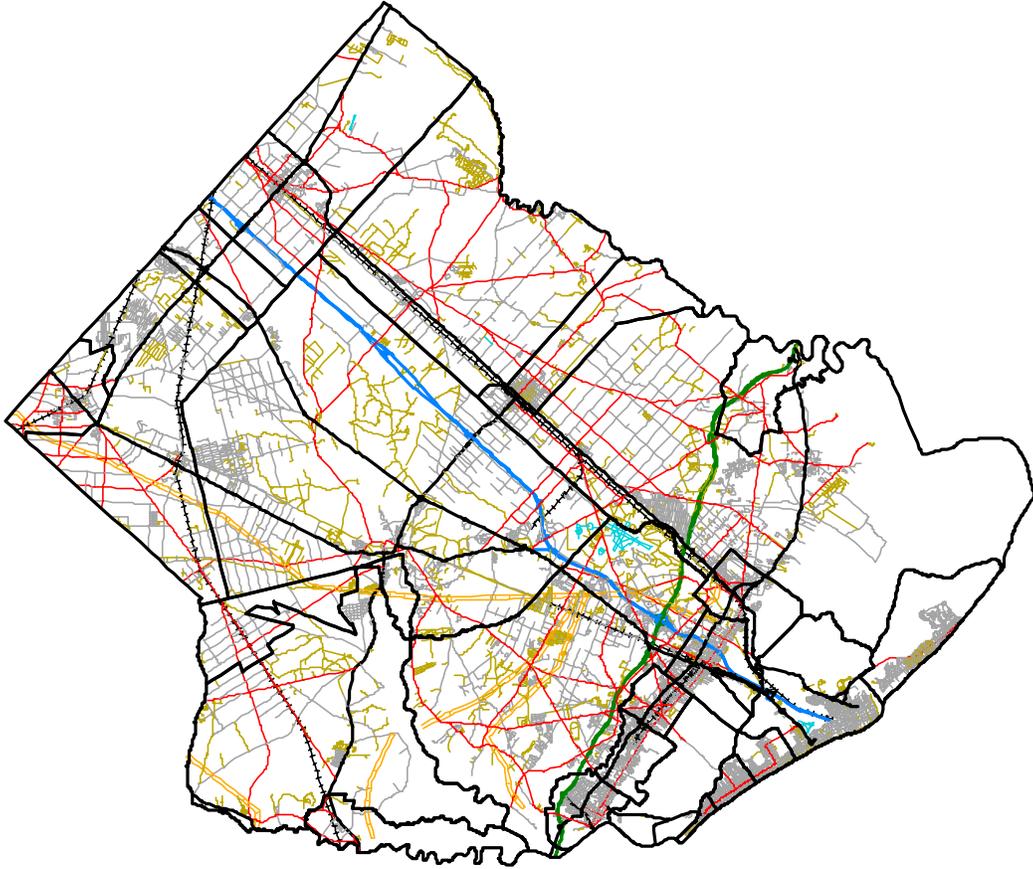


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# Atlantic County



The  
ATLANTIC COUNTY  
LAND DEVELOPMENT STANDARDS

Adopted by the  
Atlantic County Board of Chosen Freeholders  
On  
June 4, 2002  
by  
Atlantic County Ordinance No. 3-2002

Supersedes  
The December 1987 Atlantic County Land Development Standards  
As Amended May 1989

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## **Chapter 100**

### **Title, Purpose and Administration**

## **100. Title, Purpose and Administration**

### **101. Short Title**

This Ordinance shall be known and may be cited as the:  
Atlantic County Land Development Standards

### **102. Purpose**

The purpose of this Ordinance is to:

1. Provide procedures, rules, regulations and standards for review and approval of land development applications in Atlantic County pursuant to the County Planning Act, N.J.S.A. 40: 27-1 et seq. and the Pinelands Protection Act, N.J.S.A. 13: 18A-1 et seq. and regulations promulgated thereunder.
2. Coordinate the review of land development applications with various State, regional, County and municipal regulatory bodies to ensure a comprehensive, coordinated and efficient review process.
3. Provide standards to ensure that land development throughout the County proceeds in accordance with the goals and policies of the County Master Plan and other adopted County Plans.
4. Institute standards for assessing an applicant a fair share of the cost of improvements required by the land development.

### **103. Administration**

Pursuant to N.J.S.A. 40: 41A, the Optional County Charter Law and N.J.S.A. 40: 27-1 et seq. the County Planning Act made applicable by the Code of Atlantic County, N.J., Chapter 4-59 and this Ordinance, the County Office of Policy, Planning and Economic Development has authority to render decisions on all applications for land development. Nonetheless and pursuant to N.J.S.A. 40: 27-6.8, the Atlantic County Office of Policy, Planning and Development vests this power, with regard to site plan and subdivision applications, with the Development Review Committee of the Atlantic County Planning Advisory Board.

### **104. Language**

1. The words "shall" and "must" are mandatory and not discretionary.
2. The words "should" and "may" are discretionary and not mandatory.
3. Words used in the singular shall include the plural and the plural shall include the singular; words used in the present tense shall include the future tense.
4. All references to the County herein shall refer to the County of Atlantic.

5. All references to Regional Planning herein shall refer to the Atlantic County Department of Regional Planning and Development.

**105. Repeal of Conflicting Resolutions and Ordinances**

All Resolutions or Ordinances, or parts of Resolutions or Ordinances, which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**106. Validity**

If any provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such adjudication shall not affect the validity of this Ordinance as a whole or of any provisions hereof other than that which is specifically held to be invalid or unconstitutional.

## **Chapter 200**

### **Definitions**

## 200. Definitions

**201. Definitions.** The following definitions shall be used to clarify the terms of this Ordinance.

**Auxiliary Lane:** The portion of roadway adjoining the traveled way intended for speed change, storage, weaving and for other purposes supplementary to through traffic movement. Auxiliary lanes include but are not limited to:

\* **Acceleration Lane:** An auxiliary lane including tapered areas, primarily for the acceleration of vehicles entering the through traffic lanes.

\* **Deceleration Lane:** An auxiliary lane including tapered areas, primarily for the deceleration of vehicles leaving the through traffic lanes.

**Adverse Drainage Condition:** The inadequacy of drainage facilities or drainage easements in a drainage way leading to, along or under a County road or through a County drainage structure, either within or adjacent to a proposed land development including, but not limited to: facilities of such location, size, design, construction or condition as to cause flooding, erosion, silting or other damaging effects to a County road or County drainage facilities, or threatening to damage private property as a result of storm drainage from, along or under a County road or through a County drainage facility.

**Agricultural Purposes:** All farming and related pursuits not including the erection, alteration, enlargement, occupancy or use of any building designed for or suitable for residential, commercial or industrial use.

**Applicant:** The legal owner of record of the property or other individual, firm, syndicate, partnership or corporation having a proprietary interest to commence and maintain proceedings for site plan or subdivision review pursuant to municipal ordinance and this Ordinance.

If the applicant is not the owner, then a written consent to the land development application from the owner of record must be provided to the County.

**As-Built Plan:** A plan specifying the locations, dimensions, elevations and capacities of structures or facilities as they have been constructed.

**Barrier-Free Design:** The design of facilities to eliminate physical obstacles for the physically handicapped in accordance with the American with Disabilities Act (ADA).

**Bicycle Lane:** A portion of a roadway which has been designated by striping, signing and pavement markings for the preferential or exclusive use of bicyclists.

**Bicycle Path:** A bikeway physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right-of-way or within an independent right-of-way.

**Bridge:** Any structure, including supports, erected over a depression or an obstruction, such as water, highway or railway, and having a track or passageway for carrying traffic or other moving loads and having a length measured along the center of the structure of more than 20 feet.

**Cartway:** The actual road surface area from curblines which may include travel lanes, parking lanes and deceleration and acceleration lanes. Where there are no curbs, the cartway is that the portion between the edges of the paved or hard surface.

**Clearing:** Any activity which removes the vegetative surface cover including the stripping, grubbing and storage or removal of topsoil.

**Complete Application:** An application for land development approval which includes all of the information and accompanying documents required by this Ordinance for formal review.

**Conditional Approval:** An approval of a site plan or subdivision which must meet conditions, as identified by the DRC, prior to receiving final approval.

**County:** The County of Atlantic, New Jersey.

**County Master Plan:** A composite of the written goals and policies for the physical development of the County, with the accompanying maps and descriptive and explanatory matter as prepared by Regional Planning with the advice and consultation of the County Planning Advisory Board and adopted by the County Board of Chosen Freeholders.

**County Planning Act:** The New Jersey County Planning Act, which is set forth at N.J.S.A. 40:27-6.1 et seq., as amended.

**County Right of Way or Road Easement :** An easement to the County of Atlantic of an interest of land for the purpose of installation of utilities; construction, reconstruction, widening or improving a County road, including the repair and maintenance of the County road and construction, reconstruction or alterations of facilities related to the safety, convenience or carrying capacity of the County road system or drainage facilities or for the purposes of maintaining a clear site area.

**County Road System Functional Classification:** The levels of classification for the County Road System are as follows:

\* **Arterial Roads** - Serve to connect the collector system with County collector routes. These roads are intended for mobility (ie., moving traffic at relatively high speeds over long distances from one region to another).

\* **Collector Roads** - Serve to connect the arterial system with the County minor collector and local municipal roads.

\* **Minor Collector Roads** - Provide access to land uses and serve as connectors between the collector and municipal road system.

**Cross Section:** A diagram of the vertical cut through a road showing the median pavement, cross slope, number of traffic bearing lanes, sidewalks, curbs and roadsides.

**Culvert:** A closed or open conduit designed for the purpose of conveying an open channel watercourse under a road, highway, pedestrian walk, railroad embankment or other type of overhead system and having a clear span of (20) feet or less.

**Curb Line:** A line, whether curbing exists or not, which is the edge of the pavement or shoulder.

**Curb Cut:** The opening along the curb line at which point vehicles may enter or leave the roadway.

**Curb Return:** Curbing along the radius of a road or driveway opening which extends from a point tangent to the adjacent traveled lane, paved shoulder or acceleration or deceleration lane to a point tangent to the road or driveway lane.

**Development:** Any and all subdivisions of land in accordance with the County Planning Act, N.J.S.A. 40:27-6.2 and any site plans along a county roads or affecting a county drainage facility in accordance with the County Planning Act, N.J.S.A. 40:27-6.6.

Development shall also include changes of an existing structure which may result in an increase in traffic impacts upon County Roads or which may otherwise require site improvements or easements in accordance with the standards set forth in this Ordinance.

**Development Review Committee (DRC):** The Committee established by the code of Atlantic County, consisting of the County Planning Director, official alternate, the County Engineer or official alternate, and three (3) members of the Atlantic County Planning Advisory Board (PAB) appointed by the Chairperson who will review subdivision and site plan applications on behalf of

the PAB in administering the provisions of this Ordinance and as further defined by the Code of Atlantic County.

**Drainage Area:** That area contributing runoff to a single point measured in a horizontal plane, which is enclosed by a ridge line.

**Drainage Covenant:** A written agreement, signed by the land owner, which states that responsibility for operating and maintaining a drainage facility will remain with the land owner and pass on to any successive owner.

**Drainage Easement:** The land required along a natural stream or water course upon which structures may not be erected and the County is given ingress and egress for the preservation of the channel and floodway and providing for the flow therein or the land required for the installation and maintenance of storm water sewers or drainage areas to safeguard the public against flood damage.

**Driveway:** A paved or unpaved area used for ingress or egress by vehicles from a street, road or alley to gain access to the interior of a lot or parcel of land, a building or other structure or facility.

**Easement:** A non possessing limited use of private land for a specific public or quasi-public purpose.

**Favorable Review:** The official action of the DRC taken on a subdivision or site plan application which is not located along a county road and does not impact a county road or drainage facility.

**Final Approval:** The official action of the DRC taken on a subdivision or site plan application after all conditions, engineering plans and other requirements have been completed or fulfilled and the guarantees for the required improvements have been installed or guarantees have been properly posted for their completion including the payment of all required fees and monetary contributions.

**Final Plat:** The final map and design plan of all or a portion of a subdivision, meeting all the standards and regulations of this Ordinance and the conditions established by the Development Review Committee and the Municipal Approval Authority. Plats which are to be filed with the County Clerk must comply with the New Jersey Map Filing Law (N.J.S.A. 46:23-9.0 et seq.).

**Floodplain:** An area consisting of the floodway and the floodway fringe. The floodway shall mean the channel of a watercourse and those areas adjoining the channel which are reasonably required to carry and discharge the floodwaters of any watercourse. Floodway fringe shall mean the area adjoining the floodway which has been or may hereafter be covered by floodwater.

**Impervious Surface:** A surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water.

**Infiltration:** The passage of water into soil material or other permeable surfaces.

**Irrevocable Letter of Credit:** An agreement by a bank or other institution made at the request of an applicant and of a kind within the scope of N.J.S.A. 12A: 5-102 that the issuer will honor drafts or other demands for payment upon compliance with conditions specified in the letter of credit. Letter of credits must be irrevocable and in a form which is acceptable to County Counsel.

**Lot:** A designated parcel, tract or portion of land legally separated from other parcels or portions by description, such as on a subdivision plat, municipal tax map, record of survey maps or metes and bounds description.

**Maintenance Guarantee:** A security which is deemed acceptable by County Counsel and in an amount acceptable to County Engineer to assure that required improvements will function as designed for a period of two (2) years after date of release of a performance guarantee.

**Major Subdivision:** A division of land which contains more than five (5) lots, including the remaining parcel of the original lot, requires new streets or is a planned unit development.

**Minor Exempt Subdivision:** A subdivision not classified as a major subdivision which does not abut a County road or affect a County drainage facility or bridge.

**Minor Subdivision:** A subdivision not classified as a major subdivision, but which abuts a County road or affects a County drainage facility, or County bridge.

**Municipal Approval Authority:** Any municipal official, department, agency or other body having the power of approval of land development applications.

**Official County Map:** The map as adopted and amended by ordinance of the Board of Chosen Freeholders, pursuant to N.J.S.A. 40: 27-5.

**On-Tract Improvements:** Improvements to County roads or drainage facilities, located within the property that is the subject of a development application, or within a contiguous portion of a street or other right-of-way.

**Off-Tract Improvements:** Improvements to County roads or drainage facilities not located on the property that is the subject of the development application nor on a contiguous portion of a street or other right-of-way.

**Performance Guarantee:** A security which is deemed acceptable by County Counsel and in an amount approved by the County Engineer, to insure the construction of improvements as required by the Development Review Committee.

**Pinelands Commission:** The Pinelands Commission created pursuant to Section 5 of the Pinelands Protection Act.

**Pinelands Certificate of Conformity:** The approval issued by the Pinelands Commission which is a prerequisite to the commencement of any development by the County or other public agency (see N.J.A.C. 7: 50-4.51 through 4.57).

**Pinelands Certificate of Filing:** A certificate issued by the Pinelands Commission that a complete application for development has been filed in a certified municipality pursuant to N.J.A.C. 7: 50-4.34 and 4.82.

**Pinelands Certificate of Completeness:** A certificate issued by the Pinelands Commission which is a prerequisite to the commencement of any development within the jurisdiction of a municipality with an uncertified master plan or land use ordinance (see N.J.A.C. 7: 50-4.11 through 4.27). This document shall be entitled Certificate of Non-Completeness when the proposed development is not consistent with the requirements of the Comprehensive Management Plan.

**Pinelands Certified Municipal Plan or Land Use Ordinance:** Any municipal master plan or land use ordinance certified by the Pinelands Commission pursuant to N.J.A.C. 7: 50-3, Part IV as being in conformance with the minimum standards of the Pinelands Comprehensive Management Plan.

**Pinelands Comprehensive Management Plan:** The Comprehensive Management Plan adopted by the Pinelands Commission pursuant to Section 7 of the Pinelands Protection Act as amended.

**Pinelands Development:** The change or enlargement of any use, or disturbance of any land, the performance of any building or mining operation, the division of land into two or more parcels and the location or termination of rights or access or riparian rights including, but not limited to:

- A.** A change in type of use of a structure or land;
- B.** A reconstruction, alteration of the size or material change in the external appearance of a structure or land;
- C.** A material increase in the intensity of use of land, such as an increase in the number of businesses, manufacturing establishments, offices or dwelling units in a structure or on land;

- D.** Commencement of resource extraction, drilling or excavation on a parcel of land;
- E.** Commencement of forest activities.
- F.** Demolition of a structure or removal of trees;
- G.** Deposit of refuse, solid or liquid waste or fill on a parcel of land;
- H.** In connection with the use of land, the making of any material change in noise levels, thermal conditions or emissions of waste material; and
- I.** Alteration, either physically or chemically, of a shore, bank or flood plain, seacoast, river, stream, lake, pond, wetlands or artificial body of water.

**Pinelands Development Approval:** Any approval granted by the Commission pursuant to N.J.A.C. 7: 50-4, Part II or Part IV.

**Pinelands Application:** Any application, filed with any permitting agency, for any approval, authorization or permit which is a prerequisite to initiating development in the Pinelands Area, except for an application for approval, authorization or permit for:

- A.** The improvement, expansion or reconstruction within five (5) years of destruction or demolition of any single-family dwelling unit or appurtenance thereto;
- B.** The improvement, expansion, construction or reconstruction of any structure accessory to a single-family dwelling;
- C.** The improvement, expansion, construction or reconstruction of a structure used exclusively for agricultural or horticultural purposes;
- D.** The construction, repair or removal of any sign except for the construction or replacement of any off-site commercial advertising sign;
- E.** The repair of existing utility distribution lines;
- F.** The clearing of less than 1500 square feet of land;
- G.** The construction of any addition or accessory structure for any non-residential use or any multi-family residential structure, provided that said addition or structure will be located on or below an existing impermeable surface, that the existing use is served by public sewers

and that said addition or structure will cover an area of no more than 1,000 square feet;

**H.** The demolition of any structure that is less than 50 years old.

**I.** The installation of utility distribution lines, except for sewage lines, to serve areas which are effectively developed or development which has received all necessary approvals and permits;

**J.** The repair or replacement of any existing on-site waste water disposal system;

**K.** The repaving of existing paved roads, provided no increase in the paved width of said roads will occur;

**L.** The clearing of land solely for agricultural purposes;

**M.** Fences, provided no more than 1,500 square feet of land is to be cleared;

**N.** Above ground telephone equipment cabinets;

**O.** Tree pruning;

**P.** The following forestry activities:

**A.** Normal and customary forestry practices on residentially improved parcels of land that are five (5) acres or less in size; and

**B.** Tree harvesting, provided that no more than one cord of wood per five (5) acres of land is harvested in any one year and that no more than five (5) cords of wood are harvested from the entire parcel in any one year; and

**C.** Tree planting, provided that the area to be planted does not exceed five (5) acres in any one year, no soil disturbance occurs other than that caused by the planting activity, and no trees other than those authorized by N.J.A.C. 7:50-6.25 are to be planted; and

**D.** Forest stand improvement designed to selectively thin trees and brush, provided that no clearing or soil disturbance occurs and that the total land area on the parcel in which the activity occurs does not exceed five (5) acres in any one (1) year;

**Q.** Prescribed burning and the clearing and maintaining of fire breaks;

**R.** Normal and customary landscape plantings, unless a landscaping plan is required pursuant to N.J.A.C 7:50-6.24.

**S.** The exceptions contained in A through R above shall not apply to any historic resources designated by the Pinelands Commission pursuant to N.J.A.C. 7: 50-6.154.

**T.** Nothing herein shall preclude any county or state agency from reviewing, in accordance with the provisions of any applicable ordinance or regulation, any proposed development which does not require an application to the Pinelands Commission pursuant to A through R above.

**Pinelands Development, Major:** Any division of land into five or more lots; any construction expansion of any housing development of five or more dwelling units; any construction or expansion of any commercial or industrial use or structure on a site of more than three acres; or any grading, clearing or disturbance of an area in excess of 5,000 square feet. Pinelands Development,

**Pinelands Development, Minor:** All development other than major development.

**Pinelands Area:** That area of Atlantic County designated as such by Section 10(a) of the Pinelands Protection Act.

**Pinelands Protection Act:** N.J.S.A. 13: 18A-1, et seq.

**Pinelands Preservation Area:** That area so designated by Section 10(b) of the Pinelands Protection Act.

**Pinelands Protection Area:** All land within the Pinelands Area of Atlantic County which is not included in the Preservation Area.

**Pinelands Interim Rules and Regulations:** The regulations adopted by the Pinelands Commission pursuant to the Pinelands protection Act to govern the review of applications from the adoption of the regulations until the Comprehensive Management Plan took effect on January 14, 1981. These regulations were formerly codified as N.J.A.C. 7: 1G-1 et seq.

