Board shall include findings of fact and conclusions based thereon in each decision on any application for development and shall reduce the decision to writing.
- B. The Board may provide such written decision and findings and conclusions either on the date of the meeting at which the Board grants or denies approval or, if the meeting at which such action is taken occurs within the final forty-five (45) days of the applicable time period for rendering a decision on the application for development, within forty-five (45) days of such meeting by the adoption of a resolution of memorialization setting forth the decision and findings and conclusions of the Board.
- C. Failure of a motion to approve an application for development to receive the number of votes required for approval shall be deemed an action denying the application. An action resulting from the failure of a motion to approve the application shall be memorialized by resolution as provided above.
- D. The adoption of a resolution of memorialization pursuant to this subsection shall not be construed to alter the applicable time period for rendering a decision on the application for development. Such resolution shall be adopted by a vote of the majority of the Board members who voted for the action previously taken, and no other member shall vote thereon. The vote of such a resolution shall be deemed to be a memorialization of an action taken by the Board and not to be an action of the Board, except that failure to adopt such a resolution within the forty-five (45) day period shall result in the approval of the application for development, notwithstanding any prior action taken thereof.
- E. Whenever a memorialization is adopted, the date of such adoption shall constitute the date of the decision for purposes of the mailings, filings, and publications specified in § 79. of this chapter.

§ 78. Appeal of decision by either Board.

- A. All appeals of decisions made by the Planning Board or the Zoning Board of Adjustment, except as noted below, shall be taken directly to the Superior Court of New Jersey and not to the Deptford Township Council.

- B. Any interested party may appeal to the Deptford Township Council any final decision of the Zoning Board of Adjustment involving the granting or denial of a variance as specified in N.J.S.A. 40:55D-70d. Such appeals shall be decided upon the record established by the Board of Adjustment. The filing and hearing of such appeals shall be in accordance with the provisions of N.J.S.A. 40:55D-17.

§ 79. **Notice of decision for either Board.**

- A. Any decision of the Planning Board or the Zoning Board of Adjustment when acting upon an application for development and any decisions of the Township Council when acting upon an appeal shall be given notice in the following manner:
 - 1. A copy of the decision shall be mailed by the municipal agency within ten (10) days of the date of the decision to the developer or appellant or, if represented, then to his attorney, without separate charge. A copy of the decision shall also be mailed within ten (10) days to any interested party who has requested it and who has paid the fee prescribed in § 95. of this chapter.
 - 2. A brief notice of the decision shall be published in the official newspaper of the Township. Such publications shall be arranged by the Secretary of the planning Board, the Secretary of the Zoning Board of Adjustment or the Township Clerk, as the case may be, without separate charge to the developer. The notice shall be sent to the official newspaper for publication within ten (10) days of the date of the decision.
 - 3. A copy of the decision shall also be filed in the office of the Administrative Officer, who shall make a copy of such filed decision available to any interested party upon payment of a reasonable fee and available for public inspection at the office during business hours.

Article IX. Review and Approval Procedures

§ 80. Purpose.

The purpose of this article is to provide procedures for the review and approval of applications for subdivisions, site plans, conditional uses, and general development plans in Deptford Township.

§ 81. Applicability of requirements.

- A. Subdivision review - All subdivisions, as defined under Article II. of this chapter, are subject to the review procedures specified herein.
- B. Site plan review - All site plans, as defined under Article II. of this chapter, are subject to the review procedures specified herein. No construction permit shall be issued for any new structure or for an addition to an existing structure and no certificate of occupancy shall be issued for any change of use of an existing structure until a site plan has been reviewed and approved by the appropriate Township agency, except that:
 - 1. A construction permit for a single-family detached dwelling unit or a two-family dwelling unit and/or their accessory building(s) on a lot shall not require site plan approval.
 - 2. Any construction permit for the customary buildings incidental to farms shall not require site plan approval.
 - 3. Any change of use from one permitted nonresidential use to another permitted nonresidential use shall not require site plan approval if both the Construction Official and the Zoning Officer stipulate to the Board that the existing site development meets the requirements of this chapter for the new use, including onsite parking requirements.
- C. Conditional use review - Before a construction permit or certificate of occupancy shall be issued for any conditional use as permitted by this chapter, application shall be made to the Planning Board. The review by the Planning Board of a conditional use shall include any required site plan review pursuant to this chapter. Public notice and a hearing shall be required as stipulated by this chapter.

§ 82. Informal reviews.

- A. Applicability.

Nothing in this section shall be considered mandatory but the procedures provided for herein are recommended for the purpose of expediting the review process and reducing development costs.

B. Pre-application conference.

1. Any developer may meet with the Administrative Officer or his/her designee without the payment of any fees and without obligation.
2. A pre-application conference may be used to provide the developer with an overview of the substantive and procedural aspects of the development review process, to provide insight as to the acceptability of the proposed plan, and to offer suggestions for the improvement of said plan.
3. The developer may be required to secure an appointment with the Administrative Officer in advance of the pre-application conference and to submit a sketch plan of the proposed application. The conference shall be held within fourteen (14) days of requesting an appointment unless the Administrative Officer is unavailable because of illness, vacation, or similar reason.
4. For the purpose of the pre-application conference only, the sketch plan need not be drawn to scale nor be prepared by a licensed engineer, surveyor, architect, landscape architect, or planner but shall contain sufficient information from a tax map or other source to enable the Administrative Officer to determine the suitability of the proposal in relation to the standards of this chapter.
5. The pre-application conference is a good-faith meeting between the developer and the Administrative Officer. Nothing discussed at the conference shall be binding upon either party or upon the Planning Board.

C. Concept plan review.

1. An applicant for site plan, subdivision or general development plan approval or an applicant having a particular question which cannot be resolved at a pre-application conference may request an informal concept plan review before the Planning Board. In addition, the applicant may request to have the concept plan reviewed by one (1) or more members of the Development Review Committee, as listed in § 84. below.
2. Standards for the concept plan.
 - a. The concept plan shall contain sufficient detail to enable the reviewing officials to determine compliance with this chapter, including the area of all

proposed lots and buildings and any dimensions necessary to determine zoning compliance.

- b. Roadway and street widths shall be noted but fully engineered plans for streets, drainage, and other utility or infrastructure systems shall not be required.
 - c. The required number of concept plans to be submitted by the applicant shall be determined by the Administrative Officer, but in no case shall be less than twelve (12) plans.
3. The applicant shall be required to submit application fees for an informal concept review before the Planning Board, however, the applicant shall only be required to post escrow fees for the review services of the Township's professional consultants if such review is so requested by the applicant. At the conclusion of the concept review process, any unexpended escrow fees will be returned.
 4. An applicant desiring to have a concept plan informally reviewed by the Planning Board shall so notify the Secretary of the Planning Board at least fourteen (14) days prior to the next regularly scheduled meeting of the Planning Board. The Secretary of the Planning Board shall thereafter notify the applicant of the time and place which has been scheduled by the Planning Board for the informal review. The informal presentation before the Planning Board will be scheduled at the conclusion of the meeting and will be allotted fifteen (15) minutes, if time permits.
 5. An applicant desiring to have a concept plan informally reviewed by any member(s) of the Development Review Committee shall so notify the Administrative Officer. The Administrative Officer will either schedule the applicant for a regularly scheduled Development Review Committee meeting (if the concept plan is submitted at least three (3) weeks prior to the regularly scheduled Development Review Committee meeting) or a specially called meeting may be set by the Administrative Officer within three (3) weeks of the concept plan submission if a mutually agreeable time may be established by all parties.
 6. Nothing in the concept review process shall be binding upon either the applicant, Committee members, or the Planning Board.

§ 83. Submission, classification, and completeness of formal applications.

- A. All formal applications for approval, including minor subdivisions and site plans, preliminary or final major subdivisions and site plans, general development plans, and conceptual use plans, shall be submitted with forms provided by the Administrative Officer. The Administrative Officer shall also provide the applicant with a copy of the checklist for completeness which is contained in Article X. of this chapter. The

completed application forms shall be accompanied by all required plans, supporting documentation, application fees and escrow fees for professional review.

B. Submission standards.

1. Plans and supporting documentation must contain all information herein required for the type of approval requested. Where there is a question as to classification of the plan, the applicant may seek advice from the Administrative Officer. Failure to provide all required information will result in the plan being declared incomplete.
2. All applications for preliminary or final site plan approval which require public sanitary sewer or water service shall submit a receipted copy of their application for Form A approval to the Deptford Municipal Utility Authority.
3. Twelve (12) copies of all plans and supporting documentation and twenty-six (26) copies of the completed application forms shall be submitted by the applicant to the Administrative Officer, where the Administrative Officer or his or her representative shall date stamp the plans upon receipt. This date shall be considered the official submission date.

C. Upon receipt of an application, the Administrative Officer shall preliminarily screen the material and determine completeness relative to the details required by the appropriate development checklist in this chapter. The Administrative Officer shall either determine the application to be incomplete or determine that the application is substantially complete.

1. Should the Administrative Officer determine that the application is incomplete, the reasons for such determination shall be specified in writing to the applicant, and an appropriately revised plan may thereafter be submitted to the Administrative Officer as in the first instance.
2. If the Administrative Officer determines the application to be substantially complete, the Administrative Officer shall schedule the application for the next regularly scheduled Development Review Committee meeting.

D. The following certifications are required before an application is heard by the Development Review Committee or Planning Board.

1. All taxes due to the Township on the property for which application is made shall be paid.
2. Sufficient monies are in the escrow account to cover the cost of professional reviews.

3. Where applicable, the applicant shall submit a certification at the time of the Development Review Committee meeting that the plan has been submitted for review by appropriate outside agencies such as the New Jersey Department of Environmental Protection and Energy in the case of potential wetlands or stream encroachment, the Gloucester County Board of Health where septic systems are proposed, the Gloucester County Planning Board when the proposal has frontage on a county road, the New Jersey Department of Transportation when the proposal has frontage on a state highway, and any other agency as may be directed by the Administrative Officer. A final determination by these agencies shall not be required for action by the Development Review Committee or the Planning Board, but any action taken shall be conditioned upon the approval of these agencies.

§ **84. Development Review Committee.**

- A. Prior to being heard by the Planning Board and, in some cases, the Zoning Board of Adjustment, all applications whether for preliminary, final, general development plan or conditional use approval shall be presented to the Development Review Committee for review. The Administrative Officer will determine which members of the Development Review Committee will review the application. Those members so delegated may submit oral and/or written comments regarding an application, wherein written comments shall be made available to the applicant prior to, or at, the meeting.
- B. The Development Review Committee may consist of the Administrative Officer, the Township Engineer, the Planning Board Engineer, the Township Planner, the Planning Board Planner, the Township Solicitor, the Planning Board Solicitor, the Construction Official, a representative of the Environmental Commission, a representative of the Deptford Municipal Utility Authority, a representative of the Township Police Department, the Township Fire Marshall, and any three (3) members of the Planning Board so designated by the Planning Board Chairperson.
- C. Conduct of the Development Review Committee meeting.
 1. The Development Review Committee meeting is a working session between the Committee and the applicant. The meeting is used to provide the applicant with a comprehensive review of his or her application, to provide insight as to the deficiencies of the plan and to offer suggestions and recommendations for the improvement of said plan, to analyze the application to help in determining completeness, and to comment on the acceptability of the proposed plan. It is not a public hearing and need not be advertised. The meeting shall be chaired by the Administrative Officer.
 2. Attendance by the applicant and/or his representatives is not mandatory but is strongly encouraged.

3. The members of the Development Review Committee will review an application and will offer comments to the applicant. The Administrative Officer and/or his/her representative will prepare a report of all the outstanding review issues that remain to be addressed by the applicant. The members of the Development Review Committee present for each application will informally vote on whether the application is deemed complete or incomplete and how the application will be further scheduled. Such informal vote of the Committee will be a recommendation for action by the Administrative Officer.
4. An electronic sound recording or a written copy of the minutes of the meeting may be kept but, in the case of written minutes, need not be a verbatim account of the proceedings.

D. Determination and certification of completeness.

1. The Administrative Officer will refer to the recommendation of the Development Review Committee and will make a determination of completeness within forty-five (45) days of the application's official submission date.
 - a. If incomplete, the Administrative Officer shall list such missing items in writing and an appropriately revised plan may thereafter be submitted by the applicant to the Administrative Officer as in the first instance of plan submission.
 - b. If complete, the Administrative Officer will certify in writing as such to the applicant and will schedule the application as noted below in subsection E.
2. If, within forty-five (45) days of the application's official submission date, the Administrative Officer neither certifies to the applicant that the application is complete nor notifies the applicant in writing that the application has been determined to be incomplete, then the application shall be considered certified complete and the period for action by the Board shall commence.

E. Scheduling of a complete application.

1. The Administrative Officer will refer to the recommendations of the Development Review Committee and will schedule a complete application as follows:
 - a. If complete with major revisions needed, the Administrative Officer shall notify the applicant in writing of the date revised plans must be resubmitted for the application to be scheduled for the next regularly scheduled meeting of the Development Review Committee.

- b. If complete with minor revisions needed, the Administrative Officer shall state the date revised plans (eighteen (18) copies) must be resubmitted by the applicant for the application to be scheduled for the next regularly scheduled Planning Board meeting for which space is available on the agenda. In no case shall action be delayed for longer than the period prescribed by the Municipal Land Use Law unless the applicant has waived the time limits in writing or orally when the waiver is recorded by means of an electronic recording device.
- c. If complete with no revisions needed, the Administrative Officer shall schedule the application for the next regularly scheduled Planning Board meeting for which space is available on the agenda. In no case shall action be delayed for longer than the period prescribed by the Municipal Land Use Law unless the applicant has waived the time limits in writing or orally when the waiver is recorded by means of an electronic recording device.

§ 85. Approval procedures for minor subdivisions and minor site plans.

- A. The developer must comply with § 76. of this chapter regarding requirements for notice of a public hearing.
- B. The Board shall take action on minor subdivisions and minor site plan applications within forty-five (45) days after the application has been certified complete or within such further time as may be consented to by the developer. Failure of the Board to act within the prescribed time period shall constitute approval of the application.
- C. Minor subdivisions and minor site plans do not require preliminary approval and may be voted upon for final action by the Board. The Board may condition approval upon compliance with any reasonable condition not in violation with the terms of this chapter or other applicable local, state, or federal law.
- D. When a minor subdivision or minor site plan is approved by the Board, at least twelve (12) prints of the plat, plan or deed descriptions shall be submitted to the Board by the developer to be signed by the Chairman and Secretary of the Board. If the minor subdivision or minor site plan application is denied by the Board, the Secretary of the Board shall notify the developer of such denial and forward the developer a copy of the resolution adopted in accordance with this chapter, setting forth the reasons for the denial.
- E. Effect of minor subdivision approval.
 1. The approval of a minor subdivision shall expire one hundred ninety (190) days from the date of approval unless within such period a plat conforming to all conditions of approval is filed in conformity with the provisions of the Map Filing Law, N.J.S.A. 46:23-9.9 et seq., 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 as required by N.J.S.A. 40:55D-1 et seq.

2. 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 (2) years after the date of minor subdivision approval, provided the approved minor subdivision shall have been duly recorded as provided in this subsection.
3. If the developer proves to the reasonable satisfaction of the Board that he or she was barred or prevented, directly or indirectly, from proceeding with the development because of delays in obtaining legally required approvals from other government entities and that he or she applied promptly for and diligently pursued the approvals, the Board either:
 - a. Shall grant an extension of the approval period not to exceed one (1) year. The developer shall apply for this extension before: (1.) what would otherwise be the expiration date, or (2.) the 91st day after the developer receives the last legally required approval from the other governmental entities, whichever occurs later; or
 - b. May extend the one hundred ninety (190) day period for filing a minor subdivision plat or deed pursuant to subsection C. of this Section. The length of the extension shall be equal to the period of delay caused by the wait for the required approvals, as determined by the Board. The developer may apply for the extension either before or after what would otherwise be the expiration date.

F. Effect of minor site plan approval.

The zoning requirements and general terms and conditions, whether conditional or otherwise, upon which minor site plan approval was granted, shall not be changed for a period of two (2) years after the date of minor site plan approval. If the developer proves to the reasonable satisfaction of the Board that he or she was barred or prevented, directly or indirectly, from proceeding with the development because of delays in obtaining legally required approvals from other government entities and that he or she applied promptly for and diligently pursued the approvals, the Board shall grant an extension of the approval period not to exceed one (1) year. A developer shall apply for this extension before: (1.) what would otherwise be the expiration date, or (2.) the 91st day after the date on which the developer receives the last of the legally required approvals from the other governmental entities, whichever occurs later.

G. Exceptions in Applications of Requirements.

1. The rules, regulations and standards set forth in this Section 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 peculiar conditions pertaining to his land, the literal enforcement of this Section 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 Section.
2. Exceptions after Approvals:
 - a. A building permit or certificate of occupancy may be issued if all improvements have been installed or completed except the finish course of the road and the Township Engineer warrants that completion of the road is in the Township's interest after the subdivider has completed construction of dwellings and structures. The maintenance guarantee required shall not begin until the finish course has been installed.
 - b. The Planning Board may also authorize the issuance of a temporary certificate of occupancy if the following improvements have been bonded but not yet installed: landscaping, sidewalks, other similar improvements.
 - c. The Planning Board when acting upon an application which includes provisions for low and moderate income housing, shall waive those portions of the design standards which create barriers to the construction of low or moderate income housing and which are not necessary to protect public health and safety.
3. Site Plan Exemptions:
 - a. The one time construction of a parking area for less than three vehicles.
 - b. A proposed development not involving a change in use and not affecting existing circulation, drainage, building arrangements, landscaping, buffering, lighting and other considerations of plan review as determined by the Township Department of Community Development.
 - c. Customary agricultural buildings such as barns, silos, storage sheds and related structures and roadside stands not larger than 200-square feet of sales area, for the sale of products grown on-site when adequate parking and access is provided as determined by the Township Department of Community Development.

- d. Normal maintenance or replacement such as a new roof, painting, new siding or similar activity.

§ 86. Approval procedures for preliminary major subdivisions and site plans.

- A. The developer must comply with § 76. of this chapter regarding requirements for notice of a public hearing.
- B. The Planning Board shall take action on a preliminary major site plan application involving ten (10) acres of land or less and ten (10) dwelling units or less and/or a preliminary major subdivision application involving ten (10) lots or less within forty-five (45) days after the application has been certified complete or within such further time as may be consented to by the developer. Provided, however, that the Planning Board shall take action on a preliminary major site plan or subdivision application which includes a request for relief pursuant to N.J.S.A. 40:55D-60 within one hundred twenty (120) days after the application has been certified complete or within such further time as may be consented to by the developer. Failure of the Planning Board to act within the prescribed time period shall constitute approval of the application.
- C. The Planning Board shall take action on a preliminary major site plan application involving more than ten (10) acres of land or more than ten (10) dwelling units and/or a preliminary major subdivision application involving more than ten (10) lots within ninety-five (95) days after the application has been certified complete or within such further time as may be consented to by the developer. Provided, however, that the Planning Board shall take action on a preliminary major site plan or subdivision application which includes a request for relief pursuant to N.J.S.A. 40:55D-60 within one hundred twenty (120) days after the application has been certified complete or within such further time as may be consented to by the developer. Failure of the Planning Board to act within the prescribed time period shall constitute approval of the application.
- D. The Zoning Board of Adjustment shall take action on a preliminary major site plan or subdivision application which includes a request for relief pursuant to N.J.S.A. 40:55D-70d. within one hundred twenty (120) days after the application has been certified complete or within such further time as may be consented to by the developer. In the event that the developer elects to submit separate consecutive applications, the aforesaid provision shall apply to the application for approval of the variance. The period for granting or denying any subsequent approval shall be as otherwise provided in N.J.S.A. 40:55D-1 et seq. Failure of the Zoning Board of Adjustment to act within the prescribed time period shall constitute approval of the application.
- E. The Board may condition preliminary major subdivision or site plan approval upon compliance with any reasonable condition not in violation with the terms of this chapter or other applicable local, state, or federal law , provided, however, that no preliminary

plan approval shall be granted prior to the granting of Form A approval for sanitary sewer and water service (if appropriate) by the Deptford Township Municipal Utilities Authority.

- F. When a preliminary major subdivision or site plan is approved by the Board, at least twelve (12) prints of the plat or plan shall be submitted to the Board by the developer to be signed by the Chairman and Secretary of the Board and the Township Engineer. If the preliminary major subdivision or site plan application is denied by the Board, the Secretary of the Board shall notify the developer of such denial and forward the developer a copy of the resolution adopted in accordance with this chapter, setting forth the reasons for the denial.
- G. Effect of preliminary major subdivision or site plan approval.
1. The preliminary approval of a subdivision or site plan shall, except as provided in subsection d. of this section, confer the following rights for a three (3) year period from the date on which the resolution of preliminary approval is adopted:
 - 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 off-tract improvements; and, in the case of a site plan, any requirements peculiar to site plan approval pursuant to N.J.S.A. 40:55D-41, except that nothing herein shall be construed to prevent the Township from modifying by ordinance such general terms and conditions of preliminary approval as relate to public health and safety;
 - b. That the developer may submit an application for final approval on or before the expiration date of preliminary approval the whole or a section or sections of the preliminary subdivision plat or site plan, as the case may be; and
 - c. That the developer may apply for, and the Planning Board may grant, an extension of the 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.
 - d. In the case of a subdivision of, or site plan for, an area of fifty (50) acres or more, the Planning Board may grant the rights referred to in subsections a, b and c. of this section for a reasonable period of greater than three (3) years, but not more than seven (7) years. The developer may apply for thereafter, and the Planning Board may thereafter grant an extension of the preliminary approval for not more than three (3) additional one (1) year periods, provided that if the design standards have been revised by ordinance, such revised

standards may govern. The granting of this extended approval period shall be based upon the Planning Board's consideration of such factors as:

- 1). The total number of dwelling units and/or square footage of non-residential floor area proposed;
 - 2). Economic conditions; and
 - 3). The comprehensiveness of the development.
- e. Whenever the Planning Board grants an extension of preliminary approval pursuant to subsection c. or d. of this section and preliminary approval has expired before the date on which the extension is granted, the extension shall begin on what would otherwise be the expiration date. The developer may apply for the extension either before or after what would otherwise be the expiration date.
- f. The Planning Board shall grant an extension of preliminary approval for a period determined by the Board but not exceeding one (1) year from what would otherwise be the expiration date, if the developer proves to the reasonable satisfaction of the Board that he or she was barred or prevented, directly or indirectly, from proceeding with the development because of delays in obtaining legally required approvals from other governmental entities and that the developer applied promptly for and diligently pursued the required approvals. An developer shall apply for the extension before (1.) what would otherwise be the expiration date of preliminary approval or (2.) the 91st day after the developer receives the last legally required approval from other governmental entities, whichever occurs later.