**Pinelands Development Review Board:** The agency responsible from February 8, 1979 until June 28, 1979 for the review of the actions on applications for development in the Pinelands Area which required approvals of other state agencies, except where the Pinelands Commission acted on applications during that time period.

**Planned Unit Development (PUD):** An area with a specified minimum contiguous acreage of 10 acres or more to be developed as a single entity according to a plan, containing one or more residential clusters or planned unit residential developments and one or more public , quasi-public, commercial or industrial areas in such ranges of ratios of non-residential uses to residential uses as shall be specified in the applicable municipal zoning ordinance.

**Planned Unit Residential Development (PURD):** An area with a specified minimum contiguous acreage of 5 acres or more to be developed as a single entity according to a plan containing one or more residential clusters, which may include appropriate commercial or public or quasi-public uses all primarily for the benefit of the residential development.

**Right-of-Way:** An interest, restriction or easement in an area or strip of land, either public or private, on which an irrevocable right of passage has been recorded for the use of vehicles, pedestrians, improvements, utilities, stormwater drainage facilities or other public purpose or combination thereof.

**Road Opening Permit:** The permit issued by the County Engineer in accordance with current County excavation ordinances or regulations to allow one or more driveways entering on a County road, or the construction of sidewalk, curbing, drainage, utilities or any other related work within the limits of County right-of-way. (Code of Atlantic County N.J., as revised)

**Setback:** A line parallel to and a specific distance from the existing and proposed right-of-way line of a road established by local zoning ordinances which restricts the placement of buildings and structures within such distance.

**Sight Triangle:** Also referred to herein as a “Clear Sight Area” and being a triangular portion of land established or reserved along County roads, at street and driveway intersections, whereby the applicant, its successors and assigns covenant that nothing shall be erected, placed, planted or allowed to grow in such a manner as to limit or obstruct the sight vision of motorists traveling along the adjacent County road or intersection, as set forth more fully in this Ordinance. Such sight triangles shall be established by easement, at intersections of two or more County roads, and by restrictive covenants at other intersections.

**Siltation Basin:** A temporary facility, designed in accordance with the standards adopted by the Cape-Atlantic Soil Conservation District to collect silt and eroded soil resulting from grading the area of a land development, for the purpose of limiting the deposit of silt and eroded soil in watercourses.

**Site Plan:** A plan that illustrates the existing and proposed land development on a parcel of land drawn in accordance with the requirements of this Ordinance.

**Special Assessment District:** A specifically defined area approved by the Atlantic County Board of Chosen Freeholders requiring substantial improvements to County roads and/or drainage system(s) due to the anticipated concentration of development affecting the subject district.

**Stormwater Management Plan:** A plan and narrative of existing and proposed stormwater management system designed in accordance with the requirements of this Ordinance.

**Stormwater Retention Basin:** A permanent structure designed for the permanent storage of a fixed volume of water, with subsequent gradual discharge to ground water.

**Stormwater Detention Basin:** A permanent structure designed for the temporary storage of storm water runoff, and the controlled release of such runoff during and after a flood or storm.

**Stream, Intermittent:** Surface water drainage channels with definite bed and banks in which there is not a permanent flow of water.

**Stream, Major:** Any watercourse which exhibits continuous water flow for twelve (12) months a year.

**Street:** Any street, avenue, boulevard, road, parkway, viaduct, drive or other way, which is an existing State, County or Municipal roadway, or which is shown upon a plat heretofore approved pursuant to the law, or which is approved by official action as provided by the County Enabling Act, or which is shown on a plat duly filed and recorded in the Office of the County Clerk 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 the street lines, whether improved or unimproved, and may comprise pavement, shoulders, gutters, curbs, sidewalks, parking areas, and other areas within street lines.

**Unfavorable Review:** The official action of the DRC taken on a subdivision or site plan application which is not located along a county road and does not impact a county road or drainage facility.

**Watercourse:** Any natural swale, stream, brook or river which is the natural course of storm or running water through which water flows ordinarily and frequently but not necessarily continuously, including watercourses which have been artificially realigned or improved.

**Watershed:** The drainage basin, catchment, or other area of land that drains water, sediment, and dissolved materials to a common outlet at some point along a stream channel.

**Wetlands:** As defined by N.J.A.C. 7: 50-6.3 through 6.5.

**Wetlands Soils:** Those soils designated as very poorly drained or poorly drained by the Soil Conservation Service of the United States Department of Agriculture, including but not limited to Atsion, Berryland, Muck, Pocomoke, Freshwater Marsh and Tidal Marsh soil types.

## **Chapter 300**

# **General Land Development Regulations and Procedures**

## **300. General Land Development Regulations and Procedures**

### **301. General Policies**

**1. Conformance with the County Planning Act:** The procedures and design standards herein shall be minimum procedures and standards. The procedures and design standards shall apply to all land development which requires County approval pursuant to the County Planning Act (N.J.S.A. 40:27-6.2 and 6.6 et seq).

**2. Site Plan and Subdivision Submittal:** Any person intending to proceed with any development which is regulated by this Ordinance shall submit a site plan or subdivision application to the County, with the information required by this Ordinance. The municipal building official shall not issue a building permit on any development requiring County review and approval until the site plan or subdivision has been given a final approval by the DRC.

**3. Pinelands Jurisdiction:** Any person intending to proceed with development which is regulated by this Ordinance and which is located within the Pinelands Areas of Atlantic County shall also be required to comply with the additional procedures set forth in Section 303.

**4. Public Right to Attend:** The public has the right to attend the meetings of the Development Review Committee (DRC) and Planning Advisory Board (PAB) in accordance with the Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.).

**302. Application Fee Schedule.** Application fees shall be paid with the submission of any site plan or subdivision application to the County and conform to the following.

#### **1. Site Plan Fees.**

\* Base Fee of \$125.00 plus

\$8.00 per dwelling unit **and/or** \$10.00 per 1,000 square feet of non-residential space

#### **2. Subdivision Fees.**

\* Major Subdivision: Base fee of \$125.00 plus \$8.00 per lot.

\* Minor Exempt Subdivision: \$30.00.

\* Minor Subdivision along a County road or affecting a county drainage facility: \$50.00.

**3.** The fee shall be in the form of a check and shall be made payable to the "Atlantic County Treasurer". Cash will not be accepted.

4. Review fees shall not be required for revised plans which are submitted within the time period for all conditional or final approvals.
5. All land development applications submitted on behalf of a municipality shall be exempt from County review fees.
6. The fee schedule is subject to change without notice.

### **303. Pinelands Procedures**

**1. Applicability of Procedures:** No person shall carry out any development regulated by this Ordinance and within the Pinelands Area of Atlantic County without obtaining approval from the DRC and the Pinelands Commission in accordance with the procedures set forth in this Ordinance. In the event of a conflict between a Pinelands design standard and a County design standard, the applicant shall notify the DRC, in writing, of the conflict and the Pinelands Design Standard shall be deemed controlling.

**2. Completeness of Application:** Before an application for any development in the Pinelands Area can be considered complete by the DRC, one of the following items must be received:

**A.** A Certificate of Filing from the Pinelands Commission issued pursuant to N.J.A.C 7:50-4.34; or

**B.** A Certificate of Completeness as issued by the Pinelands Commission pursuant to N.J.A.C. 7:50-4.15 for development proposed in areas without certified local plans; or

### **3. Notice Requirements to Pinelands Commission.**

#### **A. Notice of Application.**

Written notification, by mail, will be given by the County to the Pinelands Commission within seven days after a determination is made by the DRC that an application for development is complete or if a determination is made by the DRC that an application which was previously filed has been modified. Said notice shall contain all the information required pursuant to N.J.A.C. 7:50 -4.35 (b).

#### **B. Notice of Meeting or Hearing.**

Where a hearing on an application for development approval in the Pinelands Area is required, the County shall notify the Pinelands Commission, by mail or delivery of the same to the principal office of the Commission, at least five days prior to such hearing. Said notice shall contain the information required pursuant to N.J.A.C. 7:50 -4.35 (c).

### **C. Notice of Approvals and Disapprovals.**

The County shall notify the Pinelands Commission of all approvals and disapprovals of development in the Pinelands Area, whether the approval occurs by action or inaction of the DRC or an appeal of any County decision. The County shall serve notice to the Commission within five days of the approval or disapproval. Said notice shall contain the information required pursuant to N.J.A.C. 7:50 -4.35 (d).

**4. Pinelands Review of County Approval:** Upon receipt by the Pinelands Commission of a notice of approval pursuant to Section 303.3.C above, the application for development approval shall be reviewed in accordance with the provisions of N.J.A.C. 7:50 -4.37 through N.J.A.C. 7:50 -4.42. The approval by the County shall not be effective and development shall not be carried out prior to the determination of whether the development approval will be reviewed by the Commission.

If the applicant is notified that the Commission will review the application for development, development shall not be carried out until such review has been completed and the Commission has approved or approved with conditions the proposed development and the provisions of N.J.A.C. 7:50 -4.38 (d) have been fulfilled.

Although the Pinelands Commission shall be notified of all denials of applications for development, no such denial actions are subject to further review and action by the Pinelands Commission.

### **5. Effect of Pinelands Decision on County Approval.**

If the Pinelands Commission disapproves an application for development approved by the DRC, such an approval shall be revoked by the DRC and the Committee shall thereafter deny approval of the application. If the Commission approves the decision of the DRC subject to conditions, the Committee shall within thirty days, modify its approval to include all conditions imposed by the Pinelands Commission, and if final approval of the application is required, shall grant final approval only if the application for approval demonstrates that the conditions specified by the Commission have been met by the applicant.

**6. Public Hearings:** The Pinelands Commission may participate in a hearing held in the County involving the development of land in the Pinelands Area pursuant to N.J.A.C. 7:50 - 4.36 et seq.

**7. Public Development:** All development proposed by the County or any County agency will comply with all the requirements for public development set forth in N.J.A.C. 7: 50 - 4.51 et seq.

**8. Pinelands Compliance:** In amending this Ordinance, the County Master Plan or any other land use ordinance, the County shall comply with all the requirements of N.J.A.C. 7: 50 - 3.20.

## **304. General Land Development Regulations**

### **1. General Plan Preparation.**

In addition to the requirements of the ACLDS, the preparation of any site plan or subdivision, including supporting documentation such as drainage calculations and traffic impact analysis, shall be prepared in accordance with the applicable state laws governing the preparation of said plans and documentation including but not limited to:

**A.** An act Concerning the Practice of Professional Engineer and Land Surveyor, N.J.S.A. 45:8-27 et seq., N.J.A.C. 13:40-7.1 et seq., Engineers and Land Surveyors.

**B.** Laws Governing the Practice of Architecture, N.J.S.A. 45:3-1 et seq. Or N.J.A.C. 13:27-6.1 et. Seq., Architects.

**C.** Permissible Division of Responsibility in Submission of Site Plans and Major Subdivision Plats, N.J.A.C. 13:41-4.1 et. Seq.

### **2. Pre-Application Conference.**

Applicants are encouraged to meet with Regional Planning and Engineering staff, prior to a formal submission of a subdivision or site plan, to review and promote compliance with the Atlantic County Land Development Standards. A pre-application conference can be requested to informally discuss key issues relevant to the project. A fee will not be charged for a pre-application conference and all recommendations are nonbinding upon the County.

### **3. Completeness.**

For purposes of commencing the applicable time period for action, Regional Planning shall, within ten (10) working days from the date of receipt, classify a land development application as either complete or incomplete. All information identified in the Complete for Review Checklist located in Appendix A is required for an application to be deemed complete.

If the application is determined to be incomplete, a list of the required information shall be provided.

### **4. Jurisdictional Request.**

An applicant may make a written request to Regional Planning to determine if a land development project is under the jurisdiction of the County, as identified in this Ordinance, and subject to subdivision or site plan review and approval.

In order for Regional Planning to determine if a land development project is under the jurisdiction of County review and approval, the applicant shall submit, at a minimum, a complete set of plans and supporting information which identifies the location of the property, existing and proposed conditions as it relates to drainage, signage,

buildings, traffic, structures, parking and landscaping in and around the property proposed for development.

#### **5. Classification.**

Regional Planning shall review a development application for completeness and classify it into one of the following:

- A. Minor Subdivision.
- B. Minor Exempt Subdivision.
- C. Major Subdivision.
- D. Site Plan.
- E. No Jurisdiction.

#### **6. Time to Act.**

Within thirty days (30) from being deemed complete, the DRC shall act upon the land development application in accordance with the DRC regulations and procedures established in this Ordinance.

- A. Should the DRC fail to act within the thirty-day (30) period allowed by law, the land development application shall be deemed to have been approved by the DRC unless the applicant requests a time extension in accordance with this Ordinance.
- B. Should the DRC fail to act within the statutory period the applicant is not released from the requirement to obtain approvals for subsequent stages of review required for the particular land development application.
- C. Should revised plans or additional information be received, a new thirty (30) day review period shall begin on the date the additional information is received by the County.

#### **7. Extension of DRC Review Period.**

In accordance with N.J.S.A 27:6.3 and 27:6.7, an applicant may request, in writing, a thirty (30) day time extension of review.

#### **8. Types of Actions**

The DRC shall take one of the following actions, listed below, based on the regulations and procedures established in the Ordinance. All DRC actions extend to the original owner or his legal successors of record provided they shall assume all the obligations of any changes in the law which may have occurred in the interim.

- A. Approval
- B. Disapproval

C. Conditional Approval

D. Final Approval

E. Favorable Review

F. Unfavorable Review

**9. Notification of DRC Action.**

Once the DRC acts upon a site plan or subdivision, notification letters specifying the DRC action along with any required changes or recommendations to the plans or supporting documentation are sent to the applicant, municipal planning board secretary, plan preparer, municipal building inspector, municipal engineer, and the Pinelands Commission if the application is within their jurisdiction.

**10. Plan Changes.**

The DRC shall not issue a final approval for either a site plan or subdivision application which requires plan changes. Once a conditional or final approval has been granted by the DRC, no plan changes shall be recognized by the DRC until revised plans reflecting these changes are submitted for review and approval by the DRC. Revisions required by any other review agency shall be subject to County review and approval.

**11. Time Limits of DRC Actions.**

The following shall apply to the time limits of DRC actions:

**A. Conditional Approval.** A conditional approval granted by the DRC shall be valid for a period of three (3) years, or the statutory time limit, if specified, from the date of issuance. The applicant shall, within this three (3) year period, submit the required deeds, performance guarantees, payments and any other required material identified in the conditional approval.

**B. Final Approval.** A final approval shall be valid for a period of two (2) years from the date of issuance. If construction does not commence and continue within this two (2) year time period, the approval shall expire.

**C. Disapproval.** A disapproval shall remain in effect for 180 days following DRC action. If an application has remained “disapproved” for more than 180 days, then the application shall be deemed terminated. After said time period has expired, an application for the project shall be resubmitted and reviewed as a new application.

**D. Expiration of DRC Action.** Once the time period for a DRC action has expired, a new site plan or subdivision application shall be filed with the County for review and approval by the DRC.

**12. Notification of Traffic Impact Fee.**

At the time a land development application is deemed either complete or incomplete by Regional Planning, both the applicant and plan preparer will be notified if the development is located within one of the County's Transportation Development Districts. This notification will also include a calculation sheet identifying the applicant's estimated traffic impact fee.

**13. Phased Development.**

Site plan and subdivision development applications may be phased. A phasing plan shall be provided and shall clearly identify the improvements, lots, units or square footage planned for each phase.

DRC actions on future phased submissions shall not occur until it has been proven in writing, by the applicant, that all outstanding conditions of previous phases issued by the DRC have been fulfilled and that a final approval has been granted.

**14. Road Opening Permit (ROP).**

A Road Opening Permit (ROP) shall be obtained from the County Division of Engineering prior to commencing construction, excavation or similar work on or adjacent to a County Road. A ROP shall not be issued unless a land development application has been reviewed and approved by the County pursuant to this ordinance.

Nothing in the ACLDS shall be deemed to nullify or abrogate the requirements of the Road Excavation Ordinance.

**15. Road Opening Moratorium.**

If improvements to a County road have been completed with funds provided under the County Highway Improvement Program (HIP), a road opening moratorium shall be in place after the completion date of the road improvements. The length of the road opening moratorium shall be determined by the County Engineer in compliance with Federal, state and County statutes.

A note shall be placed on the plan which identifies that the County road is under a road opening moratorium and the length of time, by a date that the road can opened.

**16. Other Approvals:** The applicant shall be responsible for obtaining all necessary permits and approvals required by other review agencies, including but not limited to, municipal planning and zoning boards, state agencies such as the Pinelands Commission, Department of Environmental Protection, Department of Transportation and Cape Atlantic Soil Conservation District. The applicant shall be responsible for obtaining and providing proof of other agency approval if required by the DRC.

**17. Final Approval Requirements:** Prior to the issuance of a final approval by the DRC, the applicant shall have submitted the following to the County, if applicable:

- A. A County approved traffic impact fee;

- B.** A County approved and executed developer's agreement for the construction and phasing of on-tract and/or off-tract improvements;
- C.** A County approved cost estimate, signed and sealed by a professional engineer, for improvements within a County right-of-way or easement or for off-tract improvements affecting a County road, bridge or drainage facility.
- D.** A County approved payment in lieu of off-tract improvements in accordance with this Ordinance.
- E.** A County approved and executed performance and/or maintenance guarantee.
- F.** A County approved deed of easement or covenant, or any other encumbrances and easements in accordance with the policies and procedures established in this Ordinance.
- G.** A County approved metes and bounds description, signed by a licensed land surveyor, for easements and covenants that are to be dedicated to the County.

**18. Changes to Plans After DRC Approval.** All DRC approvals are based on the subdivision and site plans and supporting information submitted and reviewed at the time of the DRC approval. Therefore, any changes made to plans, plats or supporting documents after the date of DRC approval must be submitted to the DRC for review and approval.

Failure to submit plans which have been revised after the date of DRC action will result in the DRC's approval being voided and will require that the revised plans and supporting information be submitted and re-approved by the DRC.

### **305. Traffic Impact Statement:**

#### **1. Land Developments Requiring a Traffic Impact Statement.**

- A.** Land development which is subject to County jurisdiction and results in 50 or more added vehicle trips in any peak hour based on the ITE Trip Generation Manual shall submit a traffic impact statement in accordance with Chapter 700 of the ACLDS.
- B.** Land development which is subject to County jurisdiction and if one or more of the following circumstances exist.
  - i.** Current traffic problems exist in the vicinity of the site;
  - ii.** Current or projected levels of service of the adjacent roadways will be significantly affected;

- iii. Adjacent residential neighborhoods or other sensitive areas may be affected;
- iv. Proposed site access points are located within 100 feet of other existing drives or intersections;
- v. Public safety problems exist for vehicular or pedestrian traffic;
- vi. Other specific problems or deficiencies may be affected by the proposed development or affect the ability of the development to be adequately accommodated.

## **2. Limited Traffic Impact Studies.**

Limited Traffic Studies, which address only existing and proposed site access points, may be required for developments not meeting any of the above criteria by Regional Planning if the site is located within a County Transportation Development District (TDD) or TID, or if left or right - turn lanes may be needed to satisfactorily accommodate site traffic without adversely affecting through (non-site) traffic.

## **306. Off-Tract Improvements.**

### **1. Land Developments Requiring Off-Tract Improvements.**

The DRC may determine that a particular land development creates the need for off-tract improvements, in whole or in part, to County roads, intersections, bridges, or drainage facilities. When such a determination is made, the DRC shall require that the applicant install or contribute to the actual installation of off-tract improvements as a condition of land development approval.

The DRC may require off-tract improvements which shall be reasonably related to the health, safety, and welfare of the general public. Improvements shall include the installation of new improvements or the extension or modification of existing improvements. Improvements include but are not limited to, roads, bridges, culverts, curbs, sidewalks, drainage facilities and other off-tract improvements and easements that the DRC may find necessary.

In determining the need for off-tract improvements to be borne by the applicant, the following may be considered:

- A.** The proposed land use will impact County roads or drainage facilities to such an extent that improvements are necessary, as determined by Regional Planning and the County Engineer; and
- B.** One or more of the following criteria are met:
  - i. Improvements to the County facilities as identified in the County HIP or other County Capital Improvement Program (including but not limited to a TDD); or

- ii. The proposed development has limited frontage on County roads and spot improvements of County facilities will result in traffic hazards, as determined by County Engineer; or
- iii. The proposed development is located in a growth region and a mechanism for allocating shared cost to each project for improvements to County facilities is necessary, as determined by the County Engineer; or
- iv. Improvements to County facilities that are in accordance with the County Master Plan.