H. Concurrent preliminary and final subdivision and site plan approval.

1. The Planning Board may, as its discretion, approve a request from an developer to concurrently consider preliminary and final subdivision and/or site plan approval provided that:
 - a. The application does not involve the construction of a new street.
 - b. The application involves the creation of ten (10) or fewer lots.
 - c. The total square footage of non-residential construction involves less than twenty-five thousand (25,000) square feet of floor area and less than thirty thousand (30,000) square feet of impervious surface.

2. The approval procedures for final approval shall be followed by the Planning Board as noted in § 87. below.

§ 87. Approval procedures for final major subdivisions and site plans.

- A. The Planning Board shall take action on a final major site plan or subdivision application within forty-five (45) days after the application has been certified complete or within such further time as may be consented to by the developer. Failure of the Planning Board to act within the prescribed time period shall constitute approval of the application.
- B. The Planning Board may condition approval upon compliance with any reasonable condition not in violation with the terms of this ordinance or other applicable local, state, or federal law provided, however, no such final approval shall be granted until the project has received Form B and water service approval from the Deptford Township Municipal Utilities Authority. (Final MUA approval is required prior to applying for building permits.)
- C. All final plans shall be revised to incorporate any conditions of approval and, when all such conditions have been met, twelve (12) copies of the revised final plat shall be submitted to the Administrative Officer to be signed by the Chairman and Secretary of the Planning Board.
- D. Final approval of a major subdivision shall expire ninety-five (95) days from the date of signing of the plats unless within such period the plat shall have been filed by the developer with the County recording officer, in conformity with the provisions of the Map Filing Law, N.J.S.A. 46:23-9.9 et seq. The Planning Board may, for good cause, extend the time period for filing for an additional one hundred ninety (190) days from the date of signing of the plats. The Planning Board may extend the ninety-five (95) day or one hundred ninety (190) day period if the developer proves to the reasonable satisfaction of the Planning Board that the developer was barred or prevented, directly or indirectly, from filing because of delays in obtaining legally required approvals from other governmental entities and that the developer applied promptly for and diligently pursued the required approvals. The length of the extension shall be equal to the period of delay caused by the wait for the required approvals, as determined by the Planning Board. The developer may apply for the extension either before or after what would otherwise be the expiration date.
- E. Effect of final approval.
 1. The zoning requirements applicable to the preliminary approval first granted and all other rights granted to the developer pursuant to the preliminary approval, whether conditionally or otherwise, shall not be changed for a period of two (2) years after the date on which the resolution of final approval is adopted; provided that the

- developer has duly recorded the major subdivision plat as provided for in N.J.S.A. 40:55D-54.
2. If the developer has duly recorded the major subdivision plat as provided for in N.J.S.A. 40:55D-54, the Planning Board may grant an extension of the final approval for not more than three (3) additional one (1) year periods.
 3. Notwithstanding any other provisions of N.J.S.A. 40:55D-1 et seq., the granting of final approval terminates the time period of preliminary approval for the section(s) granted final approval.
 4. In the case of a subdivision or site plan for a planned development of fifty (50) acres or more, a conventional subdivision or site plan for one hundred fifty (150) acres or more, or site plan for development of nonresidential floor area of two hundred thousand (200,000) square feet or more, the Planning Board may grant the rights referred to in subsections 1. and 2. of this section for a reasonable period of greater than two (2) years, but not more than seven (7) years. The developer may apply for thereafter, and the Planning Board may thereafter grant, an extension of final approval for such additional period of time as shall be determined by the Planning Board to be reasonable taking into consideration:
 - a. The total number of dwelling units and/or square footage of non-residential floor area which is proposed;
 - b. Economic conditions; and
 - c. The comprehensiveness of the development.
 5. Whenever the Planning Board grants an extension of final approval pursuant to subsection 1., 2. or 4. of this section and final approval has expired before the date on which the extension is granted, the extension shall begin on what would otherwise be the expiration date. The developer may apply for the extension either before or after what would otherwise be the expiration date.
 6. The Planning Board shall grant an extension of final approval for a period determined by the Board but not exceeding one (1) year from what would otherwise be the expiration date, if the developer proves to the reasonable satisfaction of the Board that he or she was barred or prevented, directly or indirectly, from proceeding with the development because of delays in obtaining legally required approvals from other governmental entities and that he or she applied promptly for and diligently pursued the required approvals. A developer shall apply for the extension before (a.) what would otherwise be the expiration date of preliminary approval or (b.) the 91st day after the developer receives the last legally required approval from other governmental entities, whichever occurs later.

7. All final approvals are conditioned upon submission of required bonds or other surety of a form satisfactory to the Township, as prescribed in § 96. If required street, utility, and similar improvements are not constructed, the Township may call said bond or surety and use its proceeds to construct said improvements at the applicants expense.

§ **88. Approval procedures for conditional uses.**

- A. The Planning Board may condition conditional use approval upon compliance with any reasonable condition not in violation with the terms of this chapter or other applicable local, state, or federal laws.
- B. The Planning Board shall take action on an application for a conditional use within ninety-five (95) days of submission of a complete application or within such further time as may be consented to by the developer.
 1. This time period shall be concurrent with the review of a site plan application.
 2. An approval shall be conditioned upon receipt of a favorable recommendation from the County Planning Board or other appropriate agency.
 3. Failure to render a timely decision shall be deemed an approval, as required by N.J.S.A. 40:55D-67.
- C. The Zoning Board of Adjustment shall take action on a conditional use approval application which includes a request for relief pursuant to N.J.S.A. 40:55D-70d. within one hundred twenty (120) days after the application has been certified complete or within such further time as may be consented to by the developer. In the event that the developer elects to submit separate consecutive applications, the aforesaid provision shall apply to the application for approval of the variance. The period for granting or denying any subsequent approval shall be as otherwise provided in N.J.S.A. 40:55D-1 et seq. Failure of the Zoning Board of Adjustment to act within the prescribed time period shall constitute approval of the application.

§ **89. Findings for planned developments.**

- A. No planned development (including planned unit developments, residential clusters, planned commercial developments, or planned industrial developments) shall be authorized unless the Planning Board first makes all of the following determinations:
 1. That the plan fully complies with the requirements of this chapter and the departures by the proposed planned development from the zoning regulations otherwise

- applicable to the subject property conform to those standards in this chapter applicable to the permitted planned development;
2. That the proposals for maintenance and conservation of common open space are reliable, and that the amount, location, and purpose of the common open space are adequate;
 3. That the provisions 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 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; and
 5. That in the case of a proposed planned 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.

§ 90. Required documentation for general development plans.

- A. 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.
- B. Every developer for approval of a PUD general development plan shall submit the following documentation for review by the Township.
 1. Each report shall be prepared by appropriate professional experts, licensed by the State of New Jersey when applicable. Reports shall be of sufficient detail to allow for reasonable review by the Township's own experts, at the applicant's expense.
 - a. A report analyzing the impact of traffic generated by the proposed PUD on nearby roadways.
 - b. A storm water management plan setting forth the proposed method of controlling and managing storm water on the site.
 - c. 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.

- d. 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.
 - e. 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.
 - f. A local service plan indicating those public services which the developer proposes to provide and which may include, but not be limited to, water, sewer, cable and solid waste disposal.
 - g. 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 Township 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, Township and school district according to the projected development schedule as required below, and following the completion of the planned development in its entirety.
2. The PUD general development plan shall include the following information:
- a. A schematic land use plan containing sufficient information to allow a determination that the plan is capable of satisfying the requirements of this chapter. The plan shall include:
 - 1). A hierarchical circulation system, but may be exclusive of local streets. Guidelines for bicycle and pedestrian circulation should also be provided.
 - 2). Generalized land use by section. This plan need not contain detailed development design but shall include the area of each section, its intended use, and the maximum number of residential dwelling units or non-residential square feet which are anticipated.
 - 3). A system of open space, recreational amenities, and necessary community facilities shall be noted.
 - b. A description or schematic plan of utility service by which it can be determined that adequate capacity exists for distribution, collection, and/or treatment of water, sanitary waste, solid waste, electric, gas, and telephone

- service. No PUD general development plan shall be approved without all principal buildings being served by public sewer and water service.
- c. An estimate of the cost of completing required public and common services including recreational amenities, circulation system improvements, utility lines, community facilities, and such other improvements as may be deemed necessary. This estimate shall include the cost of all on-site improvements and a fair share of all required off-site improvements.
 - d. 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.
 - e. A municipal development agreement, which shall mean a written agreement between the Township and a developer relating to the planned development.
 - f. A detailed plan explaining how common areas are to be owned, managed, maintained, and administered. The submission shall include the proposed bylaws of any homeowners, community, or condominium association to be established.

§ 91. Approval procedures for general development plans.

- A. The Planning Board shall first make the appropriate findings as noted in § 89.
- B. General development plan approval of a PUD must be granted by the Planning Board prior to the Planning Board taking action on preliminary approval on any section. Each PUD shall be developed in accordance with a general development plan approved by the Planning Board, notwithstanding any provision of N.J.S.A.40:55D-1 et seq., or an ordinance or regulation adopted pursuant thereto after the effective date of the approval.
- C. The planning board shall take action on the general development plan application within ninety-five (95) days after the submission of a complete application or within such further time as may be consented to by the developer. Failure of the Planning Board to act within the period prescribed shall constitute general development plan approval of the planned development.
- D. The term of the effect of the general development plan approval shall be determined by the Planning Board using the guidelines set forth below, except that the term of the effect of the approval shall not exceed twenty (20) years from the date upon which the developer receives final approval of the first section of the planned development:

1. 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.
 2. The approval may be extended by the Planning Board for good cause for additional two (2) year periods but the Planning Board shall have the right to include with each extension a requirement that the PUD comply with such additional conditions as the Planning Board may deem appropriate and in the public interest. In no case shall the term of the effect of the approval and any extensions exceed twenty (20) years from the date upon which the developer receives final approval of the first section of the planned development.
- E. The developer shall, to the satisfaction of the Township, construct required improvements or post sufficient bond, notes, or letters of credit, to insure that, in the event that the PUD is not fully developed prior to the expiration of the general development plan, that adequate recreational, circulation, utility, and community facilities shall be provided to the residents and occupants of those portions of the development which are completed.
- F. Approval of the PUD general development plan does not relieve the developer of the necessity to apply for preliminary and final site plan or subdivision approval for each and every section of the development and to fully comply with the requirements of this chapter.
- G. Any guarantees or rights granted pursuant to approval of a subdivision or site plan for a specific section shall run independently of the term of the general development plan approval.
1. In the event that a general development plan approval expires prior to the expiration of rights granted pursuant to a subdivision or site plan for a specific section, the rights granted to that section shall remain in effect for the period guaranteed by N.J.S.A. 40:55D-1 et seq.
 2. Upon the expiration of general development plan approval, the conditional approval of the PUD shall be deemed to have expired and the land shall be regulated by the zoning regulations of the underlying district.
- H. The Planning Board may condition approval upon compliance with any reasonable condition not in violation of the terms of this chapter or other applicable local, state, or federal laws.

- I. 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 Township and the region, and the availability and capacity of public facilities to accommodate the proposed development.
- J. 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.
 1. 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 and Energy pursuant to P. L. 1973, c. 185 (C. 13:19-1 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 and Energy.
- K. 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.
 1. A developer, without violating the terms of the approval pursuant to N.J.S.A. 40:55D-1 et seq., 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 fifteen percent (15%) or reduce the residential density or nonresidential floor area ratio by no more than fifteen percent (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. 52:27D-301 et al.) without prior Township approval.
- L. 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 (D. 52-27D-133). If the Township does not receive such notification at the completion of any section of the development, the Township, shall notify the developer, by certified mail, in order to determine whether or not the terms of the approved plan are in compliance with the approval.

1. If a developer does not complete any section of the development within eight (8) months of the date provided for in the approved plan, or if at any time the Township has cause to believe that the developer is not fulfilling his obligations pursuant to the approved plan, the Township shall notify the developer, by certified mail, and the developer shall have ten (10) days within which to give evidence that he is fulfilling his obligations pursuant to the approved plan. The Township thereafter shall conduct a hearing to determine whether or not the developer is in violation of the approved plan. If, after such hearing, the Township finds good cause to terminate the approval, it shall provide written notice of same to the developer and the approval shall be terminated thirty (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 approval within five (5) years of the date upon which the general development plan has been approved by the Planning Board, the Township shall have cause to terminate the approval.
- M. 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, a 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.

§ 92. Compliance and time limitations for certain approvals.

- A. Compliance - All applicable requirements shall be met at the first time of erection, enlargement, alterations, moving or change in use of a structure and shall apply to the entire structure or structures, whether or not the entire structure or structures were involved in the erection, enlargement, alteration, moving or change in use.
- B. Time limit on variances.
 1. Applicable time limit - Any variance granted by the Zoning Board of Adjustment or the Planning Board pursuant to N.J.S.A. 40:55D-70., subsection c. or d., shall expire and become null and void one (1) year from the date such variance is granted unless within said period the applicant obtains a building permit or otherwise avails himself of the said approval; provided, however, that in the event that such variance is approved in conjunction with a major subdivision or site plan approval, then such variance shall not expire and become null and void until three (3) years after the preliminary approval for such site plan and/or subdivision is granted and any

approved extensions thereof, or if final approval is granted for such development, two (2) years from the date of the final approval and any approved extensions thereof.

2. Varying time periods - Nothing contained herein shall be construed as preventing the applicable municipal agency from specifying a shorter or longer period of time than noted in subsection B.1. above pursuant to approvals granted to variance applications under N.J.S.A. 40:55D-70., subsection c. or d., that are not in conjunction with a major subdivision or site plan approval.
- C. Commencement of time periods - For the purpose of calculating the times provided for in this section, such time periods shall commence on the date the municipal agency memorializes its approval by written resolution.

Article X. Specifications of Documents to be Submitted

§ 93. Purpose.

The documents to be submitted are intended to provide the approving authority with sufficient information and data to assure compliance with all Township codes and specifications and ensure that the proposed development meets the design and improvement standards contained in this chapter. The specification of documents to be submitted is based on the type of development and particular stage of development application.

§ 94. Document submission requirements.

The documents to be submitted are shown on charts entitled "Submission Requirements Checklist • Subdivisions, Site Plans, GDP's, and Conditional Uses" and "Submission Requirements Checklist • N.J.S.A. 40:55D-70 a., b., c., and d."; which accompanies and are made a part of this chapter, and which are adopted herein and included by reference. In specific cases and for documented reasons, the approving authority may waive the submission of a particular document. The reasons for the waiver shall be indicated in the resolution of the approving authority.

Article XI. Fees, Guarantees and Off-Tract Improvements

§ 95. Fees.

- A. Nonrefundable application fees - Each applicant who files an application before the Deptford Township Planning Board or Zoning Board of Adjustment shall pay the applicable application fee listed below for such application. The application fee provided for herein shall be nonrefundable and is required for purposes of offsetting the administrative and clerical costs of operating the Planning Board and Zoning Board of Adjustment and for costs which may be incurred by the Planning Board and Zoning Board of Adjustment in the normal processing of such applications (exclusive of the legal, planning, engineering and other professional services deemed necessary by the Planning Board or Zoning Board of Adjustment).
- B. Creation of escrow accounts.
 1. In addition to the nonrefundable application fees referred to above, each applicant before the Planning Board and/or Zoning Board of Adjustment shall establish and make the required payments to an escrow account to be maintained by the Township for the purpose of providing sufficient moneys to pay the costs of review by professionals engaged by the Planning Board and Zoning Board of Adjustment. The requirement that an escrow account be established shall apply regardless of whether the application is to be heard before the Planning Board or the Zoning Board of Adjustment.
 2. Upon submitting an application for development to either the Planning Board or Zoning Board of Adjustment, the applicant shall be required to deposit with the Director of Finance the sums hereinafter provided and execute an escrow agreement requiring the applicant to pay all necessary and reasonable costs incurred by the Township for technical and professional review by the approving authority. The escrow agreement shall be in a form approved by the Township Council. The amounts specified below to be placed in escrow are estimates of professional fees only and should not be considered as a minimum or maximum fee which may be required of the applicant to compensate the Township for legal, engineering, traffic engineering, planning or other professional services. Said fees must be paid prior to either Board certifying the application as complete; provided, however, that payment of the fee in and of itself shall not be deemed as making the application complete.

In the event that the amounts required to be posted by this section are not sufficient to cover the professional charges incurred by the Township of Deptford for such application, then the applicant shall pay the amount required which is over and

above the funds previously collected and shall not receive any approvals or other permits from the Township before such fees are paid in full.

In the event the amounts posted as fees shall be in excess of the amount required for all professional review, the excess funds shall be returned to the applicant within thirty (30) days of the issuance of a certificate of occupancy for the project which the application fee covers.

The Board Secretary shall periodically advise the Board Chairperson of the balance of all escrow accounts and whether additional funds are required as provided for hereinafter. In the event additional funds are required, the Board Chairperson or Secretary shall notify the applicant of the amounts required as additional fees. In the event the applicant refuses or fails to make the payments required within ten (10) days of demand, the Board Secretary shall notify the approving authority. If the additional fees are not paid, the Planning Board or Zoning Board of Adjustment (as applicable) may deny the application before it, and no other permits or certificates shall be issued by the Township to the applicant for the applicable project until payment is made in full. In the event additional fees are required, the applicant shall pay such fees to the Township in accordance with the same agreement already entered into or under any additional terms which may be agreed to by the applicant and the approving authority.

3. Before issuing a construction permit or certificate of occupancy for any element of a project, the applicable code official for the Township of Deptford shall first determine from the applicable Board Secretary whether there are sufficient escrow funds to pay all pending or reasonably anticipated bills attributable for professional review to the particular project. The applicable code officer shall not issue the requested construction permit or certificate of occupancy until the amounts which are due or necessary to provide sufficient funds in escrow to pay such pending or reasonably anticipated bills are paid in full by the applicant.

C. Fees and escrows - The following is a schedule of fees to be paid by the applicant upon filing an application:

1. Conceptual - Major subdivision or site plan.

Application fee -	\$ 100
Engineering (if required) -	250
Planning (if required) -	350
Traffic Engineering (if required) -	300
Legal -	200
Legal - Township Solicitor (if required) -	100

2. Minor subdivision.

a.	Application fee -	\$	100
b.	In-house staff -		
	Engineering -		325
	Planning -		200
c.	Outside consultants -		
	Engineering (if required) -	500	plus \$25/lot
	Planning (if required) -		
	- Residential -	400	plus \$25/lot
	- Non-residential -	800	plus \$25/lot
	Legal -	350	plus \$20/lot
	Publication -	25	
3.	Major subdivision, preliminary.		
	Application fee -	\$	750
	Engineering -	1,600	plus \$100/lot
	Planning -		
	- Residential -	750	plus \$25/lot
	- Non-residential -	750	plus \$50/lot
	Traffic Engineering (if required) -	500	
	Legal -	600	plus \$10/lot
	Legal - Township Solicitor (if required) -	200	
	Publication -	25	
4.	Major subdivision, final.		
	Application fee -	\$	500
	Engineering -	800	plus \$50/lot
	Planning -		
	- Residential -	500	plus \$20/lot
	- Non-residential -	300	plus \$50/lot
	Traffic Engineering (if required) -	500	
	Legal -	300	plus \$25/lot
	Legal - Township Solicitor (if required) -	350	
	Publication -	100	
5.	General Development Plan - Planned Unit Development.		
	Application fee -	\$	2,000
	Engineering -	2,500	plus \$20/unit
	Planning -	2,000	plus \$20/unit

Traffic Engineering (if required) -	1,500	plus \$20/unit
Legal -	1,000	plus \$10/unit
Legal - Township Solicitor (if required) -	350	
Publication -	100	
6. Minor site plan.		
a. Application fee -	\$ 300	
b. In-house staff -		
Engineering	325	
Planning	200	
c. Outside consultants -		
Engineering (if required)	500	
Planning (if required)	500	
Traffic Engineering (if required)	350	
Legal	300	
Publication	25	
7. Major site plan, preliminary.		
Application fee -	\$ 500	
Engineering -	1,500	plus \$200/acre over one
Planning -		
-Residential -	750	plus \$20/unit
-Non-residential -	750	plus \$20/1,000 sq.ft.
Traffic Engineering -	500	plus \$20/unit
Legal -	500	plus \$10/1,000 sq.ft.
Publication -	25	
8. Major site plan, final.		
Application fee -	\$ 500	
Engineering -	750	plus \$50/acre over one
Planning -		
- Residential -	500	plus \$10/unit
- Non-Residential -	500	plus \$10/1,000 sq.ft.
Traffic Engineering -	400	plus \$20/unit
Legal -	350	plus \$10/1,000 sq.ft.
Legal - Township Solicitor (if required) -	350	
Publication -	25	
9. Regional shopping center.		

Application fee -	\$ 2,000
Engineering -	10,000
Planning -	1,000 plus \$20/1,000 sq.ft.
Traffic Engineering (if required) -	2,500
Legal -	2,500
Legal - Township Solicitor (if required) -	350
Publication -	100

10. Use variance - (Applications made under N.J.S.A. 40:55D-70.d.)

	Residential	Commercial	Industrial
a. Application fee -	\$ 100	\$ 300	\$ 350
b. In-house staff			
Engineering -	50	75	100
Planning -	100	150	150
c. Outside consultants			
Engineering -	75	100	125
Planning -	350	350	500
Legal -	300	500	500
Legal -Twp. Sol. (if req'd)	50	75	100
Publication -	25	25	25

11. Bulk variance - (Applications made under N.J.S.A. 40:55D-70.c.)

	Residential	Commercial	Industrial
a. Application fee -	\$ 50	\$ 200	\$ 250
b. In-house staff			
Engineering -	100	150	150
Planning -	150	150	150
c. Outside consultants			
Engineering (if required)	100	100	100
Planning	200	300	300
Legal	200	200	200
Publication	25	25	25

12. Appeals - (Applications made under N.J.S.S. 40:55D-70.a.)

	Residential	Commercial	Industrial
Application fee -	\$ 50	\$ 100	\$ 150

Engineering (if required) -	100	100	100
Planning (if required) -	100	100	100
Legal -	200	200	200
Publication -	25	25	25

13. Interpretations (Applications made under N.J.S.A. 40:55D-70.b.)

	Residential	Commercial	Industrial
Application fee -	\$ 50	\$ 100	\$ 150
Engineering (if required)	100	100	100
Planning (if required)	100	100	100
Legal	150	250	250
Publication Fees	25	25	25

14. Conditional Use review.

Application fee -	\$ 100
Engineering -	100
Planning -	150
Legal -	200
Publication -	25

15. Miscellaneous.

Application fee -	\$ 200
Engineering (if required) -	150
Planning (if required) -	150
Legal -	200

16. Zoning change request.

Application fee -	\$ 100
Engineering -	1500
Planning -	1500
Traffic Engineering -	1000
Legal -	350
Legal - Township Solicitor -	500
Publication -	25

17. Soil erosion & sediment control.

a. Application fee -	\$ 250
b. In-house staff Engineering -	\$ 85/ acre up to 5 ac.