**2. Determination of Pro-Rata Share of Off-Tract Improvements.**

The applicant shall provide the County Engineer and Planner with an engineer's cost estimate for the applicant's pro-rata share of the required off-tract improvements. In determining the costs of the pro-rata share of improvements to be borne by the applicant, the following may be considered:

**A. Traffic-Related Improvements:** The applicant's pro-rata share of traffic-related improvements shall be based upon the percentage relationship of highway peak-hour traffic generated by the proposed development and the total volume of anticipated traffic for each roadway segment or intersection to be improved.

**B. Drainage Improvements to County Facilities:** The applicant's pro-rata share of drainage improvements to County facilities shall be based upon the percentage relationship of stormwater runoff generated by the proposed development and the total volume of stormwater runoff affecting each drainage area or segment to be improved. This percentage may be modified in consideration of the coefficients of runoff for the proposed development and other areas in the drainage basin.

**3. Payment of Off-Tract Improvements.**

The DRC shall require that the applicant provide for the payment of all necessary off-tract improvements prior to final approval of a land development consistent with one of the following procedures:

**A. Payment in Lieu of Improvements:** If required by the County Engineer and the DRC, the applicant shall provide payment in lieu of construction of County roads and drainage facilities to cover the cost or proportionate share thereof, for the future installation of said facilities, pursuant to N.J.S.A.40: 27 -6.2 (d) and 6.6 (d). The amount of the payment in lieu will be equal to the amount of the approved cost estimate

The applicant shall make payment to the Atlantic County Treasurer by certified check or its equivalent. Upon receipt of all moneys, Regional Planning shall transfer these funds into a designated account for the sole purpose of maintaining funds collected by this program. The County is authorized to draw funds from the designated account upon the awarding of construction bids for the improvements to any County facility, for which a contribution has been deposited.

**B. Performance Guarantee.** At the discretion and option of the County Engineer, the County may enter into a contract with the applicant providing for the installation and construction of off-tract improvements by the applicant. The applicant shall post a performance guarantee in accordance with the provisions of this Ordinance in the amount equal to the amount of the approved cost estimate.

Should the applicant and County enter into a contract for the construction of off-tract improvements, the applicant shall observe all requirements and provisions of this Ordinance and any other applicable resolutions and ordinances in the design of such improvements.

#### **4. Yearly Report of Phasing of Payments or Installation of Off-Tract**

**Improvements** The applicant may request that the payment or installation of off tract improvements be phased. If the phasing of the payments occurs for a time period of one (1) year or more, the applicant shall submit a yearly written report which identifies the status of the phasing of the off-tract improvements as identified in the agreement between the county and the owner. This yearly report shall be submitted by March 1st of each year and shall provide a written summary of the improvements or payments that have been made in the preceding year and the anticipated improvements or payments to be made as outlined in the agreement with the County.

### **307. Transportation Development Districts (TDDs).**

1. Atlantic County has established three Transportation Development Districts (TDD), the Eastern Galloway, Delilah Road and the Tilton Road TDD. These TDD were established to determine boundaries and cost allocation mechanisms for the public and private sectors' fair share of road and drainage improvements within the Districts.

The TDD impact fee shall be based on the number of weekday evening peak hour trips generated by the proposed development and the percentage of peak hour trips which will pass through roadway links or intersections planned for improvement within the TDDs in accordance with traffic statements approved by Regional Planning. All site plan and major subdivision applications located within the TDDs shall be subject to the impact fee. All trip generation will be based on the current edition of the Institute of Transportation Engineers (ITE) trip generation manual or an approved alternate analysis of the observed local conditions.

**2. Phasing of TDD Impact Fee.** The applicant may request that the payment or installation of the TDD impact fee be phased, under the following circumstances:

- A. The total amount of the contribution must exceed \$10,000;
- B. The phasing must be based upon an approved phasing plan and specific number of lots or square footage within the phases.
- C. The unpaid amount must be secured with a payment bond.

**3. Yearly Report of Phased TDD Impact Fee.** If the phasing of the TDD impact fee is allowed for a time period of one (1) year or more, the applicant shall submit a yearly written report which identifies the status of the phasing of the TDD impact fee as identified in the agreement between the county and the owner. This yearly report shall be submitted by March 1st of each year and shall provide a written summary of the improvements or payments that have been made in the preceeding year and the anticipated improvements or payments to be made as outlined in the agreement with the County.

### **308. Provision of Easements and Covenants.**

**1. Right-of-Way Easements.** The purpose of the right-of-way easement is to provide for future widening and other roadway related improvements to the County road. Accordingly, building setbacks, parking areas, detention and retention basins, sidewalks, curbing and related improvements must be designed as to not violate the intent of the right-of-way easement. The following applies:

**A. Limits of Right-of-Way:** The development plan shall clearly identify the existing right-of-way limits and future right-of-way standard as identified in Appendix F. Dimensions shall be shown from the right of way line of the County road.

**B. Dedication of Right-of-Way:** The DRC may require the dedication of additional right-of-way in accordance with the County Master Plan if one of the following conditions are met:

- i. When the property in question fronts on a County road which is programed for an improvement, and requires right-of-way in excess of the existing width; or
- ii. When there is an established rational nexus between the proposed development and the improvement for which additional right-of-way is necessary; or
- iii. When the parcel in question is located such that additional right-of-way is needed to correct a safety, geometric, drainage or other existing or anticipated problems that affects the health, safety or welfare of the public.

**C. Width of Right-of-Way:** The additional right-of-way required shall be that portion of the parcel which abuts a County road and which lies between the existing right-of-way and the right of way standard as set forth in Appendix F.

**D. Description of Right-of-Way.** If additional right-of-way is to be dedicated to the County in accordance with 308.1.B, it shall be clearly shown on the survey, plan of subdivision or site plan, with bearings and distances and metes and bounds description prepared by and signed by a NJ Professional Land Surveyor.

The map to be filed must show the dedicated area and it must be identified as:

“Area Dedicated to Atlantic County for Roadway Purposes.”

**E. Area of Future Right-of-Way.** If additional right of way is not to be dedicated to the County at the time of the subdivision or site plan application, the plan shall show the right of way standard as set forth in Appendix F and identify this area as:

“Area of Future Right of Way”

**E. Easement Form.** A Right of Way Easement form and additional easement and deed recording requirements are found in Appendix B. The metes and bounds description of the dedicated right of way area must be shown on the easement form or on Schedule A attached to the easement form.

Preparation of Right of Way Parcel maps shall conform to the provisions of the Map Filing Law.

**2. Clear Sight Areas.** In order to enhance safety and operations along County roads, the DRC may require the establishment of a clear sight area at driveways and streets that intersect with a County Road. The following applies to clear sight areas:

**A. Limits of Clear Sight Area.** If required by the DRC, a clear sight area shall be established by the owner of the property, at driveways and streets that intersect with or are located along a county road in accordance with Section 700 of this Ordinance.

**B. No Obstructions Within Clear Sight Area.** There shall not be erected at any time within the clear sight area any building, structure, sign, vegetation, fence, buffer, display or other obstruction which may interfere with the view or sight of operators of vehicles or pedestrians traveling abutting County streets roads or highways.

The clear sight area shall be maintained, by the applicant and thereafter by its successors in title to the subject property, between two and ten feet above the elevation of the horizontal plane created by the centerlines of the existing intersecting roads or driveways.

Certain traffic control devices, public utility structures or other objects may be permitted within the clear sight area if the applicant demonstrates that said objects do not obstruct the clear sight area.

**C. Description of Clear Sight Area.** The clear sight area shall be clearly shown on the survey, plan of subdivision or site plan, with bearings and distances and metes and bounds description prepared by and signed by a NJ Professional Land Surveyor. All objects (existing and proposed) within the clear sight area shall be clearly identified on the plan.

**D. Maintenance of Clear Sight Area.** It is the responsibility of the property owner to maintain the clear sight area from any obstructions as defined in this Ordinance. The map to be filed shall include the following note.

“The clear sight area shall be maintained and kept clear by the owner of the property. No permanent or temporary structure or vegetation shall be placed which will violate the intent of the clear sight area ”

**E. Provision of Clear Sight Easements or Covenants.**

**i. Clear Sight Easement.** For each clear sight area located at the intersection of two or more County roads, a sight triangle easement shall be provided in accordance with the form specified in Appendix B.

**ii. Clear Sight Covenant.** At all other driveway and street intersections with a County road, a clear sight covenant shall be provided with the form specified in Appendix B.

Such easements and covenants shall require the property owner and his/her successor(s) and assigns to maintain such clear sight areas, as set forth in this Ordinance.

Failure to maintain such clear sight areas shall be a violation of this Ordinance, and such easements and covenants shall authorize the County of Atlantic, or its agents, representatives or employees to enter upon and re-enter upon said lands hereinafter described, for the purposes of enforcing this Ordinance.

Nothing herein shall be deemed to limit or otherwise prevent a municipality from enforcing a clear sight area, in accordance with any agreement or provision of law.

### **3. Provision of Drainage Easements or Covenants:**

**A. Drainage Easements.** When a development is traversed by a watercourse, surface or underground stormwater drainage way or drainage system, channel or stream and affects a County road or drainage facility, the

DRC may require dedication of a drainage easement to the County. The drainage easement shall conform substantially with the lines of such watercourse or stormwater management system or such further width or construction, or both, as will be adequate to accommodate the inspection and maintenance of the watercourse or stormwater drainage system.

The drainage easement shall be clearly shown on the survey, plan of subdivision or site plan, with bearings and distances and metes and bounds description prepared by and signed by a NJ Professional Land Surveyor.

The map to be filed must show the dedicated area and it must contain the following note.

“Area Dedicated to Atlantic County for Stormwater Management Purposes”

**B. Drainage Maintenance Covenants.** When drainage improvements are required in connection with any development which may affect a County road or drainage facility, a drainage covenant shall be provided to the County.

The property owner and his/her successor(s) and assigns to maintain the storm water drainage improvements constructed in connection with development of land, in accordance with an approved Maintenance Schedule, a form of which is attached herewith at Appendix B. The stormwater maintenance schedule shall also be provided with the subdivision or site plan application.

Failure to maintain such drainage improvements and covenants shall be a violation of this Ordinance. The drainage covenant shall be recorded with the County Clerk’s Office. In the event the property owner or his/her successor(s) fails to maintain the stormwater management, in accordance with the drainage covenant the County of Atlantic, or its agents, representatives or employees may enter upon and re-enter upon the lands which are the subject of the covenant for the purposes of enforcing this Ordinance.

Nothing herein shall be deemed to limit or otherwise prevent a municipality from enforcing any ordinance, covenant or requirement related to maintenance of storm water drainage improvements, in accordance with any agreement or requirement of law.

**C. Easement and Covenant Forms.** Drainage Easement and Drainage Maintenance Covenant Forms are found in Appendix B.

**D. Obstructions to Easements and Covenants:** No person shall impede, alter or obstruction the natural flow and watercourse or stormwater, or the operations of storm water drainage improvements, except as may be specifically permitted by the DRC. Blockage or flow impediments such as curbs, sidewalks, berms, dikes or similar structures that prohibited flows or reduce either flow rates or volumes shall be prohibited.

The applicant shall accommodate the existing storm water runoff from adjoining County roads or properties in his or her drainage calculations and proposed drainage improvements.

**4. Provision of Drainage Easements (Adjoining Property Owners):** If property adjoining the subdivision or site plan is required as part of the stormwater management plan then a consent by the affected property owner shall be required in the form of a recordable easement.

**5. Procedures for Dedication of Easements and Covenants.**

All easements and covenants shall be granted or made by the owner of the property which is the subject of the particular land development. The applicant and owner warrant by providing any deed of easement that the property will not be transferred for ninety days from the date of providing the form of easement to the County. If such a transfer is anticipated, both the current owner and the equitable or anticipated owner shall sign the deed of easement or covenant.

All deeds of easement or covenants shall be submitted to Regional Planning. Following review and approval by engineering and legal staff, deeds of easement or covenants shall be sent to the County Board of Chosen Freeholders for approval.

If approved, Regional Planning shall record the deeds with the County Clerk and with the Clerk of the Board of Chosen Freeholders.

**309. Cost Estimates and Performance Guarantees**

**1. Cost Estimates:** The applicant shall be responsible for identifying and determining the costs of all improvements necessary to accommodate the applicant's land development, including construction costs of any required improvements located in the County right-of-way or affecting County storm water drainage facilities as set forth in this Ordinance.

A certified Engineer's Cost Estimate setting forth these estimated costs shall be approved by Regional Planning, upon the advice of the County Engineer, prior to submission of any performance guarantee. The cost estimate shall include 10% for contingencies.

Any cost estimate approved by the County Engineer with a value of \$5,000 or more shall include additional line items for inspections and preparation of "as-built" plans of improvements located within the County right-of-way.

If a proposed improvement in the County right-of-way was not identified in the cost estimate the applicant shall be responsible for the construction of the improvement even though it was not identified in cost estimate.

**2. Performance Guarantees:** Prior to the issuance of a final approval by the DRC, the applicant shall provide a performance guarantee in the amount of the approved engineer's cost estimate.

**A.** The amount of the performance guarantee shall not exceed 120% cost of the facility and installation costs in accordance with all applicable New Jersey State laws governing public contracts or the applicant's proportionate fair share of the cost of regional improvements plus 10% percent for contingencies.

**B.** The legal form of the performance guarantee shall be in compliance with Appendix D. If the approved engineer's cost estimate is less than five thousand dollars(\$5,000), then a performance guarantee shall not be required.

### **3. Release of Performance Guarantee.**

**A. Request Release of Performance Guarantee.** Applicants shall submit a written request to Regional Planning for the release of the performance guarantee after all improvements covered under the performance guarantee have been completed.

This written request shall be accompanied by:

**i.** A complete set of as-built construction plans (2 paper prints and 1 mylar) which are signed and sealed by a NJ Licensed Professional Engineer and NJ Licensed Professional Land Surveyor.

**ii.** A written report, prepared by a NJ Licensed Professional Engineer, which certifies that the improvements have been constructed in accordance with the standards and criteria established in the approved plan and in the ACLDS. This report shall identify any differences in the approved plans and what has been constructed as part of the performance guarantee and the impact these differences have on the County facilities.

**B. Inspection of Improvements to County Facilities:** The County Engineer shall, within forty-five days of the request for the release of the performance guarantee, conduct a final inspection of the improvements covered by the performance guarantee.

The County Engineer shall forward a memo to Regional Planning within twenty days of the date of inspection detailing the results of the inspection.

**C. Notice to Applicant and Correction of Deficiencies:** If the County Engineer finds that deficiencies exist in the improvements covered by the performance guarantee or that the terms of the performance guarantee have not been met, then a detailed and itemized description of such deficiencies

shall be prepared and forwarded to the applicant. The applicant shall correct such deficiencies within forty-five days from receiving notice.

i. Upon receipt of a notice from the applicant that all deficient items have been corrected, the Division of Engineering shall reinspect all County facilities covered by the performance guarantee.

If all deficiencies have been corrected to the satisfaction of the Division of Engineering, the County shall release the guaranty.

ii. Use by the County or availability of any performance guarantee by the County shall not be deemed to waive or release an applicant from its ultimate duty to complete required improvements. Use or availability of performance guarantee funds shall not be deemed to release or waive any claim which the County may have for a deficiency or other damages related to or arising from the applicant's failure to perform.

### **310. Waivers and Variations from Standards.**

#### **1. Application for Waiver and Variation.**

An applicant may request, to the DRC, a waiver or variation from strict compliance with the technical standards or criteria set forth herein. An application for a waiver or variance pursuant to this section shall be filed in writing with Regional Planning and shall include:

- A.** A statement of the technical standards or criteria from which a variation or waiver is sought;
- B.** A statement of the manner by which strict compliance with said technical standards or criteria would result in an undue hardship;
- C.** A statement of the nature and extent of such undue hardships;
- D.** A statement of feasible alternatives to the technical standards or criteria, which would adequately protect the health, safety and welfare of the intended users of occupants of the site and the public generally;
- E.** Supporting opinion of a professional engineer/architect/planner.

#### **2. Review of Waivers and Variations.**

No waivers or variations may be granted by the DRC except upon the findings below. Financial hardship alone shall not be sufficient grounds for a variance.

- A.** That strict compliance with any specific technical standards or criteria, if required, would result in undue hardship to the applicant; and

**B.** That a grant of the waiver of the technical standards or criteria will not jeopardize the health, safety and welfare of the public generally.

### **311. Appeal Process.**

**1.** Any applicant aggrieved by an action of the DRC may file an appeal in writing to the Atlantic County Planning Advisory Board in accordance with N.J.S.A. 40: 27 - 6.9 as amended and supplemented.

**2.** Any person aggrieved by an action of the County Planning Advisory Board, with regard to an appeal, may file an appeal in writing to the Atlantic County Board of Chosen Freeholders within ten (10) days after the date of notice of said action by certified mail.

**3.** In the case of an appeal to either the Planning Advisory Board or the Freeholder Board, the following procedures shall be followed:

**A.** The County Planning Advisory Board or the Freeholder Board shall consider such an appeal at a regular or special public hearing within forty-five days from the date of its filing.

**B.** Notice of said hearing shall be mailed at least ten days prior to the hearing to the applicant, appellant where appropriate, and to each of the following public officials as deemed appropriate on a case by case basis: the municipal clerk, municipal planning board secretary, municipal building inspector, municipal zoning officer, Atlantic County Planning Advisory Board, Atlantic County Freeholder Board, and the Pinelands Commission if within its jurisdictional area.

**C.** At the hearing before the Atlantic County Planning Advisory Board, the party requesting the hearing shall produce witnesses, who shall testify under oath, shall have the proceedings recorded by a stenographer, and shall forward ten copies of the transcript to Regional Planning within fifteen days of the hearing.

**D.** The Atlantic County Planning Advisory Board shall render a decision within thirty days from the date of the hearing. Those members of the Board who were present at the hearing, or have certified to having read the transcript, may vote.

**E.** When the appeal is from the Atlantic County Planning Advisory Board to the Atlantic County Board of Chosen Freeholders, the Board of Chosen Freeholders shall render a decision within thirty days of the hearing. The Freeholder Board shall base its review on the record and may affirm, reverse, or modify the decision of the Planning Advisory Board.

### **312. Sanctions**

The County Planning Director or the County Engineer may invoke the following sanctions on any land development activity which commences without prior approval of the DRC or is conducted in a matter contrary to the standards and policies stated in this Ordinance:

1. A County Road Opening Permit for the proposed development will not be issued unless and until the conditions issued by the DRC are satisfied;
2. May request the municipal approval authority, New Jersey Department of Environmental Protection, the Pinelands Commission, if within their jurisdictional area, to revoke or withhold a local building permit and certificate of occupancy for the development;
3. May enforce performance by resort to any guarantee or other security required by the County to cover the costs of improvements specified in that portion of the plan over which the County has jurisdiction; and
4. May initiate appropriate actions in the courts to enforce the DRC's decisions.

**Chapter 400**

**Subdivision Regulations and Procedures**

## 400. Subdivision Policies and Procedures.

**401. County Jurisdiction Over Subdivisions:** Pursuant to N.J.S.A. 40: 27-6.2, all subdivision of lands within Atlantic County, or any portion thereof which falls within the boundaries of Atlantic County, shall be submitted to the DRC for review. All subdivisions affecting County roads or drainage facilities shall be submitted to the DRC for approval, as set forth herein.

Review or approval of subdivisions may include any or all of the following:

1. The requirement of adequate drainage facilities and easements when the proposed subdivision will cause storm water to drain either directly or indirectly to a county road, or through any drainageway, structure, pipe, culvert or facility for which the County is responsible for the construction, maintenance or proper functioning of. (40:27-6.2a);
2. The requirement of dedicating rights-of-way for any roads or drainageways shown on the adopted master plan or official county map. (40:27-6.2b);
3. Where a proposed subdivision abuts a county road, or where additional rights-of-way and physical improvements are deemed necessary by the DRC due to increased traffic volume, potential safety hazards, impediments to traffic flows or impacts to county drainage facilities. Required improvements may include additional pavement widths and other county highway and traffic design features necessitated by an increase in traffic volumes, potential safety hazards or impediments to traffic flows caused by the subdivision, in accordance with the standards set forth herein. (40:27-6.2c)
4. The imposition of performance guarantees and maintenance bonds for the construction of required drainage and road improvements.

DRC final approval or favorable review shall be required prior to the filing of a subdivision plat with the County Clerk and prior the issuance of any municipal building permit.

The municipal approval authority shall either defer taking final action on a subdivision until the County has acted or condition its approval based on the receipt of a final approval or favorable review by the County.