70/ acre up to 25 ac.
60/ acre up to 100 ac.
50/ acre in excess of 100 ac.

c. Outside consultants
Engineering -

\$ 400 plus \$60/acre over one

D. Professional fees - The engineering, traffic engineering, legal and planning escrows as set forth in the aforesaid provisions are minimum amounts representing an estimate of the anticipated costs for such services based on the hourly rates of the respective professional. The hourly rates to be charged each applicant for the services of such professionals shall be the same as those set forth in the contracts between the Township and said professionals.

§ 96. Improvement and maintenance guarantees.

A. Before recording final subdivision plats or as a condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:55D-65d, the approving Board, for the purpose of assuring the installation and maintenance of on- and off-tract (pursuant to N.J.S.A. 40:55D-42) improvements, shall require and accept in accordance with the standards adopted by this chapter, the following:

1. The furnishing of a performance guarantee in favor of the Township of Deptford in an amount not to exceed one hundred twenty percent (120%) of the cost of installation, which cost shall be determined by the Township Engineer according to the method of calculation set forth in § 97 for improvements which the Board may deem necessary or appropriate, including but not limited to: streets, grading, pavement, gutters, curbs, sidewalks, street lighting, shade trees, surveyor's monuments as shown on the final subdivision plat and required by the Map Filing Law (N.J.S.A. 46:23-9.9 et seq.), culverts, storm sewers, drainage structures, erosion control and sedimentation control devices, public improvements of open space and, in the case of site plans only, other on-site improvements and landscaping.

The Township Engineer shall prepare an itemized cost estimate of the improvements covered by the performance guarantee, which itemized cost estimate shall be appended to each performance guarantee posted by the obligor.

2. Provision for a maintenance guarantee to be posted with the Township Council for a period not to exceed two (2) years after final acceptance of the improvement, in an amount not to exceed fifteen percent (15%) of the cost of the improvement, which cost shall be determined by the Township Engineer according to the method of calculation set forth in § 97. 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.

- B. The time allowed for installation of the improvements for which the performance guarantee has been provided may be extended by the Township Council by resolution. As a condition or as part of any such extension, the amount of any performance guarantee shall be increased or reduced, as the case may be, to an amount not to exceed one hundred twenty percent (120%) of the cost of the installation, which cost shall be determined by the Township Engineer according to the method of calculation set forth in § 97 as of the time of the passage of the resolution.
- C. If the required improvements are not completed or corrected in accordance with the performance guarantee, the obliger 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. Such completion or correction of improvements shall be subject to the public bidding requirements of the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.).
- D. Estimate of cost for installation of improvements.

A performance guarantee estimate shall be prepared by the Township Engineer, setting forth all requirements for improvements as fixed by the Board and their estimated cost. The estimated cost of the installation of improvements determined by the Township Engineer shall be based on documented construction costs for public improvements prevailing in the general area of the Township. The developer may appeal the Township Engineer's estimate to the Township Council. The Township Council shall decide the appeal within forty-five (45) days of receipt of the appeal in writing by the Township Clerk. After the developer posts a guarantee with the Township based on the cost of the installation of improvements as determined by the Township Council, he may institute legal action within one (1) year of the posting in order to preserve the right to a judicial determination as to the fairness and reasonableness of the amount of the guarantee.

- 1. The cost of the installation of improvements for the purposes of Section 41 of P. L. 1975, c.291 (C.40:55D-53) shall be estimated by the Municipal Engineer based on documented construction costs for public improvements prevailing in the general area of the municipality. The developer may appeal the Municipal Engineer's estimate to the County Construction Board of Appeals established under Section 9 of P.L. 1975, c.217 (C.52:27D-127).

E. Approval by Township Solicitor.

The applicant shall present two (2) copies of the performance guarantee in an amount equal to the amount of the approved performance guarantee estimate for approval as to form and execution by the Township Solicitor.

F. Bonding and cash requirements.

1. The performance guarantee posted by the applicant shall be in the form acceptable to the Township Solicitor. Performance and maintenance bonds shall be provided by an acceptable surety company licensed to do business within the State of New Jersey with a rating of no less than a B+ by AM Best. The performance guarantee in favor of the Township shall be in an amount not to exceed one hundred twenty percent (120%) of the cost of the installation and improvements. The Director of Finance shall issue its receipt for such cash deposits and shall cause the same to be deposited in a bank named by the Township for this purpose to be retained as security for completion of all requirements and to be returned to the developer on completion of all required work and expiration of the period of maintenance guarantee or, in the event of default on the part of the applicant, to be used by the Township of Deptford to pay the cost and expense of obtaining completion of all requirements.
2. The Township shall accept a performance guarantee or maintenance guarantee for the purposes herein which is an irrevocable letter of credit if it:
 - a. Constitutes an unconditional payment obligation of the issuer running solely to the Township for an express initial period of time in the amount determined pursuant to N.J.S.A. 40:55D-53;
 - b. Is issued by a banking or savings institution authorized to and doing business in the State of New Jersey;
 - c. Is for a period of time of at least one (1) year; and
 - d. Permits the Township to draw upon the letter of credit if the obliger fails to furnish another letter of credit which complies with the provisions of this subsection thirty (30) days or more in advance of the expiration date of the letter of credit or such longer period in advance thereof as is stated in the letter of credit.

G. Inspections and tests.

1. All improvements and utility installations shall be inspected during the time of their installation under the supervision of the Township Engineer to ensure

satisfactory completion. The cost of said inspection shall be the responsibility of the applicant, and he or she shall deposit with the Township Director of Finance for placement in an escrow account an amount not to exceed, except for extraordinary circumstances, the greater of five hundred dollars (\$500.00) or five percent (5%) of the amount of the performance guarantee estimate of the cost of improvements pursuant to § 97. The obliger shall reimburse the Township for all reasonable inspection fees paid to the Township Engineer for the foregoing inspection of improvements. For those developments for which the reasonably anticipated fees are ten thousand dollars (\$10,000) or greater, the fees may, at the option of the developer, be paid in four installments. The initial amount deposited by a developer shall be twenty-five percent (25%) of the anticipated fees. When the balance on deposit drops to ten percent (10%) of the anticipated fees because of payments to the Township Engineer for inspection, the developer shall make additional deposits of twenty-five percent (25%) of the anticipated fees. The Township Engineer shall not perform any inspection if sufficient funds to pay for such inspection are not on deposit.

2. In no case shall any paving work be done without permission from the Township Engineer's office. At least forty-eight (48) hours notice shall be given to the Township Engineer's office prior to any such construction so that he or a qualified representative may be present at the time the work is to be done.
3. The Township Engineer's office shall be notified forty-eight (48) hours in advance of any work being done so that he or a qualified representative may inspect the work.
4. Any improvement installed without notice for inspection pursuant to subsection G.3. hereinabove shall constitute just cause for:
 - a. Removal of the uninspected improvement;
 - b. The payment by the developer of any costs for material testing.
 - c. The restoration by the developer of any improvements disturbed during any material testing; and/or
 - d. The issuance of a stop work order by the Township Engineer pending the resolution of any dispute.
5. A final inspection of all improvements and utilities will be done by the Township Engineer to determine whether the work is satisfactory and in agreement with the approved final plan drawings and Township specifications. The general condition of the site shall also be considered. Upon a satisfactory final inspection report,

action will be taken to release or declare in default the performance guarantee covering such improvements and utilities.

6. Inspection by the Township of the installation of improvements and utilities by the applicant shall not subject the Township to liability for claims, suits or any other liability of any kind that may at any time arise because of defects or negligence during construction or at any time thereafter; it is recognized that the responsibility to maintain safe conditions at all times during construction and to provide proper utilities and improvements is upon the applicant and his contractors, if any.

H. Reduction of guarantees.

1. Upon substantial completion of all required on- and off-site improvements (except for the top course of road paving) and appurtenant utility improvements, and the connection of same to the public system, the obliger may request of the Township Council in writing, by certified mail addressed in care of the Township Clerk, that the Township Engineer prepare, in accordance with the itemized cost estimate prepared by the Township Engineer and appended to the performance guarantee pursuant to § 97., a list of all uncompleted or unsatisfactory completed improvements. If such a request is made, the obliger shall send a copy of the request to the Township Engineer. The request shall indicate which improvements have been completed and which improvements remain uncompleted in the judgment of the obliger. Thereupon the Township Engineer shall inspect all improvements covered by the obliger's request and shall file a detailed list and report, in writing, with the Township Council, and shall simultaneously send a copy thereof to the obliger not later than forty-five (45) days after receipt of the obliger's request.
2. The list prepared by the Township Engineer shall state, in detail, with respect to each improvement determined to be incomplete or unsatisfactory, the nature and extent of the incompleteness of each incomplete improvement or the nature and extent of, and remedy for, the unsatisfactory state of each completed improvement determined to be unsatisfactory. The report prepared by the Township Engineer shall identify each improvement determined to be complete and satisfactory together with a recommendation as to the amount of reduction to be made in the performance guarantee relating to the completed and satisfactory improvement, in accordance with the itemized cost estimate prepared by the Township Engineer and appended to the performance guarantee.
3. The Township Council, by resolution, shall either approve the improvements determined to be complete and satisfactory by the Township Engineer, or reject any or all of these improvements upon the establishment in the resolution of cause for rejection, and shall approve and authorize the amount of reduction to be made in the performance guarantee relating to the improvements accepted, in accordance with the itemized cost estimate prepared by the Township Engineer and appended to the

performance guarantee. This resolution shall be adopted not later than forty-five (45) days after receipt of the list and report prepared by the Township Engineer. Upon adoption of the resolution by the Township Council, the obliger shall be released from all liability pursuant to its performance guarantee, with respect to those approved improvements, except for that portion adequately sufficient to secure completion or correction of the improvements not yet approved; provided that thirty percent (30%) of the amount of the performance guarantee posted for each line item may be retained to ensure completion and acceptability of all improvements.

For the purpose of releasing the obligor from liability pursuant to its performance guarantee, the amount of the performance guarantee attributable to each approved improvement shall be reduced by the total amount for each such improvement, in accordance with the itemized cost estimate prepared by the Municipal Engineer and appended to the performance guarantee pursuant to Subsection a. of this Section, including any contingency factor applied to the cost of installation. If the sum of said improvements would exceed 70% of the total amount of the performance guarantee, the municipality may retain 30% of the amount of the total performance guarantee to ensure completion and acceptability of all improvements, as provided above.

4. If the Township Engineer fails to send or provide the list and report as requested by the obliger within forty-five (45) days from receipt of the request, the obliger may apply to the court in a summary manner for an order compelling the Township Engineer to provide the list and report within a stated time and the cost of applying to the court, including reasonable attorney's fees, may be awarded to the prevailing party.

If the Township Council fails to approve or reject the improvements determined by the Township Engineer to be complete and satisfactory or reduce the performance guarantee for the complete and satisfactory improvements within forty-five (45) days from the receipt of the Township Engineer's list and report, the obliger may apply to the court in a summary manner for an order compelling, within a stated time, approval of the complete and satisfactory improvements and approval of a reduction in the performance guarantee for the complete and satisfactory improvements in accordance with the itemized cost estimate prepared by the Township Engineer and appended to the performance guarantee, and the cost of applying to the court, including reasonable attorney's fees, may be awarded to the prevailing party.

5. In the event that the obliger has made a cash deposit with the Township or approving authority as part of the performance guarantee, then any partial reduction granted in the performance guarantee pursuant to this subsection shall be applied to

the cash deposit in the same proportion as the original cash deposit bears to the full amount of the performance guarantee.