**402. Classification:** Within ten (10) working days from the date of receipt of a subdivision application, Regional Planning shall review the application for completeness and classify the subdivision as one of the following:

1. Minor Exempt Subdivision
2. Minor Subdivision
3. Major Subdivision

**403. Compliance With Map Filing Law:** All plans to be reviewed by Regional Planning and acted upon by the DRC, and recorded in the Office of the County Clerk shall be prepared in conformance with the Map Filing Law, N.J.S.A. 46: 23-9 et seq.

**404. DRC Action:** The DRC shall, within thirty (30) days from the subdivision being deemed complete, issue one of the following actions:

1. In the review of a **Minor Exempt Subdivision**, the DRC shall issue a favorable or unfavorable review of the subdivision application.
2. In the review of a **Minor Subdivision**, the DRC shall approve, conditionally approve or disapprove the subdivision application.
3. In the review of a **Major Subdivision**, the DRC shall approve, conditionally approve or disapprove the subdivision application.

**405. Minor Subdivision Plans.**

All minor subdivision plans and supporting documentation shall be clear and legible and conform, at a minimum, to the items listed below and as duplicated in the Checklist for Minor Subdivisions provided in Appendix A. All surveying information shall be prepared by a surveyor licensed in the State of New Jersey. All engineering information shall be certified by an engineer licensed in the State of New Jersey.

1. **Standard Size Sheet.** The plan shall be prepared on one of six standard sizes, namely 8 1/2" x 13", 11"x 17", 15" X 21", 18"x 24", 24"x 36" or 30" x 42".
2. **Scale.** A written (inches to feet) and graphic scale shall be on the plan.
3. **Key Map.** A key map shall be provided showing the location of the tract to be provided and its relationship to the surrounding properties within 1,000 feet. The intersection of at least two public streets with their names shall also be shown.
4. **USGS Topographic Map.** A USGS topographic map, at a scale of 1"=2000', shall be provided which identifies the location of the site and includes an area within 1 mile radius of the site.
5. **Title Block.** Each plan shall include a title block which includes the title of the map, tax map sheet number, municipal block and lot numbers, name, address, license number, signature and embossed seal of land surveyor who prepared the plan, date of the original plan preparation and a box for recording plan revisions and nature of revisions.
6. **Land Survey.** A land survey in accordance with the minimum survey detail requirements as promulgated by the State Board of Professional Engineers and Land Surveyors shall be provided. The date of the land survey shall be shown.

**7. Dimensions and Area of Lots.** The dimensions, square footage and bearings of the existing and proposed lots shall be clearly identified.

**8. Municipal Block and Lot Designations.** The block(s) and lot(s) of all existing and proposed lots along with a copy of the municipal tax map with the property identified.

**9. North Arrow and Reference Meridian.** The north arrow and reference meridian, used for bearings on the map, shall be shown. The coordinate base, either assumed or based on the New Jersey Plane Coordinate System, shall be shown on the plat.

**10. Municipal Boundary Line.** All municipal boundary lines crossing or adjacent to the property to be subdivided shall be shown.

**11. Natural and Artificial Waterways.** All natural and artificial watercourses, streams, shorelines and water boundaries and encroachment lines shall be shown.

**12. Freshwater and Tidal Wetlands.** All freshwater and tidal wetlands and associated buffers located on the property shall be shown on the plan.

**13. Easements.** The location, size and nature of existing and proposed easements, such as road right-of-way, clear sight triangles, drainage and utility easements shall be shown and dimensioned on the plan.

Within county rights of way, the existing and the proposed ROW standards found in Appendix F shall be graphically shown and dimensioned from centerline on the plan.

**14. Monumentation.** The plan shall clearly show all monumentation found, set and to be set. A minimum of three corners distributed around the tract shall indicate coordinate values.

**15. Municipal Zoning and Design Standards.** Municipal zoning and design standards, including but not limited to minimum rights of way, lot areas and yard dimensions, shall be shown on the plan.

**16. Property Owner/Applicant.** Name and address of current property owner(s) shall be shown on plan. If owner is different from applicant, then name and address of applicant shall be shown on plan.

**17. Land Surveyor Certification(s).** There shall be a certification(s) by a New Jersey Land Surveyor on the plan as identified in the New Jersey Map Filing Law.

**18. Municipal Engineer Certification.** There shall be a certification by the Municipal Engineer on the plan as identified in the New Jersey Map Filing Law.

**19. Property Owner(s) Consent.** A consent to the subdivision map shall be provided in writing from all the owner(s) of the property.

**20. Municipal Clerk Certification.** The plan shall show all street, avenues, roads lanes or alley names as approved by the municipality and a certification by the Municipal Clerk that the municipal body has approved all streets, avenues, roads, lanes or alleys as identified in the New Jersey Map Filing Law.

**21. Minor Subdivision Abutting a County Road.** When a minor subdivision abuts a County road, the DRC, Regional Planning and the County Engineer may require additional detailed information along the County road such as profiles and cross sections information on watercourses, storm drainage systems, utilities, driveways, sidewalks, curbs, wooded areas on the site and within 200 feet of the site, as required for major subdivision review under Section 406.7.

**22. Other Information.** Other information, as deemed necessary by the DRC, Regional Planning and the County Engineer, may be required in order to make an informed decision on the requirements of the ACLDS.

#### **406. Major Subdivision Plans.**

All major subdivision plans and supporting documentation shall be clear and legible and conform, at a minimum, to the items listed below and as duplicated in Checklist for Major Subdivisions in Appendix A. All surveying information shall be prepared by a surveyor licensed in the State of New Jersey. All engineering information shall be certified by an engineer licensed in the State of New Jersey.

**1. Minor Subdivision Information.** All information required for a minor subdivision submission as identified in Section 405.

**2. Land Use Information:** All plan submissions shall clearly identify the following land use information, if applicable: the number of residential units proposed, the type of residential units i.e. single or multifamily, the square footage for all nonresidential uses and the projected number of employees for both residential and nonresidential uses.

**3. Contiguous Property Owners:** The plan shall include a current certified listing, by the municipal tax assessor, identifying the names and addresses of property owners within 200 feet of the property on the plan.

**4. Cover Sheet:** All plan submissions may include a cover sheet.

**5. Soils Types.** The plan shall indicate location and type of soils on the site.

**6. Existing And Proposed Conditions:** At a minimum, plan submissions shall include the existing and proposed conditions of the following information:

**A. Topography.** Topographic data shall be provided for the entire site, as well as onto adjacent properties as deemed necessary to determine the drainage and grading patterns. Elevation contours of one (1) foot where slopes are ten percent (10%) or less and two (2) feet where slopes are ten percent (10%) or

greater. Elevations shall be based on the New Jersey Geodetic Survey Control Datum.

**B. Site Conditions.** Condition of site, i.e., wooded, cleared, vacant, asphalt, etc. Plans shall indicate what will remain on-site or be removed.

**C. Landscaping.** Plans shall show landscaping on-site and within existing and proposed County rights-of-way and easements. Information relating to the mature size and the type of vegetation shall be provided.

**D. Buildings & Structures.** Plans shall show all structures and buildings. The plan shall indicate if they shall remain or be removed. Finished grade elevations shall be provided at all building corners.

**E. Water Bodies.** The plans shall show water bodies including storm water management basins and water courses within 200 feet of the project site, including but not limited to streams, lakes and ponds (natural and man-made). There shall be an indication as to whether the water bodies and water courses are constant, intermittent or dry. Tidal courses shall include high tide, low tide and mean tide elevations;

**F. Driveways.** All driveways within 200 feet of the site and intersect with a County road shall be shown on the plans. Information such as type of construction, dimensions and curb radii shall also be provided.

**G. Curbing.** Plans shall show curbing located along the County road and within existing and proposed County rights-of-way and easements. All curbing within 200 feet of the property shall also be shown on the plans. Information such as type of construction, offsets from the right-of-way and the roadway centerline and dimensions shall be provided.

**H. Sidewalks.** Plans shall show sidewalks located along the County road and within existing and proposed County rights-of-way and easements. All sidewalks within 200 feet of the property shall also be shown on the plans. Information such as type of construction, dimensions, offsets from curbline shall be provided.

**I. Signs.** Location and type of signs, including but not limited to, traffic control and identification signs shall be identified on site and within 200 feet of the property. A detail shall be provided with the dimensions of the signs.

**J. Parking Areas.** The location, type of construction, and layout of all parking areas shall be shown and shall include: aisle and roadway widths, striping and traffic markings, traffic control signs and measures, parking and loading stall lengths and widths and the overall number of parking spaces.

**K. Utilities.** The location and size of all utilities (above and below ground) within the County right-of-way and the tract to be developed. Plans shall note

whether a utility service extension has been granted and whether a road opening will be necessary.

**L. Stormwater Management Facilities.** All stormwater management facilities shall be included on the plan. Stormwater facilities shall show size of lines, direction of flow, slope, invert elevations and the location of the drainage area contributing to each stormwater facility. The path of existing or proposed emergency overflow and positive outflow for all stormwater management facilities shall be provided.

i. A stormwater management report shall be submitted containing all engineering design information required by Section 600 of the ACLDS which includes a written narrative and supporting calculations. All storm sewer facilities shall correspond to the submitted drainage calculations.

ii. Stormwater maintenance schedule for all stormwater management facilities.

**M. Floodplains.** The boundaries of the floodplains of all watercourses on or within 300 feet of the site shall be shown on the plan.

**N. Streets Intersecting with a County Road.** The plan shall show or be accompanied by plans, profiles and cross-sections of all streets that abut the tract and intersect with a County Road.

i. Cross-sections shall extend 100 feet beyond the proposed right-of-way of a County Road and include centerline and edge of pavement elevations and existing and proposed cross slopes.

ii. The cross-section of any street shall clearly indicate the type and width of pavement and location of curbs, sidewalks and landscaping.

iii. Centerline and gutterline profiles shall extend a minimum of 300 feet from the limits of the development.

**7. Improvements in County Right of Way.** Where there are planned improvements within the County's right-of-way, a separate detailed sheet (24"X36") at a scale 1"=30' horizontal shall be provided. The plan shall encompass any intersections involving at least one County Road and driveways intersecting the County Road and contain the following information:

**A.** All stationing of elevations shall be taken at 25 foot intervals. Stationing shall continue 300 feet past project limits and 200 feet down all intersecting streets.

**B.** Existing and proposed pavement and lane dimensions, elevations at the centerline, edge of travel lane and paving shoulder, gutter and top of curb. For multi-lane roads, also include elevations at all lane boundaries;

**C.** Existing and proposed striping including all lane widths and dimensions, symbols, traffic control signs, traffic control devices, raised pavement markers, traffic signals and traffic signal sensing loops shall be shown.

**D.** Existing and proposed curbs, sidewalks, gutters, driveways, drainage facilities and the utilities, elevations shall be given for all existing and proposed grates, inverts and basin bottoms. The type, size and grade of pipes are to be indicated.

**E.** Plans shall provide all right of way geometry relating to the roadway being improved, including widths from centerline to the right of way line, horizontal curve data, curb offsets, pavement width, lane widths etc..

**F.** Profiles of all existing and proposed pavement features and underground utilities including road grades (slopes), vertical curve data, centerline and gutterline elevations, invert elevations, lengths, diameters, grades/slopes and types and size of pipes. Plan profile sheets shall be scaled at 1"=30' horizontal and 1"=3' vertical.

**G.** Cross-sections shall be provided at all critical points where road widths or construction applications change (ie. milling, reconstruction etc). Cross-sections shall be provided at each station and include station, existing and proposed elevations for centerline, edge of pavement, curbs, gutters, sidewalks, grades/slopes to right-of-way limits, proposed cross slopes for all travel lanes and shoulders

**H.** All survey control points, base lines, offsets and bench marks shall be provided. All elevations shall be referenced to NAVD 88 or NGVD 29.

**8. Soil Erosion.** When land disturbance of more than 5,000 square feet is proposed or ditches, streams, brooks or watercourses are to be altered, developed or relocated, the method of stabilizing slopes and measures to control erosion and siltation shall be provided.

**A.** Soil erosion control methods shall be subject to the standards established by Standards for Soil Erosion and Sediment Control in New Jersey adopted by the Cape-Atlantic Soil Conservation District.

**B.** The applicant shall be responsible for all costs incurred in cleaning a County Drainage facility(s) that is impacted from a project that did not provide adequate soil erosion protection techniques.

**C.** When a brook or stream is proposed to be altered, improved, or relocated or when a drainage structure is proposed in an intermittent or major stream,

evidence of application or intent to submit an application to the New Jersey Department of Environmental Protection shall accompany the land development application.

**9. Other Information.** Other information, as deemed necessary by Regional Planning and the County Engineer, may be required in order to determine if the application conforms with the requirements of the ACLDS.

**407. Map Filing Requirements.** The following requirements must be satisfied prior to obtaining any signatures on subdivision maps to be filed in the Atlantic County Clerk's Office.

**A.** Obtained a Final Approval or Favorable Review from the DRC.

**B.** The subdivision plat must be prepared in conformance with the requirements of the Map Filing Law.

**C.** All easements and areas to be dedicated for public use must be delineated with dimensions, bearings and curve data sufficient to accurately define the location of all lines and boundaries. The area in square feet and acres is to be shown.

**D.** The proper notation is to be shown on the filed map identifying the types of easements and dedicated public areas.

**408. Map Filing Submission.**

**A. Required Submission.** The final plat submission shall include five (5) legible paper prints, and one (1) mylar copy of the final plat. The paper prints and mylar shall include the impressed seal of the professional who prepared the plan.

**B. Optional Submission.** In addition to the required final plat submission identified in 408.A above, the County is providing for an applicant to also provide for the subdivision to be submitted in a digital form. The County will be utilizing this information to update their Geographic Information System (GIS) coverages and databases.

The specifics on the digital submission of information is outlined in Appendix C.

**Chapter 500**

**Site Plan Regulations and Procedures**

## **500. Site Plan Regulations and Procedures**

### **501. Jurisdiction Of Site Plan Review and Approval.**

Pursuant to N.J.S.A. 40:27-6.6 and prior to the issuance of any municipal building permit, a site plan for land development along county roads or affecting county drainage facilities shall be submitted for review and approval by the DRC for the purpose of assuring a safe and efficient county road system. More specifically:

**1. Land Development Subject to County Review and Approval.** The following development along county roads or affecting county drainage facilities shall be subject to a site plan review and approval by the DRC, prior to the issuance of a municipal building permit.

**A.** Any proposed land development including commercial, industrial and multifamily structures containing five (5) or more units. (40:27-6.6a).

**B.** Any land development requiring off-street parking area. (40:27-6.6a).

**C.** Any land development producing surface runoff in excess of standards set forth in this Ordinance. (40:27-6.6a).

**2. Land Development Not Subject to County Site Plan Review.** County site plan review is not required when the DRC, County Planning and Engineering staff determine that one of the following conditions are met:

**A.** The proposed development is for a single family dwelling unit.

**B.** The proposed development is not along a County road and:

**i.** There is no contribution to an existing traffic hazard;

**ii.** The land development includes less than one (1) acre of impervious surfaces.

**3. Waiver of County Site Plan Review.** The DRC may grant a waiver of all or part of the requirements for Site Plan review when the following conditions are met:

**A.** Additions to existing development where:

**i.** There is no contribution to an adverse drainage condition;

**ii.** Driveway, curbing and other design standards, as set forth in this Ordinance, have either been met or are determined not to be applicable.

iii. All easements and covenants, as required by the LDS, have been dedicated to the County.

B. Conversion or change of a existing structure into a new business where:

i. No new external improvements are proposed that will increase storm water runoff;

ii. The intensity of the use of the land will not be increased;

iii. There is no contribution to an adverse drainage condition;

iv. Driveway, curbing and other design standards, as set forth in this Ordinance, have either been already fulfilled or are determined not to be applicable.

**502. DRC Action:** The DRC shall, within thirty days from the site plan being deemed complete or within the legally extended time, if applicable, may issue one of the actions:

A. Disapproval

B. Conditional Approval

C. Final Approval.

### **503. Submission Requirements for Site Plan Review**

All site plans and supporting documentation shall be clear and legible and conform, at a minimum, to the items listed below and as duplicated in the Checklist for Site Plans provided in Appendix A. All surveying details shall be prepared by a surveyor licensed in the State of New Jersey. All engineering details shall be certified by an engineer licensed in the State of New Jersey.

**1. Standard Size Sheet.** The plan shall be prepared on one of six standard sizes, namely 8 1/2" x 13", 11"x 17", 15" X 21", 18"x 24", 24"x 36" or 30" x 42".

**2. Scale.** A written (inches to feet) and graphic scale shall be on the plan.

**3. Key Map.** A key map shall be provided showing the location of the tract to be provided and its relationship to the surrounding properties within 1,000 feet. The intersection of at least two public streets with their names shall also be shown.

**4. USGS Topographic Map.** A USGS topographic map, at a scale of 1"=2000', shall be provided which identifies the location of the site and includes an area within 1 mile radius of the site.

**5. Title Block.** Each plan shall include a title block which includes the title of the map, tax map sheet number, municipal block and lot numbers, name, address, license number, signature and embossed seal of land surveyor who prepared the plan, date of the original plan preparation and a box for recording plan revisions and nature of revisions.

**6. Land Survey.** A land survey in accordance with the minimum survey detail requirements as promulgated by the State Board of Professional Engineers and land Surveyors shall be provided. The date of the land survey shall be shown.

**7. Dimensions and Area of Lots.** The dimensions, square footage and bearings of the existing and proposed lots shall be clearly identified.

**8. Municipal Block and Lot Designations.** The block(s) and lot(s) of all existing and proposed lots along with a copy of the municipal tax map with the property identified.

**9. Land Use Information:** All plan submissions shall clearly identify the following land use information, if applicable: the number of residential units proposed, the type of residential units i.e. single or multifamily, the square footage for all nonresidential uses and the projected number of employees for both residential and nonresidential uses.

**10. Property Owner/Applicant.** Name and address of current property owner(s) shall be shown on plan. If owner is different from applicant, then name and address of applicant shall be shown on plan.

**11. Property Owner(s) Consent.** A consent to the site plan shall be provided in writing from all the owner(s) of the property.

**12. Contiguous Property Owners:** The plan shall include a current certified listing, by the municipal tax assessor, identifying the names and addresses of property owners within 200 of the property.

**13. North Arrow and Reference Meridian.** The north arrow and reference meridian, used for bearings on the map, shall be shown. The coordinate base, either assumed or based on the New Jersey Plane Coordinate System, shall be shown on the plat.

**14. Municipal Boundary Line.** All municipal boundary lines crossing or adjacent to the property shall be shown.

**15. Natural and Artificial Waterways.** All natural and artificial watercourses, streams, shorelines and water boundaries and encroachment lines shall be shown.

**16. Freshwater and Tidal Wetlands.** All freshwater and tidal wetlands and associated buffers located on the property shall be shown on the plan.

**17. Easements.** The location, size and nature of existing and proposed easements, such as road right-of-way, clear sight triangles, drainage and utility easements shall be shown and dimensioned on the plan.

Within county rights of way, the existing and the future ROW standards found in Appendix F shall be graphically shown and dimensioned from centerline on the plan.

**18. Monumentation.** The plan shall clearly show all monumentation found, set and to be set. A minimum of three corners distributed around the tract shall indicate coordinate values.

**19. Local Zoning and Design Standards.** Local zoning and design standards, including but not limited to minimum rights of way, lot areas and yard dimensions, shall be shown on the plan.

**20. Soils Types.** The plan shall indicate location and type of soils on the site with USDA Soil Survey map with the site delineated.

**21. Soil Borings.** The plan shall identify the location of soil borings performed on site with soil log information which includes estimated depth to seasonal high water table along with descriptions of soils encountered.

**22. Existing And Proposed Conditions:** At a minimum, plan submissions shall include the existing and proposed conditions of the following information:

**A. Topography.** Topographic data shall be provided for the entire site, as well as onto adjacent properties as deemed necessary to determine the drainage and grading patterns. Elevation contours of one (1) foot where slopes are ten percent (10%) or less and two (2) feet where slopes are ten percent (10%) or greater. Elevations shall be based on the New Jersey Geodetic Survey Control Datum.

**B. Site Conditions.** Condition of site, i.e., wooded, cleared, vacant, asphalt, etc. Plans shall indicate what will remain on-site or be removed.

**C. Landscaping.** Plans shall show landscaping on-site and within existing and proposed County rights-of-way and easements. Information relating to the mature size and the type of vegetation shall be provided.

**D. Buildings & Structures.** Plans shall show all structures and buildings. The plan shall indicate if they shall remain or be removed. Finished grade elevations shall be provided at all building corners.

**E. Water Bodies.** The plans shall show water bodies including storm water management basins and water courses within 200 feet of the project site, including but not limited to streams, lakes and ponds (natural and man-made). There shall be an indication as to whether the water bodies and water courses are constant, intermittent or dry. Tidal courses shall include high tide, low tide and mean tide elevations;

**F. Driveways.** All driveways within 200 feet of the site and intersect with a County road shall be shown on the plans. Information such as type of construction, dimensions and curb radii shall also be provided.

**G. Curbing.** Plans shall show curbing located along the County road and within existing and proposed County rights-of-way and easements. All curbing within 200 feet of the property shall also be shown on the plans. Information such as type of construction, offsets from the right-of-way and the roadway centerline and dimensions shall be provided.

**H. Sidewalks.** Plans shall show sidewalks located along the County road and within existing and proposed County rights-of-way and easements. All sidewalks within 200 feet of the property shall also be shown on the plans. Information such as type of construction, dimensions, offsets from curblines shall be provided.

**I. Signs.** Location and type of signs, including but not limited to, traffic control and identification signs shall be identified on site and within 200 feet of the property. A detail shall be shown on the plan which provides dimensions of the signs.

**J. Parking Areas.** The location, type of construction, and layout of all parking areas shall be shown and shall include: aisle and roadway widths, striping and traffic markings, traffic control signs and measures, parking and loading stall lengths and widths and the overall number of parking spaces.

**K. Utilities.** The location and size of all utilities (above and below ground) within the County right-of-way and the tract to be developed. Plans shall note whether a utility service extension has been granted and whether a road opening will be necessary.

**L. Stormwater Management Facilities.** All stormwater management facilities within the drainage area, on site or along the county road shall be included on the plan. Stormwater facilities shall show size of lines, direction of flow, slope, invert elevations and the location of the drainage area contributing to each stormwater facility. The path of existing or proposed emergency overflow and positive outflow for all stormwater management facilities shall be provided.

i. A stormwater management report shall be submitted containing all engineering design information required by Section 600 of the ACLDS which includes a written narrative and supporting calculations. All storm sewer facilities shall correspond to the submitted drainage calculations.

ii. Stormwater maintenance schedule for all stormwater management facilities.

**M. Floodplains.** The boundaries of the floodplains of all watercourses on or within 300 feet of the site shall be shown on the plan.

**N. Streets Intersecting with a County Road.** The plan shall show or be accompanied by plans, profiles and cross-sections of all streets that abut the tract and intersect with a County Road.

i. Cross-sections shall extend 50 feet beyond the proposed right-of-way of a County Road and include centerline and edge of pavement elevations and existing and proposed cross slopes for all travel lanes and shoulders.

ii. The cross-section of any street shall clearly indicate the type and width of pavement and location of curbs, gutters, sidewalks and landscaping.

iii. Centerline and gutterline profiles and plan elevations shall extend a minimum of 300 feet from the limits of the development.

**23. Improvements in County Right of Way.** Where there are planned improvements within the County's right-of-way, a separate detailed sheet (24"X36") at a scale 1"=30' horizontal shall be provided. The plan shall encompass any intersections involving at least one County Road and driveways intersecting the County Road and contain the following information:

**A.** All stationing of elevations shall be taken at 25 foot intervals. Stationing shall continue 300 feet past project limits and 200 feet down all intersecting streets.

**B.** Existing and proposed pavement and lane dimensions, elevations at the centerline, edge of travel lane and paving shoulder, gutter and top of curb. For multi-lane roads, also include elevations at all lane boundaries;

**C.** Existing and proposed striping including all lane widths and dimensions, symbols, traffic control signs, traffic control devices, raised pavement markers, traffic signals and traffic signal sensing loops shall be shown.

**D.** Existing and proposed curbs, sidewalks, gutters, driveways, drainage facilities and the utilities, elevations shall be given for all existing and proposed grates, inverts and basin bottoms. The type, size and grade of pipes are to be indicated.

**E.** Plans shall provide all right of way geometry relating to the roadway being improved, including widths from centerline to the right of way line, horizontal curve data, curb offsets, pavement width, lane widths etc..

**F.** Profiles of all existing and proposed pavement features and underground utilities including centerline and gutterline elevations, road grades (slopes), vertical curve data, invert elevations, lengths, diameters, grades/slopes and types and size of pipes. Plan profile sheets shall be scaled at 1"=30' horizontal and 1"=3' vertical.

**G.** Cross-sections shall be provided at all critical points where road widths or construction applications change (ie. milling, reconstruction etc). Cross-sections shall be provided at each station and include station, existing and proposed elevations for centerline, edge of pavement, curbs, gutters, sidewalks, grades/slopes to right-of-way limits, proposed cross slopes for all travel lanes and shoulders.

**H.** All survey control points, base lines, offsets and bench marks shall be provided. All elevations shall be referenced to NAVD 88 or NGVD 29.

**24. Soil Erosion.** All proposed soil erosion and sediment control measures consistent with the following:

**A.** Soil erosion control methods shall be subject to the standards established by Standards for Soil Erosion and Sediment Control in New Jersey adopted by the Cape-Atlantic Soil Conservation District.

**B.** The applicant shall be responsible for all costs incurred in cleaning an affected County Drainage facilities when inadequate erosion protection techniques are not used.

**C.** When a brook or stream is proposed to be altered, improved, or relocated or when a drainage structure is proposed in an intermittent or major stream, evidence of application or intent to submit an application to the New Jersey Department of Environmental Protection shall accompany the land development application.

**25. Other Information.** Other information, as deemed necessary by Regional Planning and the County Engineer, may be required in order to determine if the application conforms with the requirements of the ACLDS. Such information may include, but is not limited to:

**A. Traffic Impact Statement**

**504. Final Site Plan Submission.**

**A. Required Submission.** The final site plan shall include four legible prints of the site plan with associated traffic and stormwater reports with the impressed seal of the professional who prepared the site plan and reports.

**B. Optional Submission.** In addition to the required final plat submission identified in 408.A above, the County is providing for an applicant to also provide for the subdivision to be submitted in a digital form. The County will be utilizing this information to update their Geographic Information System (GIS) coverages and databases.

The specifics on the digital submission of information is outlined in Appendix C.

## **Chapter 600**

# **Stormwater Management Regulations and Procedures**

## 600. Stormwater Management Regulations and Procedures

### 601. General Policies

**1. Jurisdiction:** Pursuant to N.J.S.A. 40: 27-6.2a and N.J.S.A. 40:27-6.6e all land development which will cause storm water to drain either directly or indirectly to a County road or through any drainageway, structure, pipe, culvert or facility for which the County is responsible for the construction, maintenance or proper functioning shall provide a stormwater management plan in accordance with the standards and criteria established in this Ordinance.

**2. Requirements.** Stormwater drainage improvements shall be required to provide sufficient design and capacity to satisfactorily accommodate the anticipated impact upon a County road or County maintained drainage facility from the increased runoff created by any land development.

In the Pinelands area, the standards of N.J.A.C. 7:50-6, Part VIII, Of the Comprehensive Management Plan for stormwater drainage improvements shall be met.

**3. Waivers.** The applicant's professionals may request a waiver from strict compliance with the Stormwater Management Regulations and Procedures herein established if it can be demonstrated, in writing, that the literal enforcement of one or more of the standards will cause undue hardship. The DRC may waive or adjust individual standards as may be reasonable and within the general purpose of this Ordinance.

**602. General Standards and References:** It is not practical to show all possible stormwater design standards in this section. Therefore, standards from the following references will be considered in the planning and design of all stormwater management systems affecting County highways, bridges, drainageways, and related structures and facilities.

**1. Residential Site Improvement Standards** of the New Jersey (Chapter 7) Administrative Code, Title 5 Chapter 21, except where modified by the County. (Note: Where reference is made to approvals by the Municipal Engineer, a municipal agency, Municipal Attorney, or similar reference, it shall mean the County Engineer, County agency, County Counsel etc.)

**2.** Construction practices shall conform to *Standards for Soil Erosion and Sediment Control in New Jersey*, NJAC 2:90-1, as administered by the New Jersey Department of Agriculture.

**3.** Highway drainage structures shall be designed, where applicable, in accordance with the *Design Manual-Roadway*, New Jersey Department of Transportation.

4. Inlets, catch basins, and manholes shall be designed in accordance with the *Standard Specifications for Road and Bridge Construction*, New Jersey Department of Transportation.

5. *Urban Hydrology for Small Watersheds, Technical Release No. 55 (TR-55)*, U.S., Department of Agriculture, Soil Conservation Service, Engineering Division.

6. *Design and Construction of Urban Stormwater Management Systems*, ASCE Manuals and Reports of Engineering Practice No. 77.

### **603. Stormwater Management Techniques:**

**1. Techniques.** The following techniques may be appropriately utilized regarding stormwater management:

- \* Detention Basins
- \* Perforated Pipe within Stone Trench
- \* Retention Basins
- \* Grassed Swales and Vegetative Areas
- \* Infiltration Facilities
- \* Concrete Lattice Block Surfacing
- \* Seepage Pits
- \* Decreased Impervious Area Coverage

Proposed stormwater management techniques are not limited to the ones listed above. If an alternate system is proposed, sufficient rationale for using that system shall be provided. The use of other control methods not listed above shall be subject to the review and approval by the County Engineer and DRC.

Stormwater management techniques shall be tailored to specific site characteristics such as depth to seasonal high groundwater, soil types and topography.

**604. Stormwater Management Plan Report:** A written report shall accompany the Stormwater Management Plan and shall include the following items:

1. A narrative summarizing the methods proposed to accommodate stormwater runoff to and from the site. Any impacts to a county stormwater management facility shall be addressed in this narrative.
2. A summary narrative and table comparing pre-development and post development rates and volumes for the 2, 10, 50 and 100-year storm events.
3. Drainage calculations for existing and proposed conditions, drainage design plans depicting existing and proposed information, and supporting documentation such as watershed subarea data, worksheets, hydrograph data, drainage area plan (on-site and off-site), stormwater facilities plans including profile and cross section details,

structure elevations including pipe inverts (inflow and outflow), grate, spillway top of embankment, soil boring logs and locations; stormwater management basin maintenance plan narrative, construction schedule, analysis of existing County facilities to accommodate proposed development.

4. A downstream analysis and impact statement will be prepared and submitted for review, if requested by the County Engineer.

#### **605. General System Design Requirements:**

1. Stormwater management plans and facilities shall be designed to accommodate runoff from the development of the site for the 2-year, 10-year, 50-year, and 100-year storm events so that pre-development peak flow rates and volumes that impact on downstream properties, watercourses, and/or drainage systems are not increased.

2. Existing drainage problems affecting the County roads and drainage facilities shall be addressed in the proposed development area even if there is no change or a decrease in impervious cover from pre-development and post-development.

3. Stormwater runoff or natural drainage water shall not be diverted as to overload existing drainage systems, cause flooding or erosion, or create the need for additional drainage facilities on other property.

4. Stormwater management plans shall consider the natural drainage water which originates not only within the development boundaries but which also originates from the total natural watershed. Drainage calculations shall be computed to include the entire portion of the watershed.

5. Stormwater management facilities designed as an infiltration basin shall provide for the bottom of the basin to be a minimum of two (2) feet above the elevation of the seasonally high water table.

6. At least one soil boring and soil log shall be provided for each stormwater management facility. All soil borings are to extend at least five (5) feet below the bottom of the proposed stormwater management facility.

For stormwater management facilities having a surface area greater than one-half acre, additional soil borings are required at a rate of one boring for every one-half acre. Additional soil borings are required at a rate of one boring for every one-half acre of the basin surface area.

Soil borings shall be provided at a rate of one per 150 linear feet of swale or trench for all linear stormwater management facilities such as stone trenches.

The soil logs shall include the following information:

- A.** Description of soil depth below existing surface.
  - B.** Estimated depth to seasonal high groundwater.
  - C.** Depth of groundwater, if encountered.
  - D.** Soil percolation rates.
- 7.** New stormwater management basins side slopes for earthen dams, embankments or berms shall not exceed 3 horizontal to 1 vertical.
- 8.** To the maximum extent practical, all stormwater management basins should have length to width ratios of at least 2 to 1 for the distance between the basin inflow and its outflow.
- 9.** Stormwater management facilities, where emergency overflow cannot be provided must be sized to at least accommodate the 100 year storm.
- 10.** Discharge outlets from stormwater detention basins shall be designed to normally operate without a manual, electric, or mechanical controls. Outlet pipes shall have a minimum diameter of 12 inches; however outlet flow limiting devices having a minimum diameter of six inches may be incorporated into the outlet structure. Trash racks shall be installed at the intake to the outlet from the stormwater management basin if the intake has a diameter of 12 inches or greater.
- 11.** Energy dissipaters shall be provided at all inflow and outflow locations to reduce water velocity and soil erosion. All pipe ends shall be designed with an appropriate headwall.
- 12.** Positive outflow to an existing drainage system or stream shall be provided for all stormwater detention and retention facilities which may affect County roads or drainage. Such outflow shall not be directed across pedestrian walkways or roadway border areas by overlay and flow.
- 13.** No pipe size in the County storm drainage system shall be less than 15" in diameter.
- 14.** Materials used in construction of storm sewers within existing or proposed County right-of-way shall be reinforced concrete pipe, ductile iron, or, when approved by the County Engineer, corrugated polyethylene, and corrugated aluminum.
- 15.** Construction of storm sewers within the County right-of-way should not be laid directly beneath the curb line when extending sewers parallel with the roadway in order to avoid, if possible, potential curb or gutter settlement as well as potential shallow cover concerns when the curb is installed.

16. Appropriate soil erosion and sediment control measures shall be incorporated into the design of the stormwater management facilities.

17. All development, except lands within the Pinelands Area, shall adhere to requirements of the New Jersey Department of Environmental Protection regarding wetland areas and their related buffer and/or transition areas as regulated under the Wetlands Act of 1970 and the Freshwater Wetlands Protection Act. Development within the Pinelands Area shall adhere to the requirements of the Pinelands Commission.

**606. Stormwater Management within Pinelands Area:** In addition to the standards of the County, the stormwater management facilities in the Pinelands Area shall be designed to comply with the requirements and standards of the New Jersey Pinelands Comprehensive Management Plan, as administered by the Pinelands Commission.

1. Drainage calculations shall be provided which demonstrate conformance with the standards of N.J.A.C. 7:50-6.84 of the Comprehensive Management Plan and describe any deviations from County standards.

2. In any Pinelands Area, no development within Wetlands or within three-hundred feet of wetlands is permitted unless the developer can demonstrate that the development will not result in an adverse impact on County drainage facilities or wetlands area as determined by the Pinelands Commission.

3. Pinelands Commission Water quality standards shall be incorporated into stormwater management practices within the Pinelands Area, which include the following:

**A.** Surface water runoff from impervious surfaces shall be retained to facilitate infiltration into the groundwater.

**B.** Where practical, excessively and somewhat excessively drained soils as defined by the Soil Conservation Service shall be avoided for recharge or runoff.

**C.** Where practical, runoff shall be recharged where depth to water table is more than 20 feet below the surface.

#### **607. Water Quality**

1. Stormwater management shall provide for the control of a water quality design storm. The water quality design storm shall be defined as the one-year frequency S.C.S. Type III, 24-hour storm or 1.25 inches of rainfall falling uniformly in two hours.

**2.** In addition to addressing water quantity generated by development, a stormwater management system shall also prevent, to the greatest extent feasible, an increase in nonpoint pollution.

**3.** The water quality storm shall be controlled by best management practices. These include, but are not limited, the following:

**A.** In “dry” detention basins serving residential development, provisions shall be made to ensure that the runoff from the water quality design storm is retained, such that not more than 90 percent will be evacuated prior to 18 hours.

**B.** In “dry” detention basins serving non-residential development, provisions shall be made to ensure that the runoff from the water quality design storm is retained, such that not more than 90 percent will be evacuated prior to 36 hours.

**C.** Retention time shall be considered a brim-drawdown time and therefore shall begin at the time of peak storage. The retention time shall be reduced in any case that would require an outlet size diameter of three inches or less. (Therefore, three inch diameter orifices shall be the minimum allowed. The minimum is only for water quality outlets).

**D.** In permanent ponds or “wet” basins the volume of permanent water is at least three times the volume of runoff produced by the water quality design storm.

**E.** Infiltration practices such as dry wells, infiltration or retention basins, infiltration trenches and buffer strips may be used to satisfy this requirement, provided they produce zero runoff from the water quality design storm and allow for complete infiltration within 72 hours.

#### **608. Cost Estimate and Performance Guarantee**

**1.** Prior to final approval being issued, the applicant shall provide the following:

**A.** A construction cost estimate for the storm water management facilities approved by the DRC. If additional construction is proposed, as part of the approval process, these costs shall be combined into one cost estimate.

**B.** A performance guarantee in the amount of the cost estimate approved by the County.

## **609. Inspections**

- 1.** The County Engineer shall inspect all stormwater management facilities approved by the DRC and to be accepted and maintained by the County or covered under a County drainage covenant.
- 2.** The County reserves the right to inspect all stormwater management facilities that will drain stormwater to a county owned right of way or facility owned or maintained by the county.
- 3.** For all stormwater management facilities approved by the DRC and to be accepted and maintained by the County or covered under a County drainage covenant, the applicant's engineer shall provide a certification that the facility has been built in accordance with the plans and specifications of the approved plans and as-built construction plans for the drainage facility have been submitted.

## **610. Maintenance**

- 1.** A stormwater maintenance schedule shall be required, as part of any subdivision or site plan application, which is subject to review and approval by the DRC. At a minimum, the stormwater maintenance schedule shall include the following:
  - A.** The party responsible for the maintenance of the stormwater facility;
  - B.** Type and frequency of maintenance required. All basins shall be cleaned initially upon stabilization of landscaped areas. Cleaning shall consist of the dredging and removal of all silts and fines from the bottom and side slopes of the basin;
  - C.** Equipment required for the maintenance of said facility;
  - D.** Cost of such maintenance
- 2.** The construction schedule for the completion of the stormwater management basins and the development shall include phases which address protection of the basin from erosion and sediment generated during construction of the development, as well as the removal of sediment from the basin and other structures during construction and after development.
- 3.** A clear accessway of fifteen feet shall be provided to all stormwater facilities (basins) for the purpose of assuring vehicular access for maintenance activities and shall be at a slope no greater than 10:1.

4. In the event that the stormwater management system becomes a danger to the public health or safety, or if it is in need of maintenance, the County shall notify, in writing, the responsible party by certified mail. The responsible party shall have fourteen days to perform such maintenance and repair the facility subject to the review and approval of the County Engineer. If the responsible party either refuses to repair or conducts such repair in a manner unacceptable to the County Engineer, the County may immediately proceed with the repair or maintenance of the facility and bill the costs thereof to the responsible party.

5. For applications in the Pinelands Area, the stormwater maintenance requirements of N.J.A.C. 7:50-6.84(a)6vii of the Comprehensive Management Plan shall also apply.

#### **611. Drainage Covenant:**

1. A drainage covenant shall be required by the DRC if the existing or proposed stormwater management facility drains water onto a County road or existing County drainage facility. The drainage covenant shall in conformance with the Declaration of Covenants and Restrictions for Drainage Structures found in Appendix B.

#### **612. Use of County Right-of-Way and Drainage Facilities**

**1. County Right-of-Way:** No proposed drainage facilities, or parts thereof, shall be located within either an existing or proposed County right-of-way or easement without the permission of the County Engineer.

**2. Drainage Facilities Owned and Maintained by the County:** Prior to the utilization of a County owned and maintained drainage facility, applicants must receive approval from the DRC, with the recommendation of the County Engineer. The applicant's request to use or expand use of a County owned or maintained drainage facility must be made in writing addressed to the County Engineer.

#### **613. Drainage Easements.**

1. All stormwater management facilities shall provide a drainage easement to permit access to operate and maintain the facility. At a minimum, the drainage easement shall be twenty (20) foot wide.

2. All drainage easements shall be clearly identified and be labeled with bearings and distances prepared by a professional land surveyor.

#### **614. Procedures for Utilizing a County Drainage Facility to Accommodate Site Generated Runoff**

1. The following information shall be submitted for developments that utilize a county drainage facility to accommodate site generated runoff.

- A.** The existing and proposed flow and volume discharging into the County owned and maintained drainage facility.
- B.** A determination as to whether or not the existing County drainage facility would need to be enlarged.
- C.** The rationale for proposing to utilize the County Facility.
- D.** Identification of all permits required as a result of the proposed utilization. The applicant shall be responsible for obtaining all necessary permits, prior to receiving a final approval by the DRC.
- E.** Signed and sealed design plans prepared by a Professional Engineer licensed in the State of New Jersey, and signed and sealed survey plan by a New Jersey Professional Land Surveyor of the property to be improved.
- F.** An Engineer's cost estimate in accordance with Chapter 300 of this Ordinance.