6. If any portion of the required improvements is rejected, the approving authority may require the obliger to complete or correct such improvements and, upon completion or correction, the same procedure of notification, as set forth in this section shall be followed.
7. Nothing herein, however, shall be construed to limit the right of the obliger to contest by legal proceedings any determination of the Township Council or the Township Engineer.
8. The obligor shall reimburse the municipality for all reasonable inspection fees paid to the Municipal Engineer for the foregoing inspection of improvements; provided that the municipality may require of the developer a deposit for the inspection fees in an amount not to exceed, except for extraordinary circumstances, the greater of \$500 or 5% of the cost of improvements, which cost shall be determined pursuant to Section 15 of P.L.1991, c.256 (C.40:55D-53.4). For those developments for which the inspection fees are less than \$10,000, fees may, at the option of the developer, be paid in two installments. The initial amount deposited by a developer shall be 50% of the inspection fees. When the balance on deposit drops to 10% of the inspection fees because the amount deposited by the developer has been reduced by the amount paid to the Municipal Engineer for inspection, the developer shall deposit the remaining 50% of the inspection fees. For those developments for which the inspection fees are \$10,000 or greater, fees may, at the option of the developer, be paid in four installments. The initial amount deposited by a developer shall be 25% of the inspection fees. When the balance on deposit drops to 10% of the inspection fees because the amount deposited by the developer has been reduced by the amount paid to the Municipal Engineer for inspection, the developer shall make additional deposits of 25% of the inspection fees. The Municipal Engineer shall not perform any inspection if sufficient funds to pay for those inspections are not on deposit.
9. In the event that final approval is by stages or sections of development pursuant to N.J.S.A. 40:55D-38, the provisions of this section shall be applied by stage or section.
10. To the extent that any of the improvements have been dedicated to the municipality on the subdivision plat or site plan, the municipal governing body shall be deemed, upon the release of any performance guarantee required pursuant to subsection a. of this Section, to accept dedication for public use and any other improvements made thereon according to site plans and subdivision plats approved by the approving authority, provided that such improvements have been inspected and have received final approval by the Municipal Engineer.

I. Conditions for acceptance of improvements; maintenance guarantee.

The approval of any plat under this chapter by the approving Board or Township Council, or both, shall in no way be construed as acceptance of any street or drainage system or any other improvement required by this chapter, nor shall such plat approval obligate the Township in any way to maintain or exercise jurisdiction over such street or drainage system or other improvement. No improvement shall be accepted by the Township Council unless and until all of the following conditions have been met.

1. The Township Engineer shall have certified in writing that the improvements are complete and that they comply with the requirements of this chapter.
2. The final plat shall have been approved by the Board.
3. Maintenance guarantee.
 - a. After final acceptance of all improvements, the developer shall have filed with the Township Council a maintenance guarantee in an amount equal to not more than fifteen percent (15%) of the original estimate of the cost of installing the improvements and shall run for a period not exceeding two (2) years. The procedures and requirements governing such maintenance guarantee shall be identical with the procedures and requirements for a performance guarantee set forth in this chapter. The requirements for a maintenance guarantee may be waived by the Township Council only if the Township Engineer has certified that the improvements have been in continuous use for not less than two (2) years from the date the Township Engineer certified completion of such improvements and that during this period the developer has maintained the improvements in a satisfactory manner.
 - b. As-built plans and profiles (one (1) reproducible and two (2) paper copies) of all utilities and roads are submitted to the Administrative Officer, with certification signed and sealed by a New Jersey licensed professional engineer as to the actual construction as approved by the Township Engineer, shall be provided.
 - c. In the event that any other Township or governmental agencies or public utilities automatically will own the utilities to be installed, or the improvements are covered by a maintenance guarantee to another municipal or governmental agency, no maintenance guarantee shall be required by the Township for such utilities or improvements.

J. Guarantee status reports.

The Director of Finance shall issue a semi-annual status report on all non-cash performance and maintenance guarantees held by the Township. The report shall give an accounting of each guarantee, specifically noting its expiration date. The report shall be submitted to the Township Engineer, Construction Official, Zoning Officer, and the Secretary's of both the Planning Board and Zoning Board of Adjustment.

K. Certificate of occupancy.

Occupancy permits will be issued only when the installation of any curbs, all utilities, all functioning water supply and sewage treatment facilities, all necessary storm drainage to ensure proper drainage of the lot and surrounding land, rough grading of lots, base course for the driveway and base course for the streets are installed to serve the lot and structure for which the permit is requested. Streets, if installed prior to final approval, shall not be paved until all heavy construction is complete; shade trees shall not be planted until all grading and earthmoving is completed; and seeding of grass areas shall be the last operation. The issuance of a certificate of occupancy will follow the procedures outlined in this chapter and the chapter of the Township Code administering the Uniform Construction Code. A separate certificate of occupancy shall also be required when any change occurs in the use or occupancy of an existing structure.

§ 97. **Off-tract improvements.**

This section is intended to ensure a pro rata share allocation of the costs for off-tract improvements necessitated by new development.

As a condition of final subdivision or site plan approval, the Planning Board may require a developer to pay his/her pro rata share of the cost of providing reasonable and necessary improvements for off-tract costs directly related to the development. These costs may include that of land and/or easements for, and construction of, improvements to circulation, water, sewerage, drainage facilities which are located off-tract of the property limits of the subdivision or development but for which substantially all the cost of said improvements is necessitated or required directly by the development. In addition, a development may be liable for its share of the cost of the impact of the development to Township and/or regional capital improvements provided that the cost shall not duplicate off-tract improvements for which the developer is primarily responsible. The Planning Board shall provide in its resolution of approval the basis of the required improvements.

Where a developer pays the amount determined as his pro-rata share under protest they shall institute legal action within one year of such payment in order to preserve the right to a judicial determination as to the fairness and reasonableness of such amount.

A. Calculation of proportionate costs.

1. Full allocation.

In cases where off-tract improvements are necessitated by the proposed development, and where no other property owner(s) receive(s) a special benefit thereby, the developer may be required at his sole expense and as a condition of approval, to provide and install such improvements. In such case where the Planning Board determines that the full improvement is required to service this development, the developer shall fully install the entire improvement at his expense with no reimbursement.

2. Proportionate allocation.

a. Where it is determined that some properties outside the development will also be benefitted by the off-tract improvement, the following criteria shall be utilized in determining the proportionate share of the cost of such improvements to the developer.

b. Allocation formula.

1). Roadways - The applicant's proportionate share of street improvements, alignment, channelization, barriers, new or improved traffic signalization, signs, curbs, sidewalks, trees, utility improvements uncovered elsewhere, the construction or reconstruction of new or existing streets, and other associated street or traffic improvements shall be as follows:

a). The municipal engineer, traffic engineer or planner shall provide the applicant with the existing and reasonably anticipated future peak hour traffic for the off-tract improvement;

b). The applicant shall furnish a plan for the proposed off-tract improvement which shall include the estimated peak-hour traffic generated by the proposed development and the proportion thereof which is to be accommodated by the proposed off-tract improvement. The ratio of the peak hour traffic generated by the proposed development which is to be accommodated by the off-tract improvement to the future additional peak-hour traffic anticipated to impact the proposed off-tract improvement shall form the basis of the proportionate share. The proportionate share shall be computed as follows:

$$\frac{\text{Total cost of enlargement or improvement}}{\text{Developer's Cost}} = \frac{\text{Capacity of enlargement or improvement (peak-hour traffic)}}{\text{Development peak-hour traffic to be accommodated by the enlargement or improvement}}$$

2). Drainage improvements - The applicant's proportionate share of storm water and drainage improvements including the installation, relocation or replacement of storm drains, culverts, catch basins, manholes, rip-rap, improved drainage ditches and appurtenances thereto, and relocation or replacement of other storm drainage facilities or appurtenances associated therewith, shall be determined as follows:

a). The capacity and the design of the drainage system to accommodate storm water runoff shall be based on the standards specified in § 35. of this chapter and related appendices, computed by the developer's engineer and approved by the municipal engineer.

b). The capacity of the enlarged, extended, or improved system required for the subdivision and areas outside of the developer's tributary to the drainage system shall be determined by the developer's engineer subject to approval of the municipal engineer. The plans for the improved system shall be prepared by the developer's engineer and the estimated cost of the enlarged system calculated by the municipal engineer. The prorated share for the proposed improvement shall be computed as follows:

$$\frac{\text{Total cost of enlargement or improvement}}{\text{Developer's Cost}} = \frac{\text{Capacity of enlargement or improvement (total capacity expressed in cubic feet per second)}}{\text{Development-generated peak rate of runoff expressed in cubic feet per second to be accommodated by the enlargement of improvement}}$$

B. Future funds.

Where the proposed off-tract improvement is to be undertaken at some future date, the monies required for the improvement shall be deposited in a separate interest-bearing account to the credit of the Township of Deptford until such time as the improvement is constructed. If the off-tract improvement is not begun within ten (10) years of deposit, all monies and interest shall be returned to the applicant.

Article XII. Administration, Enforcement and Amendments

§ 98. Administrative guidelines.

- A. The Chief Financial Officer of a municipality shall make all of the payments to professionals for services rendered to the municipality or approving authority for review of applications for development, review and preparation of documents, inspection of improvements or other purposes under the provisions of PL. 1975, c.291 (C.40:55D-1 et seq.). Such fees or charges shall be based upon a schedule established by resolution. The application review and inspection charges shall be limited only to professional charges for review of applications, review and preparation of documents and inspections of developments under construction and review by outside consultants when an application is of a nature beyond the scope of the expertise of the professionals normally utilized by the municipality. The only costs that shall be added to any such charges shall be actual out-of-pocket expenses of any such professionals or consultants including normal and typical expenses incurred in processing applications and inspecting improvements. The municipality or approving authority shall not bill the applicant, or charge any escrow account or deposit authorized under subsection b. of this Section, for any municipal clerical or administrative functions, overhead expenses, meeting room charges, or any other municipal costs and expenses except as provided for in this Section, nor shall a municipal professional add any such charges to his bill. If the salary, staff support and overhead for a municipal professional are provided by the municipality, the charge shall not exceed 200% of the sum of the products resulting from multiplying (1) the hourly base salary, which shall be established annually by ordinance, of each of the professionals by (2) the number of hours spent by the respective professional upon review of the application for development or inspection of the developer's improvements, as the case may be. For other professionals the charge shall be at the same rate as all other work of the same nature by the professional for the municipality when fees are not reimbursed or otherwise imposed on applicants or developers.
- B. If the municipality requires of the developer a deposit toward anticipated municipal expenses for these professional services, the deposit shall be placed in an escrow account pursuant to Section I of P.L.1985, c.315 (C.40:55D-53. 1). The amount of the deposit required shall be reasonable in regard to the scale and complexity of the development. The amount of the initial deposit required shall be established by ordinance. For review of applications for development proposing a subdivision, the amount of the deposit shall be calculated based on the number of proposed lots. For review of applications for development proposing a site plan, the amount of the deposit shall be based on one or more of the following: the area of the site to be developed, the square footage of buildings to be constructed, or an additional factor for circulation-intensive sites, such as those containing drive-through facilities. Deposits for inspection fees shall be established in accordance with Subsection h. of Section 41 of P.L. 1975 c.291 (C.40:55D-53).