**2.** In determining whether or not to permit the utilization of a County owned and maintained drainage facility, the County Engineer shall consider existing and proposed flows, condition and capacity of the existing system, existing drainage problems, site topography, soils, depth to seasonal high water table, municipal requirements, and the condition and capacity of the existing or proposed County drainage facility.

#### **615. Off-Site Discharge of Stormwater**

- 1.** In the event that the applicant proposes to discharge, by pipe, swale, sheet flow or any other means, storm water from the development site to, over, or through any other off-site point, then it shall be the responsibility of the applicant to demonstrate that such stormwater discharges are consistent with the rate and general directions of pre-development natural storm water flows.
- 2.** All easements deemed necessary by the County to utilize off site property for stormwater discharges must be obtained by the applicant.

#### **616. Procedures for Improving County Bridges and Culverts**

- 1.** Where a proposed development affects an existing bridge or culvert and the existing structure has adequate waterway area and is not scheduled for replacement, the applicant shall widen the culvert to the width of the proposed right-of-way and bridge to planned curb-to-curb pavement width plus an additional ten feet for roadside border area.

**2.** If the culvert or bridge is scheduled for early replacement or is of such construction that widening is impractical in the opinion of the County Engineer, the applicant shall design and construct a new schedule in accordance with Chapter 600 of this Ordinance.

**3.** Plans for proposed work shall have the approval of the County Engineer and from all other agencies having jurisdictional review authority.

The County Engineer upon approving plans and reviewing the Design Engineer's Construction Cost Estimate, will set the amount of a guarantee to be posted with the County in order to ensure the satisfactory completion of work.

Material testing shall be provided by the applicant during construction and results shall be supplied to the County Engineer from a certified testing laboratory within two weeks after facility installation and prior to release of the performance guarantee.

Upon acceptance of the improvement by the County Engineer and the posting of a two year maintenance guaranty, the performance guaranty may be released.

**Chapter 700**

**General Design Standards**

## 700. General Design Standards

**701. Acceptable Design Sources:** It is not practical to show all possible design standards in this Section. Therefore, standards from the current editions of the following publications will be considered by Regional Planning and Division of Engineering.

1. United States Department of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices For Streets and Highways, United States Government Printing Office, Washington, D.C.
2. Institute of Transportation Engineers Trip Generation, Institute of Transportation Engineers, Washington, D.C.
3. Institute of Transportation Engineers ( Parking Generation, Institute of Transportation Engineers, Washington, D.C.
4. Stover, Vergil, G., and Koepke, Frank, J., Transportation and Land Development, Prentice Hall, Englewood Cliffs, New Jersey.
5. New Jersey Department of Transportation Standard Specifications for Road and Bridge Construction.
6. New Jersey Department of Transportation Design Manual-Roadway.
7. American Association of State Highway and Transportation Officials, A Policy on Geometric Design of Highways and Streets,
8. Leisch, Jack E. and Associates For Transportation Design Techniques, Incorporated. Turning Vehicle Templates.
9. New Jersey Department Bicycle Compatible Roadway and Bikeway Planning and Design Guidelines.

**702. Off-Street Parking and Loading:** Any land development subject to County review and approval shall provide on its lot the number of off-street parking and loading and unloading spaces required by the zoning, subdivision, site plan or other ordinance of the municipality in which the land development is to be located. In addition to local requirements, the following criteria are to be accounted for in the design of off-street parking and loading facilities for developments subject to review and approval by the County.

1. Off-street parking facilities shall be designed to prevent the storage of any vehicles upon any portion of the existing or future County right-of-way, including the sidewalk area, and within any portion of an entrance driveway or driveway lane that is within twenty (20) feet of the county right of way.

2. Off-street parking facilities shall be designed to permit all vehicles to maneuver from an access driveway, aisle or parking space without encroaching upon any portion of the existing or future County right-of-way, including the sidewalk area.
3. Off-street parking facilities shall be designed to permit all vehicles to turn around on the site to prevent the necessity of any vehicle having to back onto the County road from the site.
4. Sufficient reservoir space shall be provided at the entrance drive to prevent queued entering vehicles from spilling back across the existing or future right-of-way of the County road, including the sidewalk area.
5. Entrance and exit lanes shall be clearly signed in order to prevent driver confusion.
6. No part of any off-street truck loading or unloading space shall be located within the right-of-way of any County road. On-site truck loading berths shall be designed in accordance with the current edition of the ITE's Transportation and Traffic Engineering Handbook.
7. Off-street truck loading and unloading spaces shall be located and designed to permit any truck to maneuver from a driveway into and out of such spaces without encroaching upon any existing or future County-owned right-of-way, including the sidewalk area.
8. The truck-circulation patterns shall be designed to avoid interference with automobile and pedestrian movements or with high-turnover parking. Truck loading docks shall be located away from areas of pedestrian movement and screened from view of parking areas, adjacent properties or adjacent streets.
9. Parking stalls shall be a minimum of 9 feet wide by 18 feet long.
10. The DRC may require the applicant to enter into a shared parking agreement if adequate off-street parking can not be provided on-site. The applicant must prove that the shared parking facility has an adequate number of additional parking spaces and is available during non-conflicting hours of operation. A copy of the shared parking agreement shall be submitted to the County for review prior to final approval by the DRC.
11. Off-street parking areas and driveways for residences or residential uses shall also be designed to prevent vehicles from backing onto a County road.

### **703. Barrier-Free Design for Off-Street Parking:**

1. The number of parking spaces for individuals with disabilities shall be in accordance with the New Jersey Uniform Construction Code (N.J.A.C. 5:23-7) or the Americans with Disabilities Act, as applicable.

2. Parking spaces for the handicapped shall be located as close as possible to elevators, ramps, walkways and the accessible entrance(s) they serve. They shall be no more than 200 feet from an accessible entrance.
3. Parking spaces for the handicapped shall be as level as possible with surface slopes not exceeding 1:48 (1/4 inch per foot) in any direction.
3. Each parking space shall be marked with an R7-8 sign from the Manual of Uniform Traffic Control Devices displaying the International Symbol of Accessibility.
4. Parking spaces for the handicapped shall be a paved surface that is suitable for wheeling and walking. Such parking spaces shall allow room for individuals in wheelchairs or individuals on braces and crutches to get in and out of either side of a vehicle.
5. Curb cut ramps shall be provided to permit physically handicapped people access from the parking area to the parking lot.

#### 704. Driveway Standards

**1. Driveway Location:** All ingress and egress driveways onto a County road shall be located to allow the greatest degree of safety to both pedestrian and vehicular traffic on the County road.

**A. Access to a County Road:** When a project site abuts both a County road and either a municipal or internal street, the driveway access shall be from the municipal or internal street. Those lots fronting on both a County road and either a municipal or internal street shall be deed restricted to prohibit access onto the County road.

The following note shall be on the plan.

"Proposed Lot (s) \_\_\_\_\_, Block(s) \_\_\_\_\_ is (are) to be deed restricted to prohibit access onto County road\_\_\_\_\_."

In addition to the note on the plans, deeds describing this access restriction are to be reviewed and approved by the County prior to receiving final approval by the DRC.

**B. Access to Two or More County Roads:** When a project site abuts two or more County roads, access shall be from the County road with the lower functional classification unless other access standards preclude placement of a drive at this location.

**C. Minimum Distance of Driveway to a Street Intersection:**

- i. The edge of a driveway for uses other than a single-family residential dwelling shall be located a minimum of seventy-five (75) feet from the proposed right-of-way line of a street intersection.
- ii. The edge of a driveway for a single-family residential use shall be no closer than twenty-five (25) feet from the proposed right-of-way line of a street intersection.

**D. Minimum Distance Between Driveways:** Where two or more driveways connect a single site to any one County road, a minimum clear distance of fifty (50) feet measured along the curb line of the tangents of the proposed driveway curb radii shall be provided.

**E. Minimum Distance of Driveway to a Property Line:**

- i. The edge of a driveway for uses other than a single-family residential dwelling shall be located a minimum of twenty-five (25) feet from the proposed property line.
- ii. The edge of a driveway for a single-family residential use shall be located a minimum of ten (10) feet to the property line or twenty (20) feet from an existing or proposed adjacent driveway.

**F. Opposing Driveway Intersections:**

- i. Opposing driveway intersections along county roads for uses other than a single family dwelling shall be located directly across from each other.
- ii. If conditions prohibit locating a proposed driveway intersection directly opposite an existing or proposed intersection along a county road, the offsets between the existing and proposed intersection shall be a minimum of one-hundred and fifty (150) feet. **See Figure 10 - Intersection Separations.**

**2. Driveway Design:** Driveways shall be designed to adequately accommodate the volume and normal character of vehicles anticipated to be attracted to the development. The acceptable ranges for both curb radii and driveway widths, as well as typical driveways are shown in **Figure 14: Standard Driveway Detail** and **Figure 15: Residential Driveway Apron**. In addition,

- A.** Driveways shall be designed to allow no backing of vehicles onto the county right-of-way.

**B.** Depressed curbing may be required across driveway openings in order to promote the continual flow of street stormwater runoff. Depressed curbing shall be in accordance with **Figure 2: Method of Depressing Curb at Driveways and Figure 14: Standard Driveway Detail.**

**C.** Driveways shall intersect the County road at an angle as near ninety (90) degrees as site conditions permit, and in no case shall be less than seventy-five (75) degrees.

**3. Number of Driveways Accessing a County Road:** The number of driveways shall be determined by existing site conditions and ensuring safe and efficient for both pedestrian and vehicular traffic on the County road and the following:

**A.** Access to a County road from a single family residential dwelling shall be limited to one driveway per lot.

**B.** The number of driveways permitted to access a county road from a non-residential use shall conform to **Table 1 - Number of Access Drives Permitted.**

**C.** In higher density, more urbanized or village areas, the DRC encourages the design of common accesses or marginal service roads to minimize the number of intersections from which traffic movements are made along the County road.

**Table 1. Number of Access Driveways Permitted**

Length of Property Frontage	Maximum Number of Driveways
150 feet or Less	1
Greater than 150 ‘ but Less than 300 ‘	2
300 ‘ or More	To Be Determined By the DRC

**4. Clear Driveway Sight Area:** On each side of the driveway that intersects with a county road, a ten (10) foot by one-hundred (100) foot driveway sight triangle shall be provided. The dimensioning of the driveway sight triangle is shown in **Figure 14: Standard Driveway Detail.**

**A.** If a driveway site triangle can not be provided in accordance with Figure 14, the site triangle shall be in conformance with the standards set forth in AASHTO’s, A Policy on Geometric Design of Rural Highways. A waiver with the information identified in Section 310 shall be provided to support the use of an AASHTO site triangle.

**B.** The clear driveway sight area is to be maintained and kept clear by the owner of the property as identified in Section 308.2.

**5. Driveway Surfacing:** All driveway aprons shall be paved from the existing or proposed edge of pavement back to the existing or proposed right-of-way line. Paving within this area shall comply with the County paving specifications as detailed in **Figure 6 : Roadway Pavement Structure.**

**A.** The County Engineer may require additional paving or reinforced concrete driveway depending upon expected vehicular traffic.

**6. Driveway Maintenance:** All driveways shall be maintained by the property owners served by the driveway(s).

**7. Additional Details:** Where applicable, Figures 2, 7, 14 and 15 should be applied when designing driveways onto a county road.

## **705. Intersection Standards**

**1. Intersection Location:** All intersections with a County road shall, given the physical constraints of the site, be located to afford maximum safety to the traveling public.

**A.** At no time shall a proposed road intersection be located within two-hundred (200) feet of a rotary, ramp of an interchange or a bridge.

**B.** Opposing intersections along county roads shall be located directly across from each other.

**C.** If conditions prohibit locating a proposed intersection directly opposite an existing intersection along a county road, the offsets between the existing and proposed intersection shall be a minimum of one-hundred and fifty (150) feet. **See Figure 10 - Intersection Separations.**

**2. Intersection Design:** Intersecting streets shall be constructed so that the centerline of the intersecting street is perpendicular to the centerline of the County road. At no point shall the angle of intersection be less than seventy-five (75) degrees. Intersections involving a County road shall be designed in accordance with **Figure 11: Roadway Intersection Configuration.**

**A. Right-of-Way Radii:** The right-of-way radii at intersections where either one or both roads are County Roads shall be in accordance with **Figure 11: Roadway Intersection Configuration.**

**B. Right-of-Way Dedication at Intersections:** Where any road intersects a County road, the County right-of way may be increased by up to twenty feet (20) on both roads for the distance of two-hundred and fifty (250) feet from the intersection of the two centerlines. This additional right-of-way may be required to ensure adequate land for the construction of additional travel and turning lanes,

shoulders and for the location and relocation of utilities and traffic control devices.

**C. Relocation of Public Utilities:** The applicant shall be responsible for the relocation of existing utility poles, light standards, fire hydrants or other above-ground utility structures within a County right of way which has been approved by the DRC.

i. All above-ground utility structures shall be located behind the curb line as approved by the DRC.

**3. Intersection Clear Sight Area:** Intersection sight triangles shall be provided at all intersections involving a County road in accordance with **Figure 11: Roadway Intersection Configuration**.

**A.** If an intersection site triangle can not be provided in accordance with Figure 11, the site triangle shall be in conformance with the standards set forth in AASHTO's, A Policy on Geometric Design of Rural Highways. A waiver with the information identified in Section 310 shall be provided to support the use of an AASHTO site triangle.

**B.** If an intersection site triangle can not be provided due to an existing structure that can not be reconstructed, relocated or demolished, then the largest possible intersection sight triangle excluding the building shall be provided.

**C.** The clear intersection sight area is to be maintained and kept clear by the owner of the property as identified in Section 308.2.

**4. Additional Intersection Details.** Where applicable, Figures 7, 11,12 & 13 should also be used when designing intersections on County roads.

**706. Access Control for Intersections:** Whenever a land development involves the construction of one or more intersections onto a County road, the DRC may require one or more of the following improvements in order to facilitate the safe and efficient movement of traffic into and out of a particular land development and onto a County Road.

**1. Traffic Signal:** The DRC shall require the installation of a traffic signal or modification of an existing signal at the intersection of a county road when a land development will generate a significant increase in traffic volume, create a traffic safety hazard or other situation sufficient to warrant a traffic signal. All traffic signals shall be designed in accordance with the Manual on Uniform Traffic Control Devices, latest edition, (MUTCD).

The Development Review Committee will require that the applicant prepare and have approved by the County Engineer and the New Jersey Department of Transportation all necessary plans and specifications for the traffic signal.

The applicant/developer shall be responsible for and bear the expense of securing such approvals as may be required and for the installation of the the traffic signal in accordance with approved plans.

**2. Traffic Control Devices:** In accordance with the Manual on Uniform Traffic Control Devices, latest edition, (MUTCD), the DRC shall require the installation of traffic control devices such as specific directional, regulatory or advisory signs, signals, channelization, traffic striping or raised pavement markings at designated locations on the site or in the County right-of-way. Material specifications for traffic control devices are to be in accordance with the NJDOT'S Standard Specifications for Road and Bridge Construction, latest edition.

**3. Auxiliary Lanes:** Widening of the County road, construction of shoulders and auxiliary lanes (acceleration/deceleration, turning) lanes may be required by the DRC. Factors governing this determination shall include roadway classification, current and anticipated traffic volume, speed on the County road, safety concerns or conditions and the character and volume of traffic on the development street or road. Auxiliary lanes shall be in accordance with **Figure 12: Auxiliary Lane** and **Figure 13: Auxiliary Lane-Grading Information**.

If warranted the following auxiliary lanes shall be provided:

**A. Right-Turn Deceleration Lane.** A right-turn deceleration lanes shall be provided for all developments along those County Roads classified as "Arterial" in the Official County Map Right-Of-Way Standards in the County Master Plan.

**B. Left-Turn Storage Lane:** A left-turn storage lane shall be provided when the proposed development meets the warrant for a left-turn storage lane as described by Highway Research Record Number 211.

The DRC may also determine that safety conditions warrant a left-turn storage lane after review of accidents in the past three years, existing traffic volumes, speed limits, sight distances and roadway alignment.

**4. Marginal Service Road:** The DRC may require a marginal service road that runs parallel to a higher order street which provides access to abutting properties and separation from through traffic. It may be designed as a residential access street or minor collector as anticipated daily traffic dictates.

**5. Common Driveways or Common Access Roads:** Common driveways or common access roads shall be provided for those lots fronting a County road and not having access to a municipal street.

**6. Limited Access:** Access to a county road may be limited to right turn in/right turn out movements, one-way entrances or exits or similar types of turning restrictions.

**7. Other Improvements:** Other improvements may be deemed necessary, by the DRC, for the safe and efficient operation of a County intersection.

**707. Curb and Curb with Gutter.** Each land development subject to County approval may be required to install curb or curb with gutter for stormwater management purposes, protection of vehicular and pedestrian traffic, and delineation and protection of the pavement edge.

**1. Requirements.** Curb and curb with gutter may be required to:

- A. Channelize vehicular traffic;
- B. Maintain existing stormwater flow or correct an existing drainage problem;
- C. Match and maintain the continuity of curbing on adjacent property.
- D. Protect pedestrians when sidewalk exists or is to be installed.

**2. Standards:** All curb and curb and gutter to be installed within a County right of way shall conform to the standards and specifications below:

- A. Curb offsets shall be based on those identified in **Table 2 : County Roadway Standards and Figure 16: Curb Offsets and Lane Widths** and the existing conditions in the area.
- B. Concrete Curb and Gutter shall be constructed in accordance with **Figure 3: Concrete Gutter.**
- C. Concrete vertical curb shall be constructed in accordance with **Figure 1: 9" X 8" X 18" Concrete Vertical Curb.**
- D. Where drainage inlets are constructed but curb is not required, curbing must be provided at least ten (10) feet on each side of the inlet, set back a minimum of one (1) foot from the pavement edge.
- E. Where applicable, depressed curb shall be constructed in accordance with **Figure 2: Method of Depressing Curb at Driveways and Figure 14: Standard Driveway Detail.**
- F. At curbed intersections, depressed curbs and ramps shall be provided within the sidewalk or pedestrian island to comply with the Americans with Disabilities Act.
- F. In order to protect the safety of vehicular or pedestrian traffic, white concrete curb shall be installed when so directed by the DRC.

**Table 2: County Roadway Standards.**

	<u>2 Lane Road</u>	<u>3 Lane Road</u>	<u>4 Lane Road</u>	<u>5 Lane Road</u>
<b>ROW from CL</b>	30 feet	36 feet	42 feet	48 feet
<b>Curb Offset from CL</b>	20 ' feet	26 ' feet	32 ' feet	38 ' feet
<b>Desirable Lane Striping Dimensions from CL</b>	12 ft. lane 8 ft. shoulder (10 ft. border)	6 ft. lane 12 ft. lane 8 ft shoulder (10 ft border)	12 ft. lane 12 ft. lane 8 ft. shoulder (10 ft. border)	6 ft lane 12 ft. lane 12 ft. lane 8 ft. shoulder (10 ft. border)

Notes:

- 1) Widths of auxiliary lanes have not been incorporated into this table.
- 2) Widths of bicycle lanes are not incorporated into this table.
- 3) For sites where a left turn lane is proposed, the applicant may be required to improve roadway conditions on both sides of the road.

**708. Sidewalks:** Sidewalks may be installed within the County road right-of-way if it is required by any zoning, subdivision, site plan or other ordinance of the municipality in which the land development is located.

The DRC may determine that the installation of sidewalk would create an unsafe drainage, vehicular or pedestrian condition, as such, the sidewalk will not be allowed to be installed within the County right of way.

The DRC may require the installation of sidewalk in order to protect pedestrian traffic while facilitating vehicular traffic.

If sidewalk is required by the municipality or county, curb will also be required to be installed.

**1. Standards:** All sidewalks to be installed within a County right of way shall conform to **Figure 4: Typical Sidewalk with Planter Strip**, **Figure 5: Sidewalk Section Adjacent to Curb** and **Figure 8: Two Lane Roadway Standards**.

**709. General Development Details and Specifications**

**1. Bicycle Routes:** The DRC may require an additional widening of pavement along those roadways designated as bicycle routes in the Atlantic County Bicycle Master Plan, in accordance with New Jersey Department of Transportation Bicycle Design Guidelines.

**2. Pavement Design:** Pavement design within a County right-of-way shall conform to the minimum standard pavement specifications in **Figure 6: Roadway Pavement Structure**.

**3. Widening of County Road:** Any widening of a County road shall be in accordance with **Figure 7: Roadway Widening Section, Figure 8 Two Lane Roadway Standards** and **Table 2: County Roadway Standards**.