- C. Each payment charged to the deposit for review of applications, review and preparation of documents and inspection of improvements shall be pursuant to a voucher from the professional, which voucher shall identify the personnel performing the service, and for each date the services performed, the hours spent to one-quarter ($\frac{1}{4}$) hour increments, the hourly rate and the expenses incurred. All professional shall submit vouchers to the Chief Financial Officer of the municipality on a monthly basis in accordance with schedules and procedures established by the Chief Financial Officer of the municipality. If the services are provided by a municipal employee, the municipal employee shall prepare and submit to the Chief Financial Officer of the municipality a statement containing the same information as required on a voucher, on a monthly basis. The professional shall send an informational copy of all vouchers or statements submitted to the Chief Financial Officer of the municipality simultaneously to the applicant. The Chief Financial Officer of the municipality shall prepare and send to the applicant a statement which shall include an accounting of funds listing all deposits, interest earnings, disbursements, and the cumulative balance of the escrow account. This information shall be provided on a quarterly basis, if monthly charges are \$1,000 or less, or on a monthly basis if monthly charges exceed \$1,000. If an escrow account or deposit contains insufficient funds to enable the municipality or approving authority to perform required application reviews or improvement inspections, the Chief Financial Officer of the municipality shall provide the applicant with a notice of the insufficient escrow or deposit balance. In order for work to continue on the development or the application, the applicant shall within a reasonable time period, post a deposit to the account in an amount to be agreed upon by the municipality or approving authority and the applicant. In the interim, any required health and safety inspections shall be made and charged back against the replenishment of funds.
- D. The following closeout procedure shall apply to all deposits and escrow accounts established under the provisions of P.L. 1975, c.291 (C.40:55D-1 et seq.) and shall commence after the approving authority has granted final approval and signed the subdivision plat or site plan, in the case of application review escrows and deposits, or after the improvements have been approved as provided in Section 41 of P. L. 1975, c.291 (C.40:55D-53). in the case of improvement inspection escrows and deposits. The applicant shall send written notice by certified mail to the Chief Financial Officer of the municipality and the approving authority, and to the relevant municipal professional, that the application or the improvements, as the case may be, are completed. After receipt of such notice, the professional shall render a final bill to the Chief Financial Officer of the municipality within 30 days, and shall send a copy simultaneously to the applicant. The Chief Financial Officer of the municipality shall render a written final accounting to the applicant on the uses to which the deposit was put within 45 days of receipt of the final bill. Any balances remaining in the deposit or escrow account, including interest in accordance with Section I of P. L. 1985, c.315 (C.40:55D-53.1) shall be refunded to the developer along with the final accounting.

- E. All professional charges for review of an application for development, review and preparation of documents or inspection of improvements shall be reasonable and necessary, given the status and progress of the application or construction. Review fees shall be charged only in connection with an application for development presently pending before the approving authority or upon review of compliance with conditions of approval, or review of requests for modification or amendment made by the applicant. A professional shall not review items which are subject to approval by any State environmental agency and not under municipal jurisdiction except to the extent consultation with a State agency is necessary due to the effect of State approvals in the subdivision or site plan. Inspection fees shall be charged only for actual work shown on a subdivision or site plan or required by an approving resolution. Professionals inspecting improvements under construction shall charge only for inspections that are reasonably necessary to check the progress and quality of the work and such inspections shall be reasonably based on the approved development plans and documents.
- F. If the municipality retains a different professional or consultant in the place of the professional originally responsible for development, Application review, or inspection of improvements, the municipality or approving authority shall be responsible for all time and expenses of the new professional to become familiar with the application or the project, and the municipality or approving authority shall not bill the applicant or charge the deposit or the escrow account for any such services.

§ 99. Waivers.

- A. An applicant shall notify in writing the governing body with copies to the Chief Financial Officer, the approving authority and the professional whenever the applicant disputes the charges made by a professional for service rendered to the municipality in reviewing applications for development, review and preparation of documents, inspection of improvements, or other charges made pursuant to the provisions of P.L.1975, c.291 (C.40:55D I et seq.). The governing body, or its designee, shall within a reasonable time period attempt to remediate any disputed charges. If the matter is not resolved to the satisfaction of the applicant, the applicant may appeal to the County Construction Board of Appeals established under Section 9 of P.L. 1975, c.217 (C.52:27D-127) any charges to an escrow account or a deposit by any municipal professional or consultant, or the cost of the installation of improvements estimated by the Municipal Engineer pursuant to Section 15 of P. L. 199 1. c.256 (C.40:55D-53.4). An applicant or his authorized agent shall submit the appeal in writing to the County Construction Board of Appeals. The applicant or his authorized agent shall simultaneously send a copy of the appeal to the municipality, approving authority, and any professional whose charges is the subject of the appeal. An applicant shall file an appeal within 45 days from receipt of the informational copy of the professional's voucher required by Subsection c. of Section 13 of PL. 1991, c.256 (C.40:55D-53.2), except that if the professional has not supplied the applicant with an informational copy of the voucher, then the applicant shall file his appeal within 60 days from receipt of the municipal statement of activity against the

deposit or escrow account required by Subsection c. of Section 13 of P.L.1991, c.256 (C.40:55D-53.2). An applicant may file an appeal for an ongoing series of charges by a professional during a period not exceeding six months to demonstrate that they represent a pattern of excessive or inaccurate charges. An applicant making use of this provision need not appeal each charge individually.

- B. The County Construction Board of Appeals shall here the appeal, render a decision thereon, and file its decision with a statement of the reasons therefore with the municipality or approving authority not later than ten business days following the submission of the appeal, unless such period of time has been extended with the consent of the applicant. The decision may approve, disapprove, or modify the professional charges appealed from. A copy of the decision shall be forwarded by certified or registered mail to the party making the appeal, the municipality, the approving authority and the professional involved in the appeal. Failure by the Board to hear an appeal and render and file a decision thereon within the time limits prescribed in this Subsection shall be deemed a denial of the appeal for purpose of a complaint, application, or appeal to a court of competent jurisdiction.
- C. The County Construction Board of Appeals shall provide rules for its procedure in accordance with this Section. The Board shall have the power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant evidence and the provisions of the "County and Municipal Investigations Law," P.L.1953, c.38 (C.2A:6AA-1 et seq.) shall apply.
- D. During the pendency of any appeal, the municipality or approving authority shall continue to process, hear, and decide the application for development, and to inspect the development in the normal course, and shall not withhold, delay, or deny reviews, inspections, signing of subdivision plans or site plans, the reduction or release of performance or maintenance guarantees, the issuance of construction permits or certificates of occupancy, or any other approval or permit because an appeal has been filed or is pending under this subsection. The Chief Financial Officer may pay charges out of the appropriate escrow account or deposit for which an appeal has been filed. If a charge is disallowed after payment, the Chief Financial Officer shall reimburse the deposit or escrow account in the amount of any such disallowed charge or refund the amount to the applicant. If a charge is disallowed after payment to a professional or consultant who is not an employee of the municipality, the professional or consultant shall reimburse the municipality in the amount of any such disallowed charge.

§ 100. Enforcement.

- A. It shall be the duty of the Construction Official and Zoning Officer of the Township to administer and enforce the provisions of this chapter. No new structure shall be erected

unless a building permit is obtained from the Construction Official, and no structure or lot shall be used in violation of this chapter.

1. It shall be the duty of the Construction Official to keep a record of all applications and all construction permits which are either issued or denied, with notations of any conditions involved, which data shall form a part of the Township public records. A monthly report of construction permits shall be filed with the Tax Assessor and the Township Council.
2. It shall be the duty of the Zoning Officer to inspect the structures and land in the Township and order the owner, in writing, to remedy any condition found to exist in violation of the provision(s) of this chapter or any condition in violation of any application for development as duly approved by the Township under the terms of this chapter. For purposes of this inspection, the Zoning Officer shall have the right to enter any building or premises during reasonable hours, subject to due process of law. The owner shall have fifteen (15) days within which time to respond to the purported violations and indicate the remedies to be taken. Such response, or lack of response, shall be immediately communicated in writing by the Zoning Officer to the Township Attorney for appropriate referral and action.
3. Upon notice being served of any land use existing in violation of any provision(s) of this chapter, the certificate of occupancy for such use shall thereupon, without further notice, be null and void, and a new certificate of occupancy shall be required for any further use of the structure or land.

B. Administrative Officer.

1. The Township Council shall appoint an Administrative Officer for the purposes of administering this chapter and related land use ordinances.
2. Duties of the Administrative Officer shall be:
 - a. To interpret this chapter in accordance with its literal intent. The Administrative Officer shall not have the power to permit any construction, subdivision, or change of use of land or building which is not in strict accordance with the terms of this chapter.
 - b. To be responsible for the enforcement of this chapter, including investigation of complaints arising from this chapter and the prosecution of violations of it.
 - c. Upon the request of the Planning Board or the Zoning Board of Adjustment, to present such facts, records, or similar information so as to assist those agencies in making a decision in a matter brought before it.

- d. To be responsible for issuing permits as described below.
 - 1). Zoning permits - A document signed by the Administrative Officer (1) which is required by this chapter as a condition precedent to the commencement of a use or the erection, construction, reconstruction, alteration, conversion or installation of a structure or building or for any other improvement that is not exempt by this Chapter and (2) which acknowledges that such use, structure or building complies with the provisions of this chapter or a variance therefrom duly authorized by the Planning Board or Zoning Board of Adjustment pursuant to N.J.S.A. 40:55D-1 et seq.
 - 2). Subdivision approval certificates - A document certifying whether or not a subdivision has been duly approved by the Planning Board and issued to a prospective purchaser, prospective mortgagee or any other person interested in any land in the Township. A request for a subdivision approval certificate must be in writing and must contain a diagram showing the location and dimension of the land to be covered by the certificate and the name of the owner thereof.

C. Issuance of construction permits.

1. Every application for a construction permit shall be accompanied by three (3) sets of plans drawn in ink or a blueprint showing the actual shape and dimensions of the lot to be built upon, the exact location, size and height of all existing and proposed structures and substructures, a grading plan showing existing and proposed conditions and sufficient offsite grades to evaluate drainage, all existing easements, the existing or intended use of each structure, the number of dwelling units the structure is designed to accommodate, the number and location of off-street parking spaces and off-street loading areas and such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this chapter. All dimensions on these plans relating to the location and size of the lot to be built upon shall be based on a survey of the lot prepared by a licensed surveyor in the State of New Jersey.
2. A fee shall be charged for each construction permit in accordance with the applicable ordinances of the Township.
3. A construction permit shall be granted or denied in writing within ten (10) days from the date a complete application has been submitted, unless additional time is agreed to in writing by the applicant. One (1) copy of such plan shall be returned to the owner when such plans shall have been approved or denied by the Construction Official, together with such permit as may be granted.

4. The lot and the location of the structure(s) thereon shall be staked out on the grounds before construction is started, and a copy of the construction permit shall be posted conspicuously on the premises affected whenever construction work is being performed thereon.
5. No construction permit shall be issued for any structure until prior site plan, subdivision and variance approvals, as may be necessary, have been granted by the appropriate municipal agency or municipal agencies in accordance with the provisions of this chapter and until all review and inspection fees on the property have been paid.