**4. Right-of-Way and Cartway/Shoulder Widths:**

**A.** The County may require right-of-way and cartway widths of a new or widened road that is the continuation of an existing road to be at least the same width as the existing road.

**B.** The right-of-way width shall be sufficient width to accommodate future development, as indicated in **Appendix F: Right Of Way Standards And Functional Classifications** and in accordance with **Figure 7: Roadway Widening Section, Figure 8 Two Lane Roadway Standards** and **Table 2: County Roadway Standards**.

**C.** Where turning lanes are needed based on safety or capacity, additional right-of-way width, shall be required including that required for pavement length and width, borders width and utility provisions.

**5. Relocation of Public Utilities**

**A.** The applicant/developer shall be responsible for and bear the expense of the relocation of existing utility poles, light standards, fire hydrants or other utilities within the County right-of-way.

**B.** The applicant/developer shall be responsible to coordinate the relocation of the utilities with the respective utility companies.

**C.** All above ground utilities shall be located behind the curb line at locations approved by the DRC.

**B.** When utilities are to be relocated a note shall be added to the plans as follows:

“The applicant/developer shall be responsible for and bear the expense of the relocation of utilities within the County right-of-way”

**710. Traffic Impact Studies:** All traffic impact studies submitted to Regional Planning shall be prepared in accordance with the applicable guidelines of Traffic Access and Impact Studies for Site Development-A Recommended Practice, Institute of Transportation Engineers, Washington, D.C., 1991. Additions to the following requirements may be made by Regional

Planning and relief from these requirements may be granted by Regional Planning upon a written request by the study preparer.

**1. Applicability:** Traffic Impact Studies shall be required when on-site parking exceeds twenty-five (25) spaces or when peak hourly turning movements exceeds 100.

**2. Scope of Study:** The scope of the traffic impact study will be consistent with the guidelines of ITE's Traffic Access and Impact Studies for Site Development - A Recommended Practice Chapter 2, subject to approval by Regional Planning. It is strongly recommended that the traffic impact study preparer confirm the scope of work with Regional Planning prior to undertaking the study.

**A. Locations:** At a minimum, all existing and proposed site access points, significant intersections and the nearest signalized intersection on each street serving the site if within one mile of the site shall be included in the study.

**B. Peak Periods:** AM and PM peak periods shall be studied, along with Saturday peak periods for retail commercial projects.

**C. Study Horizon:** The following time horizons shall be used for analysis of peak period conditions at all study locations.

**i. Existing Conditions.**

**ii. Future "No-build" conditions**, i.e., all background and other proposed development traffic (Section 710.2D.2) and not including traffic generated by the proposed subject development.

**iii. Future "Build" conditions**, i.e., "No-build" conditions plus development traffic.

**6. Content of Study:** The content of the traffic impact study shall be consistent with the applicable guidelines of ITE's Traffic Access and Impact Studies for Site Development - A Recommended Practice, Chapter 10.

**A. Executive Summary:** The traffic impact study shall include an executive summary outlining the purpose of the report and study objectives and a description of the site location and study area, proposed development, principal findings, conclusions and recommendations.

**B. Existing Conditions:** The existing conditions inventory shall include at a minimum, peak-period turning movement counts, adjustment factors, if applicable, roadway geometry and traffic control devices, including those at nearby intersections or driveways, transit service and other deemed important by the study preparer or required by the Office of Policy, Planning and Economic Development. Volume-capacity analysis of existing conditions may be provided here, or in the Analysis section of the study, at the preparer's discretion.

**C. Proposed Development:** The study shall provide a general description of major proposed developments in the vicinity of the site and a detailed description of the subject site, including land use and intensity, location, site characteristics, timing and phasing (if applicable).

**D. Future Conditions:** The traffic impact study shall include a description of anticipated future land use, road network and traffic conditions consistent with the applicable guidelines of ITE's Traffic Access and Impact Studies for Site Development - A Recommended Practice and shall include, at a minimum, the following information:

**i. Transportation System:** Committed or reasonably anticipated changes to the local roadway or mass transit network shall be incorporated into the analysis (Sec.711.2E).

**ii. Non-site Traffic:** Non-site "background" traffic forecasts shall be provided and shall be consistent with the applicable provisions of ITE's Traffic Access and Impact Studies for Site Development - A Recommended Practice, Chapter 4.

**iii. Site Traffic:** Site traffic forecasts shall be provided and be consistent with the applicable guidelines of ITE's Traffic Access and Impact Studies for Site Development - A Recommended Practice, Chapter 5 and 6, Site Traffic Generation and Site Traffic Distribution and Assignment.

**E. Traffic Analysis:** All study locations shall be analyzed for all peak periods in accordance with ITE's Traffic Access and Impact Studies for Site Development -A Recommended Practice, Chapter 7. This section shall include an evaluation of intersection and link capacity, safety, sight distance, parking and on-site circulation as they relate to the operation of all driveways intersection a County road.

**F. Improvement Analysis:** The traffic impact study shall include recommendations for improvements required under "Build" conditions to achieve the level of service standards described in this section.

**1) Signalized intersection standards** for County road approaches anticipated to operate under "No-build"conditions at:

**i. LOS A or B,** deterioration to LOS C will be allowed in the "Build" condition;

**ii. LOS C or D,** deterioration of one-half of LOS D (7.5 seconds) will be allowed in the "Build" condition provided that the "Build" LOS remains at D or better (less than 40.0 seconds);

**iii. LOS E or F**, no deterioration will be allowed. Delay shall be used to compare "No-build" and "Build" conditions when the "No-build" volume/capacity ratio is less than or equal to 1.2. Volume/capacity ratio shall be used to compare the "No-build" and "Build" conditions when the "No-build volume/capacity ratio exceeds 1.2.

**2) Unsignalized Intersection Standards:** All unsignalized intersections or site access points anticipated to operate a LOS E or F under "Build" conditions shall be subject to an analysis of signalization or other mitigation techniques. The analysis shall consider such factors as traffic signal warrants, impacts on major street progression or other factors deemed relevant by the analyst or Regional Planning.

**G. Certification:** All traffic impact studies submitted to Regional Planning shall be signed and sealed by a Professional Planner or Professional Engineer licensed by the State of New Jersey.

## **APPENDICES**

## **Appendix A**

### **Application and Checklists**



# DEVELOPMENT REVIEW APPLICATION FORM

## Atlantic County, New Jersey

File No.: _____
Date Rec'd.: _____

**Notice to Applicant:** Please forward **six** copies of the plan and supporting documentation along with **six** copies of this application form to the Atlantic County Department of Regional Planning, P.O. Box 719, Northfield, NJ 08225.

1. **APPLICANT:** Name \_\_\_\_\_  
 Street Address \_\_\_\_\_ City \_\_\_\_\_  
 State \_\_\_\_\_ Zip \_\_\_\_\_ Phone# \_\_\_\_\_

2. **OWNER:** Name \_\_\_\_\_  
 Street Address \_\_\_\_\_ City \_\_\_\_\_  
 State \_\_\_\_\_ Zip \_\_\_\_\_ Phone# \_\_\_\_\_

2a. If APPLICANT is **NOT** OWNER, attach copy of contract of sale, lease or other documentation proving standing and authority to make this application.

3. **LOCATION OF DEVELOPMENT:** Municipality \_\_\_\_\_  
 Street Address \_\_\_\_\_  
 Tax Map Block# \_\_\_\_\_ Tax Map Lot# \_\_\_\_\_

4. **PLAN PREPARER:** Name \_\_\_\_\_  
 Street Address \_\_\_\_\_ City \_\_\_\_\_  
 State \_\_\_\_\_ Zip \_\_\_\_\_ Phone# \_\_\_\_\_

5. **TYPE OF DEVELOPMENT:**  
 A. Subdivision (check one) \_\_\_\_\_ Minor \_\_\_\_\_ Minor Exempt \_\_\_\_\_ Major  
 B. \_\_\_\_\_ Site Plan

6. Is this development located in the Pinelands? \_\_\_\_\_  
 If YES, provide Pinelands Certificate of Filing or Certificate of Compliance # \_\_\_\_\_

7. **DEVELOPMENT INFORMATION:** Project Name (if any) \_\_\_\_\_

No. of Existing Lots \_\_\_\_\_ No. of Proposed Lots \_\_\_\_\_  
 Area of Entire Tract \_\_\_\_\_  
 Parking Spaces \_\_\_\_\_ Existing \_\_\_\_\_ Proposed \_\_\_\_\_  
 No. of Residential Units \_\_\_\_\_ Single Family \_\_\_\_\_ Multi Family \_\_\_\_\_  
 Existing Use \_\_\_\_\_ Proposed Use \_\_\_\_\_  
 Commercial/Retail S.F. \_\_\_\_\_  
 Industrial \_\_\_\_\_ Office \_\_\_\_\_ Institutional \_\_\_\_\_  
 When did you apply to the Municipality for approval of this development? \_\_\_\_\_  
 What is the status of submission with Municipality? \_\_\_\_\_  
 Have you ever applied to Atlantic County for permission to develop this tract? \_\_\_\_\_  
 If so, when was this submission approved? \_\_\_\_\_  
 Name any state approvals or permits required. \_\_\_\_\_

I certify that the above statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

I agree to comply with all Land Development and Road Opening Ordinances of Atlantic County applicable to this development and not to construct improvements that are not specifically encompassed by this application.

**SIGNATURE OF APPLICANT:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
*(Type or print name of applicant below signature)*

## **ATLANTIC COUNTY LAND DEVELOPMENT COMPLETE FOR REVIEW CHECKLIST**

Applicant must check off all appropriate boxes prior to submitting an application for review.  
If any waivers are requested they must be in writing and must provide a justification for the waiver.

### **MINOR EXEMPT SUBDIVISION (Does NOT abut County Road nor affect County Drainage)**

- Six (6) copies of the signed application (One original)
- Six (6) copies of subdivision plan in accordance with Map Filing Law. (Signed and sealed by PLS)
- Atlantic County Review Fee. (Section 302)
- Six (6) copies of Minor Exempt Subdivision Checklist
- Pinelands Certificate of Filing (if applicable)

### **MINOR SUBDIVISION (Abuts a County Road or affects County Drainage)**

- Six (6) copies of the signed application (One original)
- Six (6) copies of subdivision plan in accordance with Map Filing Law. (Signed and sealed by PLS)
- Atlantic County Review Fee. (Section 302)
- Six (6) copies of Minor Subdivision Checklist.  
\* If seeking a waiver from a County standard, it must be in writing.
- Pinelands Certificate of Filing (if applicable)
- Dimension on plan existing ROW and future ROW, per 2000 Atlantic County Master Plan.

### **MAJOR SUBDIVISION**

- Six (6) copies of the signed application (One original)
- Six (6) copies of the subdivision plan, including outbound survey. (Signed and sealed by PLS, PE)
- Six (6) copies of Drainage Calculations & Narrative (Signed and sealed by PE)
- Six (6) copies of Traffic Impact Study (if applicable)
- Atlantic County Review Fee. (Section 302)
- Six (6) copies of Major Subdivision Checklist.  
\* If seeking a waiver from a County standard, it must be in writing.
- Pinelands Certificate of Filing (if applicable)
- Dimension on plan existing ROW and future ROW, per 2000 Atlantic County Master Plan.
- Detail sheet of proposed improvements in County ROW, including proposed easements (if applicable).

### **SITE PLAN**

- Six (6) copies of the signed application
- Six (6) copies of the site plan, including outbound survey. (Signed and sealed by PLS and PE)
- Six (6) copies of Drainage Calculations & Narrative (Signed and sealed by PE)
- Six (6) copies of Traffic Impact Study (if applicable)
- Atlantic County Review Fee.
- Six (6) copies of Site Plan Checklist.  
\* If seeking a waiver from a County standard, it must be in writing.
- Pinelands Certificate of Filing (if applicable)
- Dimension on plan existing ROW and future ROW, per 2000 Atlantic County Master Plan.
- Detail sheet of proposed improvements in County ROW, including proposed easements (if applicable).

## Atlantic County Minor Subdivision Checklist

File No \_\_\_\_\_ Name \_\_\_\_\_

The minor subdivision plan shall be clearly & legibly drawn and shall provide the following. These requirements are described in more detail in Section 405 of the LDS.

- 1. Standard size sheet. (405.1) \_\_\_\_\_
- 2. Written Scale (inches to feet) and Graphic Scale. (405.2) \_\_\_\_\_
- 3. Key Map. (405.3) \_\_\_\_\_
- 4. USGS Topographic Map. (405.4) \_\_\_\_\_
- 5. Title Block. (405.5) \_\_\_\_\_
- 6. Land Survey. (405.6) \_\_\_\_\_
- 7. Dimensions and square footage of each existing and proposed lots. (405.7) \_\_\_\_\_
- 8. Municipal Block & Lot designations. (405.8) \_\_\_\_\_
- 9. North Arrow and Reference Meridian Coordinate Base. (405.9) \_\_\_\_\_
- 10. Municipal Boundary line. (405.10) \_\_\_\_\_
- 11. Natural and artificial watercourses, streams, shorelines and waterbodies. (405.11) \_\_\_\_\_
- 12. Freshwater and Tidal Wetlands. (405.12) \_\_\_\_\_
- 13. Existing and Proposed Easements. (405.13) \_\_\_\_\_
- 14. Monumentation.(405.14) \_\_\_\_\_
- 15. Municipal Zoning requirements shown in a chart. (405.15) \_\_\_\_\_
- 16. Property Owner/Applicant name and address. (405.16) \_\_\_\_\_
- 17. Land Surveyor Certification. (405.17) \_\_\_\_\_
- 18. Municipal Engineer Certification. (405.18) \_\_\_\_\_
- 19. Property Owner(s) Consent.(405.19) \_\_\_\_\_
- 20. Municipal Clerk Certification. (405.20) \_\_\_\_\_
- 21. Minor Subdivision Abutting a County Road. (Additional Information) (405.21) \_\_\_\_\_
- 22. Other Information (405.22) \_\_\_\_\_

**Atlantic County  
Major Subdivision Checklist**

**File No.** \_\_\_\_\_ **Name** \_\_\_\_\_

The major subdivision plan shall be clearly & legibly drawn and shall provide the following information listed below. These requirements are described in more detail in Section 406 of the LDS.

- 1. Information required for a minor subdivision application (405.1-22). \_\_\_\_\_
- 2. Land Use Information. (406.2) \_\_\_\_\_
- 3. Contiguous Property Owners. (406.3) \_\_\_\_\_
- 4. Cover Sheet. (406.4) \_\_\_\_\_
- 5. Soils Types. (406.5) \_\_\_\_\_
- 6. Existing And Proposed Conditions. (406.6)
  - A. Topography. (406.6.A) \_\_\_\_\_
  - B. Site Conditions. (406.6.B) \_\_\_\_\_
  - C. Landscaping. (406.6.C) \_\_\_\_\_
  - D. Buildings & Structures. (406.6.D) \_\_\_\_\_
  - E. Water Bodies. (406.6.E) \_\_\_\_\_
  - F. Driveways. (406.6.F) \_\_\_\_\_
  - G. Curbing. (406.6.G) \_\_\_\_\_
  - H. Sidewalks. (406.6.H) \_\_\_\_\_
  - I. Signs. (406.6.I) \_\_\_\_\_
  - J. Parking Areas. (406.6.J) \_\_\_\_\_
  - K. Utilities. (406.6.K) \_\_\_\_\_
  - L. Stormwater Management Facilities. (406.6.L) \_\_\_\_\_
    - i. Stormwater Narrative & Calculations (406.6.L.i) \_\_\_\_\_
    - ii. Stormwater Maintenance Schedule (406.6.N) \_\_\_\_\_
  - M. Floodplains. (406.6.M) \_\_\_\_\_
  - N. Streets Intersecting with a County Road. (406.6.N) \_\_\_\_\_
    - i. Cross-sections and cross slopes. (406.6.N.i) \_\_\_\_\_
    - ii. Cross-section of any street shall clearly indicate the type and width of pavement and location of curbs, sidewalks and landscaping. (406.6.N.ii) \_\_\_\_\_
    - iii. Centerline and gutterline profiles. (406.6.N.iii) \_\_\_\_\_

- 7. Improvements in County Right of Way. (406.7)
  - A. Stationing. (406.7.A) \_\_\_\_\_
  - B. Existing and proposed pavement and lane dimensions, elevations at the centerline, edge of travel lane and paving shoulder, gutter and top of curb. For multi-lane roads, also include elevations at all lane boundaries; (406.7.B)  
\_\_\_\_\_
  - C. Striping & traffic control etc. (406.7.C) \_\_\_\_\_
  - D. Existing and proposed curbs, sidewalks, gutters, driveways, drainage facilities and the utilities, elevations shall be given for all existing and proposed grates, inverts and basin bottoms. The type, size and grade of pipes are to be indicated. (406.7.D)  
\_\_\_\_\_
  - E. Right of way geometry. (406.7.E) \_\_\_\_\_
  - F. Profiles. Scaled at 1"=30' horizontal and 1"=3' vertical. (406.7.F) \_\_\_\_\_
  - G. Cross-sections. (406.7.G) \_\_\_\_\_
  - H. All survey control points, base lines, offsets and bench marks shall be provided. All elevations shall be referenced to NAVD 88 or NGVD 29. (406.7.H) \_\_\_\_\_
  
- 8. Soil Erosion and Sediment Control Plan. (406.8)  
\_\_\_\_\_
  
- 9. Other Information. (406.9) \_\_\_\_\_

**Atlantic County  
Site Plan Checklist**

**File No.** \_\_\_\_\_ **Name** \_\_\_\_\_

The site plan shall be clearly & legibly drawn and shall provide the following information. These requirements are described in more detail in Section 503 of the LDS.

- 1. Standard size sheet. (503.1) \_\_\_\_\_
- 2. Written Scale (inches to feet) and Graphic Scale. (503.2) \_\_\_\_\_
- 3. Key Map. (503.3) \_\_\_\_\_
- 4. USGS Topographic Map. (503.4) \_\_\_\_\_
- 5. Title Block. (503.5) \_\_\_\_\_
- 6. Land Survey. (503.6) \_\_\_\_\_
- 7. Dimensions and square footage of each existing and proposed lots. (503.7) \_\_\_\_\_
- 8. Municipal Block & Lot designations. (503.8) \_\_\_\_\_
- 9. Land Use Information. (503.9) \_\_\_\_\_
- 10. Property Owner/Applicant. (503.10) \_\_\_\_\_
- 11. Property Owner(s) Consent. (503.11) \_\_\_\_\_
- 12. Contiguous Property Owners. (503.12) \_\_\_\_\_
- 13. North Arrow and Reference Meridian. (503.13) \_\_\_\_\_
- 14. Municipal Boundary Line. (503.14) \_\_\_\_\_
- 15. Natural and Artificial Waterways. (503.15) \_\_\_\_\_
- 16. Freshwater and Tidal Wetlands. (503.16) \_\_\_\_\_
- 17. Existing and Proposed Easements. (503.17) \_\_\_\_\_
- Driveway \_\_\_\_\_
- ROW \_\_\_\_\_
- 18. Monumentation. (503.18) \_\_\_\_\_

- 19. Municipal Zoning requirements shown in a chart. (503.19) \_\_\_\_\_
- 20. Soils Types. (503.20) \_\_\_\_\_
- 21. Soil Borings. (503.21) \_\_\_\_\_
- 22. Existing And Proposed Conditions. (503.22) \_\_\_\_\_
  - A. Topography. (503.22.A) \_\_\_\_\_
  - B. Site Conditions. (503.22.B) \_\_\_\_\_
  - C. Landscaping. (503.22.C) \_\_\_\_\_
  - D. Buildings & Structures. (503.22.D) \_\_\_\_\_
  - E. Water Bodies. (503.22.E) \_\_\_\_\_
  - F. Driveways. (503.22.F) \_\_\_\_\_
  - G. Curbing. (503.22.G) \_\_\_\_\_
  - H. Sidewalks. (503.22.H) \_\_\_\_\_
  - I. Signs. (503.22.I) \_\_\_\_\_
  - J. Parking Areas. (503.22.J) \_\_\_\_\_
  - K. Utilities. (503.22.K) \_\_\_\_\_
  - L. Stormwater Management Facilities. (503.22.L) \_\_\_\_\_
    - i. Stormwater Narrative & Calculations (503.22.L.i) \_\_\_\_\_
    - ii. Stormwater Maintenance Schedule (503.22.L.ii) \_\_\_\_\_
  - M. Floodplains. (503.22.M) \_\_\_\_\_
  - N. Streets Intersecting with a County Road. (503.22.N) \_\_\_\_\_
    - i. Cross-sections and cross slopes. (503.22.N.i) \_\_\_\_\_
    - ii. Cross-section of any street shall clearly indicate the type and width of pavement and location of curbs, sidewalks and landscaping. (503.22.N.ii) \_\_\_\_\_
    - iii. Centerline and gutterline profiles (503.22.N.iii) \_\_\_\_\_
- 23. Improvements in County Right of Way. (503.23)
  - A. Stationing. (503.23.A) \_\_\_\_\_
  - B. Existing and proposed pavement and lane dimensions, elevations at the centerline, edge of travel lane and paving shoulder, gutter and top of curb. For multi-lane roads, also include elevations at all lane boundaries; (503.23.B) \_\_\_\_\_
  - C. Striping & traffic control etc. (503.23.C) \_\_\_\_\_
  - D. Existing and proposed curbs, sidewalks, gutters, driveways, drainage facilities and the utilities, elevations shall be given for all existing and proposed grates, inverts and basin bottoms. The type, size and grade of pipes are to be indicated. (503.23.D) \_\_\_\_\_
  - E. Right of way geometry. (503.23.E) \_\_\_\_\_
  - F. Profiles. Scaled at 1"=30' horizontal and 1"=3' vertical. (503.23.F) \_\_\_\_\_
  - G. Cross-sections. (503.23.G) \_\_\_\_\_
  - H. All survey control points, base lines, offsets and bench marks shall be provided. All elevations shall be referenced to NAVD 88 or NGVD 29. (503.23.H) \_\_\_\_\_
- 24. Soil Erosion and Sediment Control Plan. (503.24) \_\_\_\_\_
- 25. Other Information. (503.25) \_\_\_\_\_

**Appendix B**

**Easements & Covenants**

## **RECORDING REQUIREMENTS FOR DEEDS AND OTHER INSTRUMENTS**

1. Names and official titles must be typed or clearly printed beneath the signatures of individual grantees, corporate officers and witnesses. The name of the corporation must be clearly printed or typed. The grantee's address must be provided.
2. The Corporate Seal must be affixed to the document.
3. An accurate metes and bounds description shall be incorporated into the easement form, either clearly printed or typed into the document, or a map of the easement no larger than 11" x 17", which includes metes and bounds shall be attached. The attached map must be clearly referenced on the easement form. The map and metes and bounds description must be signed and sealed by a licensed N.J. Land surveyor.
4. The reference to the map from which the metes and bounds description was prepared must be clearly printed or typed, including map title, preparer's name and address, signature and date and revision dates of map.
5. Acknowledgments for individuals and/or corporations must be provided, including signature and seal of a Notary Public of the State of New Jersey. Names and titles must be typed or clearly printed below signatures. Dates must also be provided.
6. The preparer of the document must be provided on the face of the document and must be signed with name and title typed or clearly printed beneath the signature.
7. The signatures must be original.
8. The consideration must appear on the face of the acknowledgment.
9. All required easements/deeds must be found acceptable by County Counsel, DRC, Planning Department and Engineering prior to granting final approval of a site plan or subdivision.
10. Once the easement/deed is found acceptable, it shall be forwarded to the County Clerk's Office by the County Planning Department for recording.