D. Issuance of certificates of occupancy.

1. It shall be unlawful to use or permit the use of any structure or part thereof, either occupied by a new use or occupant or hereafter erected, altered, converted or enlarged, wholly or in part, until a certificate of occupancy shall have been issued by the Construction Official. Upon the completion of any building or alteration in compliance with this chapter and any other ordinance, rule or regulation, the owner or his agent may apply to the Construction Official, in writing, for the issuance of a certificate of occupancy pursuant to the provisions of this section, but only when:
 - a. The structure or part(s) thereof and the proposed use conform to this chapter and all other applicable codes and ordinances of the Township.
 - b. Prior site plan, subdivision and variance approvals, as may be necessary, have been granted by the appropriate municipal agency or municipal agencies in accordance with the provisions of this chapter.
 - c. All local taxes and assessments on the property have been paid.
 - d. A letter from each utility company has been received by the Township stating that the utility has been inspected in accordance with the approved plan and is ready for use.
2. A fee shall be charged for each certificate of occupancy in accordance with the applicable ordinances of the Township.
3. A certificate of occupancy shall be granted or denied in writing within ten (10) days from the date that a written notification is filed with the Construction Official that the erection of the structure is completed, unless additional time is agreed upon by the applicant in writing.
4. With respect to any subdivision and/or site plan, or subsection thereof, granted final approval, a certificate of occupancy shall be issued only upon the completion of the

following improvements as such improvements may be required as part of subdivision and/or site plan approval:

- a. Curbs.
 - b. All utilities.
 - c. Water supply and sewage treatment facilities, which shall be functioning and serving the property in question.
 - d. Storm water drainage facilities.
 - e. Rough grading of the property.
 - f. Base course of the street or streets serving the property.
 - g. Base course of driveways and parking areas.
5. With respect to any individual residential lot within a subdivision, a certificate of occupancy shall be issued only upon the completion of the following improvements, in addition to those listed in subsection D.4. above, to the extent the same are required as part of the subdivision approval:
- a. Sidewalks.
 - b. Driveway aprons.
 - c. Street names and regulatory signs.
6. A copy of any issued certificate of occupancy shall be kept on file at the premises affected and shall be shown to the Construction Official upon request.
7. Should the Construction Official decline to issue a certificate of occupancy, his reasons for doing so shall be stated on two (2) copies of the application and one (1) copy shall be returned to the applicant.
8. A temporary certificate of occupancy may be issued for a new structure or use for which site approval has been granted although not all conditions of said approval have been complied with. Such temporary certificate of occupancy shall be issued only in extenuating circumstances and only with the approval of the Construction Official, who shall establish specific terms and conditions, including, but not limited to, a time limit for the installation of the uncompleted improvements and the receipt of an appropriate performance guarantee assuring the installation of the improvements as indicated on the approved plat or plan.

9. A monthly report on the certificates of occupancy issued shall be filed with the Tax Assessor. A record of all certificates of occupancy shall be kept in the office of the Construction Official, and copies shall be furnished upon request to any person having a proprietary or tenancy interest in the structure or land affected. The charge for each copy shall be established by resolution of the Township Council, except that there shall be no charge to a municipal agency.
10. The following shall be unlawful until a certificate of occupancy is issued by the Construction Official:
 - a. Occupancy and use of a building erected, constructed, restored, altered or moved or any changes in use of an existing building.
 - b. Occupancy, use or change in use of vacant land.
 - c. Any change in the use of a nonconforming use.
 - d. Occupancy and use of any enlargement to an existing structure.

E. Payment of taxes.

No approval, permit or certificate for any of the following shall be given to an application or to an applicant if any taxes or assessments for local improvements are due or delinquent on the property for which the application is made: preliminary and final site plan; preliminary and final subdivision; minor subdivision; minor site plan; bulk variance; use variance; conditional use; zoning permit or subdivision approval certificate. An application for approval or issuance of any of the above items shall not be deemed complete and shall not be considered by the applicable municipal agency unless the applicant submits with the application a certification signed by an authorized representative of the Deptford Township Tax Collector's office stating that no taxes or assessments as described above are due or delinquent on the subject property.

§ 101. **Violations and penalties.**

- A. Each and every violation of this chapter shall be subject to punishment by a court of appropriate jurisdiction. Said violation may include a fine of not more than one thousand dollars (\$1,000.00) and/or imprisonment for a term not to exceed ninety (90) days and/or community service of ninety (90) days, or a combination of any of the above.
- B. The violation shall be deemed enforceable against the owner, contractor and/or any other person interested as lessee, tenant, or otherwise.
- C. Each day that a violation continues to exist shall be deemed to be a separate violation.

D. Nothing contained in this chapter shall be deemed to limit the right of any interested person to initiate the prosecution of any person or persons believed to be in violation of this chapter.

§ **102. Amendments.**

This chapter may be amended from time to time by the Township Council, after the appropriate referrals, notices, hearings and other requirements of law.

§ **103. Procedure for amendments.**

- A. Prior to the hearing on adoption of a zoning ordinance or any amendments thereto, Township Council shall refer any such proposed ordinance or amendment thereto to the Planning Board pursuant to the following requirements:
1. The Planning Board shall issue a report within thirty-five (35) days of referral by the Township Council which identifies any portion of the proposed development regulation, revision or amendment which is inconsistent with the master plan and any recommendations concerning these inconsistencies.
 2. The Planning Board may include in its report any other matter which it deems appropriate.
 3. Failure of the Planning Board to render a report within the prescribed time period shall relieve the Township Council of its responsibility to wait for that report before acting on the proposed development regulation, revision or amendment.
- B. After receipt of the Planning Board report, or after the expiration of the time allocated for delivery of that report, the Township Council shall conduct a public hearing on the merits of the proposed development regulation, revision or amendment.
- C. The Township Council shall evaluate the proposed amendment for its consistency with the master plan.
- D. The Township Council may enact an amendment which is in whole or part inconsistent with the master plan and which is not designed to effectuate the land use plan or housing plan elements but only by an affirmative vote of a majority of its full authorized membership. In that instance, the reasons for the action of the Township Council shall be set forth in a resolution and recorded in the minutes of the Township Council.
- E. A protest against any proposed amendment or revision of a zoning ordinance may be filed with the Township Clerk, signed by the owners of twenty percent (20%) or more of the























area either (a). of the lots or land included in such proposed change, or (b). of the lots or land within two hundred (200) feet in all directions therefrom inclusive of street space, whether within or without the Township. In the event such a protest is filed, the amendment or revision shall require the affirmative vote of two-thirds of all members of Township Council.

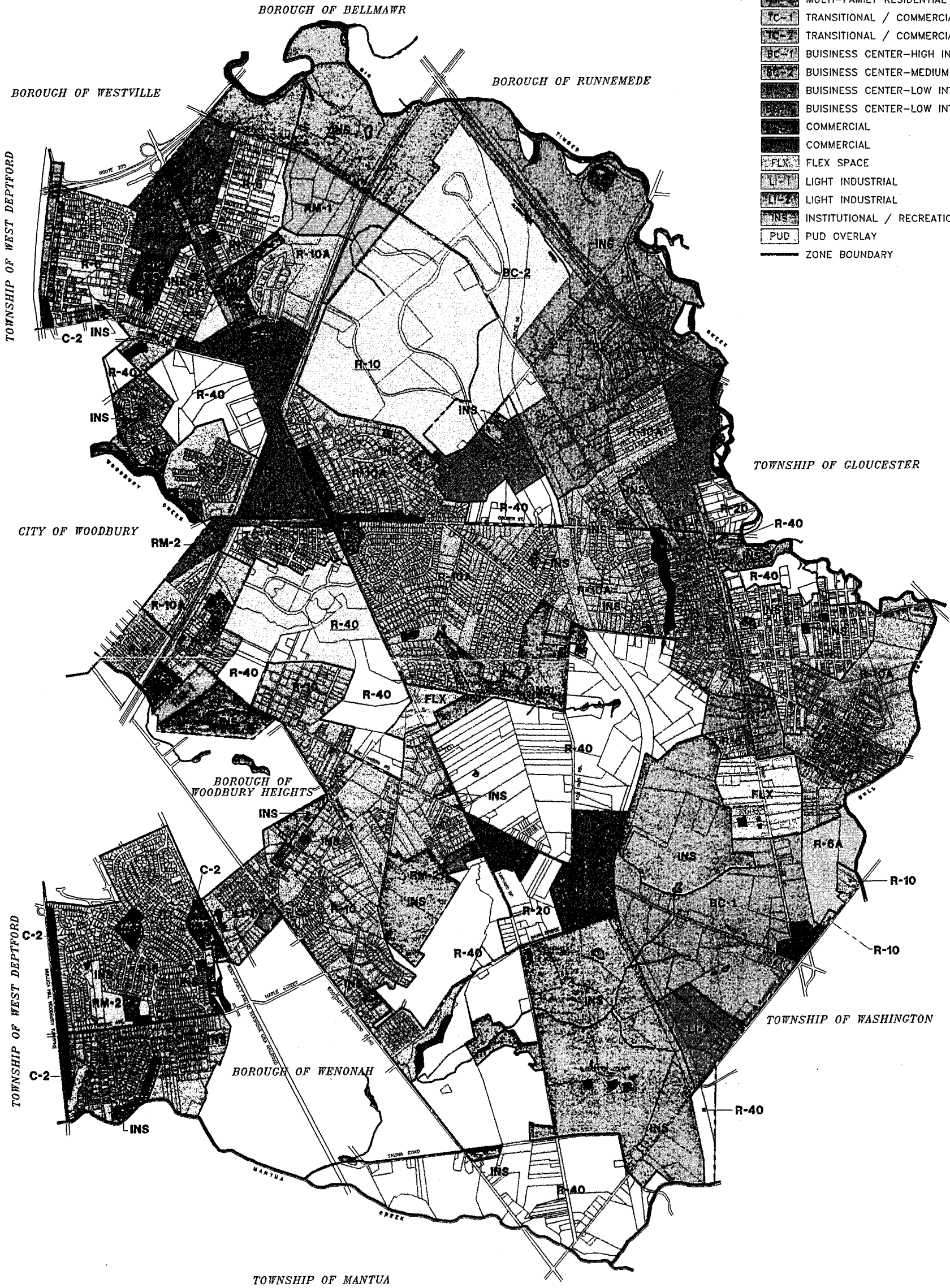
F. No zoning amendment shall be submitted to or adopted by initiative or referendum.

§ **104. Severability and repealer.**

- A. Should any section or provision of this chapter be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity as a whole or of any other part thereof.
- B. Chapters 79, 68 and 48 and the Tree Protection Ordinance (Ordinance No. 0.16.89) of the Code of the Township of Deptford are hereby repealed and are to be replaced with this chapter in full.

LEGEND

-  R-40 LOW DENSITY SINGLE FAMILY RESIDENTIAL
-  R-20 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
-  R-10 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
-  R-10A MEDIUM & LOW DENSITY SINGLE FAMILY RESIDENTIAL
-  R-6 HIGH DENSITY ONE & TWO FAMILY RESIDENTIAL
-  R-6A AFFORDABLE HIGH DENSITY RESIDENTIAL
-  RM-1 MULTI-FAMILY RESIDENTIAL
-  RM-2 MULTI-FAMILY RESIDENTIAL
-  TC-1 TRANSITIONAL / COMMERCIAL
-  TC-2 TRANSITIONAL / COMMERCIAL
-  BC-1 BUSINESS CENTER-HIGH INTENSITY
-  BC-2 BUSINESS CENTER-MEDIUM INTENSITY
-  BC-3 BUSINESS CENTER-LOW INTENSITY
-  BC-4 BUSINESS CENTER-LOW INTENSITY
-  COMMERCIAL
-  COMMERCIAL
-  FLEX SPACE
-  LI-1 LIGHT INDUSTRIAL
-  LI-2 LIGHT INDUSTRIAL
-  INS INSTITUTIONAL / RECREATION
-  PUD PUD OVERLAY
-  ZONE BOUNDARY



ZONING MAP
DEPTFORD TOWNSHIP
 GLOUCESTER COUNTY, NEW JERSEY



MARC R. SHUSTER, PP, AICP
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 (609) 254-1001 • FAX • (609) 722-0170
 Planning and Community Development

NOTE: INFORMATION FOR THIS PLAN WAS TAKEN FROM PLAN ENTITLED
 "DEPTFORD TOWNSHIP ZONING MAP", DATED MAY 11, 1989, LAST
 REVISED OCT. 22, 1996



MARC R. SHUSTER, PP, AICP
 N.J. PROFESSIONAL PLANNER
 LICENSE # 1746

DRAWN	MRD
DATE	12/23/02
FILE	
SCALE	1"=3000'
SHEET	1 of 1
DATE	