**ROAD EASEMENT**

THIS INDENTURE made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, BETWEEN  
\_\_\_\_\_(Grantor(s))\_\_\_\_\_  
(indicate marital, corporate, or partnership status if applicable, and State of incorporation)  
hereinafter known as the Grantor, and residing at \_\_\_\_\_,  
\_\_\_\_\_in the municipality of \_\_\_\_\_and State of \_\_\_\_\_,  
and the COUNTY OF ATLANTIC, a municipal corporation of the State of New Jersey, with  
principal offices at 1333 Atlantic Avenue, Atlantic City, New Jersey, 08401, hereinafter known as  
the Grantee.

WITNESSETH that it is in the interest of the general public and the welfare of the County of  
Atlantic that the lands hereinafter described shall be burdened with an easement or right-of-way  
for the purpose of constructing, improving, operating and maintaining a public road upon and  
across such land.

NOW, THEREFORE, in consideration of the benefits accruing to the Grantor and to the  
public and One Dollar (\$1.00), and the Grantor does hereby dedicate to public use the following  
land, situate, lying and being in the municipality of \_\_\_\_\_, County of Atlantic and  
State of New Jersey, and being bounded and described on the attached metes and bound  
description.

AND BEING known as a portion of Block(s)\_\_\_\_\_, Lot(s)\_\_\_\_\_ on the tax map of  
\_\_\_\_\_, which property is the subject of an application for development  
submitted to the Atlantic County Development Review Committee under County File  
No\_\_\_\_\_, and subject to existing easements and rights of record.

IN WITNESS WHEREOF the Grantor/s has/have hereunto set hand and seal, to the Grantor  
has caused its corporate seal to be hereto affixed and attested by its proper corporate officer  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)  
(corporate seal if applicable)

Deed prepared by: \_\_\_\_\_

\_\_\_\_\_  
(name and signature required)

NB: Names of signatures to be typed below their signature, with corporate title if applicable.  
Note: Attach appropriate acknowledgment.



**CLEAR SIGHT TRIANGLE EASEMENT**

Prepared By:

\_\_\_\_\_

Date: \_\_\_\_\_

THIS INDENTURE made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ BETWEEN  
(grantors) (indicate marital, corporate, or  
partnership if applicable, and state if incorporation) hereinafter known as the Grantor(s) and  
residing at \_\_\_\_\_, in the municipality of \_\_\_\_\_ and State of \_\_\_\_\_  
and the COUNTY OF ATLANTIC, a municipal corporation of the State of New  
Jersey, with principal offices located at 1333 Atlantic Avenue, Atlantic City, New Jersey, 08401,  
hereinafter known as the grantee.

WITNESSETH, WHEREAS, the Grantor is the owner of real property located at \_\_\_\_\_  
\_\_\_\_\_ and being Block \_\_\_\_\_, Lot \_\_\_\_\_ on the tax  
map of the municipality of \_\_\_\_\_ which property is the subject of an  
application for site plan / subdivision development, submitted to the Atlantic County  
Development Review Committee under County File No \_\_\_\_\_, in accordance with the  
requirements of the Atlantic County Land Development Standards Ordinance; and

WHEREAS, it is in the interest of the general public and the welfare of the County of  
Atlantic that the lands hereinafter described shall at all times remain subject to a clear sight  
triangle easment, for the purpose of permitting the operators of vehicles and pedestrians to see  
across said lands, and to provide a clear view of pedestrians and on-coming vehicles, in  
accordance with the said development plan and County Ordinance;

NOW, THEREFORE, in consideration of the benefits accruing to the grantor and to the public  
and one dollar (1.00), the grantor does hereby dedicate an easement in the hereinafter  
described land, as follows:

(1) The Grantor shall at all times maintain a clear sight area across the land hereinafter  
described, for the benefit of vehicle operators and pedestrians traversing the abutting County  
street, roads or highways. There shall not be erected at any time upon the said lands any  
building, structure, sign or other object that may in any way interfere with the line of sight of  
operators of vehicles or pedestrians traversing the abutting streets, roads or highways and  
the Grantor shall remove any brush, trees, weeds or other growth or any other debris, or other  
objects from the land hereinafter described,

(2) Notwithstanding the provisions of the preceeding paragraph, the Grantor shall be  
permitted to maintain any ground cover, shrubs, land scaping and other objects at a height of  
no more than two feet within the land hereinafter described, or less than ten feet above the  
elevation of the horizontal plane created by the centerlines of the existing intersecting roads or  
driveways.

(3) These restrictions shall not apply to duly authorized traffic control devices and public utility structures, or to other objects authorized by the Grantor's approved site / subdivision plan.

(4) Failure to maintain such clear sight areas shall be a violation of the Atlantic County Land Development Standards Ordinance and a violation of this easements. In the event that the Grantor fail to maintain a clear sight triangle area, the County of Atlantic, its agents, representatives or employees may enter upon and re-renter upon said lands hereinafter described for the purpose of clearing any brush, trees, weeds, signs, structures or other obstructions upon said land, for the purpose of establishing a clear sight or view of operators of vehicles or pedestrians traversing the abutting streets, roads or highways and the owner or successor(s) shall reimburse the County for expenses therefore.

(5) Nothing herein shall be deemed to limit or otherwise prevent a municipality from enforcing a clear sight area, in accordance with any agreement of provision of law.

(6) This Easement shall be binding upon the Grantor and upon the grantor's successors and assigns in title to the Property, identified as Block \_\_\_\_\_ Lot \_\_\_\_\_ on the municipal tax map of \_\_\_\_\_.

The lands affected by this easement are described in the metes and bounds description attached hereto:

AND BEING KNOWN as a portion of Block(s) \_\_\_\_\_, Lot(s) \_\_\_\_\_, on the tax map of \_\_\_\_\_ subject to existing easements and rights of record.

IN WITNESS WHEREOF, the Grantor(s) has/have hereunto set hand and seal, Or the Grantor has caused its corporate seal to be hereto affixed and attested its proper corporate officer this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

ATTEST:

\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

(Corporate seal, if applicable)

NB: Names and signatories to be typed below their signatures, with corporate title if applicable.

Note : Attach appropriate acknowledgement.

**CLEAR SIGHT TRIANGLE**  
**COVENANTS AND RESTRICTIONS**

THIS DECLARATION OF COVENANTS AND RESTRICTIONS is made this \_\_\_\_\_ day of, \_\_\_\_\_, 20\_\_\_\_, by

\_\_\_\_\_ residing at \_\_\_\_\_  
(name of landowner, as shown on deed),  
in the municipality of \_\_\_\_\_ and State of \_\_\_\_\_  
hereinafter called the Declarant.

WITNESSETH, WHEREAS Declarant is the owner of real property located at \_\_\_\_\_  
\_\_\_\_\_ and being Block \_\_\_\_\_, Lot \_\_\_\_\_ on the tax  
map of the municipality of \_\_\_\_\_ which property is the subject of an  
application for development submitted to the Atlantic County Development Review Committee  
under County File No \_\_\_\_\_, and

WHEREAS, it is in the interest of the general public and the welfare of the County of Atlantic that the lands hereinafter described shall at all times remain open space for the purpose of permitting the operators of vehicles and pedestrians to see across said lands, and to provide a clear view of pedestrians and on-coming vehicles, in accordance with the said plan and County Ordinance;

NOW THEREFORE, in consideration of the benefits accruing to the Declarant and to the public, and other good and valuable consideration the receipt of which the Declarant hereby acknowledges, the Declarant declares that the real property described herein shall be held, transferred, sold, conveyed, leased, occupied and used subject to the covenants, restrictions, conditions, charges, assessments, obligations and liens hereinafter set forth.

(1) Declarant covenants for itself, its successors and assigns that it will maintain at all times a clear sight area across the land hereinafter described, for the benefit of vehicle operators and pedestrians traversing the abutting County street, roads or highways. There shall not be erected at any time upon the said lands any permanent or temporary building, structure, sign, vegetation or other object that may in any way interfere with the line of sight of operators of vehicles or pedestrians traversing the abutting streets, roads or highways and the Grantor shall remove any brush, trees, weeds or other growth or any other debris, or other objects from the land hereinafter described,

(2) Notwithstanding the provisions of the preceding paragraph, the Grantor shall be permitted to maintain any ground cover, shrubs, land scaping and other objects at a height of no more than two feet within the land hereinafter described, or less than ten feet above the elevation of the horizontal plane created by the centerlines of the existing intersecting roads or driveways.

(3) These restrictions shall not apply to duly authorized traffic control devices and public utility structures. or to other objects authorized by the Grantor's approved site / subdivision plan.

(4) Failure to maintain such clear sight areas shall be a violation of the Atlantic County Land Development Standards Ordinance and a violation of this easements. In the event that

the Grantor fail to maintain a clear sight triangle area, the County of Atlantic, its agents, representatives or employees may enter upon and re-renter upon said lands hereinafter described for the purpose of clearing any brush, trees, weeds, signs, structures or other obstructions upon said land, for the purpose of establishing a clear sight or view of operators of vehicles or pedestrians traversing the abutting streets, roads or highways and the owner or successor(s) shall reimburse the County for expenses therefore.

(5) Nothing herein shall be deemed to limit or otherwise prevent a municipality from enforcing a clear sight area, in accordance with any agreement of provision of law.

(6) The covenants and restrictions set forth in this Declaration shall run with and bind all of the land described herein, identified as Block \_\_\_\_\_ Lot \_\_\_\_\_ on the municipal tax map of \_\_\_\_\_ and further described in the metes and bounds description attached hereto and shall insure to the benefit of and be enforceable by the County of Atlantic or its successor in interest.

(7) Any notice required to be sent to Declarant shall be deemed to have been properly sent, and notice thereby given, when mailed by regular mail, postage prepaid, to Declarant or its successor in interest at the last known post office address shown on the municipal tax records for the real property described herein.

(8) Enforcement of the covenants and restrictions shall be by any appropriate proceeding in law or equity.

(9) Should any covenant or restriction contained herein be declared void, invalid, illegal or unenforceable for any reason by any court of competent jurisdiction, such judgement shall not affect the remaining provisions hereof which shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has/have hereunto set hand and seal, Or the has caused its corporate seal to be hereto affixed and attested its proper corporate officer this  
day of \_\_\_\_\_, 20\_\_ .

ATTEST:

\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Declarant)

\_\_\_\_\_  
(Declarant)

(Corporate seal, if applicable)

NB: Names and signatories to be typed below their signatures, with corporate title if applicable.

Note : Attach appropriate acknowledgement.



**DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR DRAINAGE STRUCTURES**

THIS DECLARATION made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ residing at \_\_\_\_\_ (name of landowner, as shown on deed), in the municipality of \_\_\_\_\_ and State of \_\_\_\_\_ hereinafter called the Declarant.

WITNESSETH that WHEREAS Declarant is the owner of real property located at \_\_\_\_\_ and being Block \_\_\_\_\_, Lot \_\_\_\_\_ on the tax map of the municipality of \_\_\_\_\_ which property is the subject of an application for development submitted to the Atlantic County Development Review Committee under County File No \_\_\_\_\_, and

WHEREAS, Declarant proposes to provide drainage on said property in accordance with the plans submitted and approved by the Atlantic County Development Review Committee and Schedule A attached hereto,

NOW THEREFORE, in consideration of the benefits accruing to the Declarant and to the public and One Dollar \$1.00, Declarant declares that the real property described herein shall be held, transferred, sold, conveyed, leased, occupied and used subject to the covenants, restrictions, conditions, charges, assessments, obligations and liens hereinafter set forth.

1. Declarant covenants for itself, its successors and assigns that it will maintain the drainage system planned for this property to ensure that it will function effectively, containing drainage on the property, in accordance with the plans approved by the Atlantic County Development Review Committee and Schedule A attached hereto, such maintenance to include regular inspection and cleaning and repair and replacement of any and all structures and other items as may be necessary.
2. The covenants and restrictions set forth in this Declaration shall run with and bind all of the land described herein and shall inure to the benefit of and be enforceable by the County of Atlantic or its successor in interest.
3. Any notice required to be sent to Declarant shall be deemed to have been properly sent, and notice thereby given, when mailed by regular mail, postage prepaid, to Declarant or its successor in interest at the last known post office address shown on the municipal tax records for the real property described herein.
4. Enforcement of the covenants and restrictions shall be by any appropriate proceeding in law or equity, and in addition, the County of Atlantic shall be entitled to enter on the property to inspect, clean or repair any part of the drainage system, and to charge the cost of such cleaning or repair to Declarant. Such costs shall be a lien upon the property described herein.

5. Should any covenant or restriction contained herein be declared void, invalid, illegal or unenforceable for any reason by any court of competent jurisdiction, such judgement shall not affect the remaining provisions hereof which shall remain in full force and effect.

IN WITNESS WHEREOF the Declarants has/have hereunto set hand and seal, OR the Declarant has caused its corporate seal to be hereto affixed and attested by its proper corporate officer this            day of            , 20    .

\_\_\_\_\_  
(Declarant)

\_\_\_\_\_  
(Declarant)  
(Corporate Seal, if applicable)

Prepared by: \_\_\_\_\_  
(Name and Signature)

NB: Names to be typed below signatures, with Corporate title if applicable.



## SCHEDULE A Maintenance Requirements for Drainage Systems

The following are those minimum activities that shall be the responsibility of the property owner to ensure that the drainage system, as approved by Atlantic County, will operate as designed. The owner is only responsible for those activities discussed below that apply to the type of drainage structures existing on their property.

### Seepage Pits and Subsurface Recharge Systems (Perforated Pipe)

These systems are subject to clogging by sediment, oil, grease, grit and other debris. In addition, the performance and longevity of these systems is questionable and poorly documented.

In the event of standing water in the drainage system longer than 3 days (72 hours) after all maintenance activities have been conducted the County Engineers' Office shall be notified immediately.

Once designed certain minimum maintenance activities are required to reduce the possibility of system failure including:

- 1) Inspection of all inlet and outlet structures for obstructions and sediment accumulation shall be conducted semi-annually and after all major storms.
- 2) Sediment shall not be allowed to build up to the point where it reduces the rate of Infiltration that the system was designed to accommodate. In the event of standing water greater than 3 days (72 hours) because of situation the system must be thoroughly cleaned.
- 3) If a system still remains inoperable after thorough cleaning then the system must be removed and replaced so that the system will function as designed.

### Retention and Detention Basins

The following are minimum requirements for maintenance of these systems. Other items recommended by the design engineer are encouraged to ensure the system will function as designed.

In the event of standing water in the drainage system longer than 3 days (72 hours) after all maintenance activities have been conducted the County Engineers Office shall be notified immediately.

#### (1) Inspection Schedule

Drainage systems must be inspected on a routine basis to ensure that they are functioning properly. Inspections shall be conducted a minimum of semi-annually and always after major storms.

#### (2) Inlet and Outlet Structure

All inlet and outlet structures shall be examined at the time of inspection for debris and accumulation sediment which shall be removed from these structures.

(3) Maintenance of Vegetated Basins

- a) A dense turf with extensive root growth is encouraged to reduce erosion and enhance infiltration through the bottom and the sides of the basin. Well established turf forming a porous turf and preventing the formation of an impermeable layer.
- b) Grasses of the fescue family are recommended for seeding primarily due to their adaptability to dry sandy soils, drought resistance, hardiness, and ability to withstand brief inundations. Fescues will also permit longer intervals between mowings.
- c) Mowing of the grass is required twice a year, once around June and again in September. Additional mowing is recommended to insure the aesthetic quality of the site.
- d) Fertilization and liming is left to the discretion of the landowner. A 10-6-4 ratio fertilizer at a rate of 500 lb. per acre (11 lb. per 1000 sq. ft.) is provided for guidance.

(4) Maintenance of Non-vegetated Basins (Soil Floors)

- a) All sediment accumulated in the basin bottom must be removed. Sediment removal is only to be conducted when the basin is completely dry, after the silt layer has mud cracks and has separated from the basin floor.
- b) Tilling is required periodically and at least once annually, from June through September, to restore the natural infiltration capacity the system was designed for by overcoming the effects of surface compaction. All sediment must be removed prior to tilling the basin bottom.
- c) Rotary tillers or disc harrows should be used since precise blade control and equipment maneuverability are essential in small areas.
- d) After tilling the basin floor should be smooth and free of ridges and furrows to enable easy removal of sediment during future cleaning operations. The basin floor should slope toward a low-flow channel whenever applicable.

(5) Maintenance of Gravel Bottom Retention Basins

- a) Sediment shall not be allowed to build up to the point where it reduces the rate of infiltration that the system was designed to accommodate. In the event of standing water greater than 3 days (72 hours) because of siltation the system must be thoroughly cleaned.
- b) If the system still remains inoperable after a thorough cleaning the system must be removed and replaced so that the system will function as designed.

## **Appendix C**

### **Digital Submissions**

# Digital Submission of Site Plan and Subdivision Information

## **Section I - Digital Information.**

Individual layers of digital information that the County is seeking includes the following :

- Outbound Property Survey.
- NJDEP approved freshwater wetlands delineations.
- Topographic Survey.
- Final Subdivision Plat.
- Existing and Proposed Easements including dedicated Open Space.
- Existing Conditions within County Right of Way.
- As-Built Conditions within the County Right of Way.

## **Section II - Spatial Data Types**

The digital information to be submitted should follow the spatial data types as identified below:

- Polygons - Outbound property surveys, easements & final plats , etc.
- Lines - Contour lines, wetlands lines & buffers, streams & road centerlines, etc.
- Points - Fire hydrants, telephone poles & well locations , etc.

## **Section III - Formats**

The digital information should be submitted in one of the following formats:

- AUTOCAD (.dwg)
- ARC/INFO export (.e00)
- ARCVIEW shapefiles (.shp)

## **Section IV - Media**

Digital data should be submitted to the County on the following media types:

- 3 ½ " HD 1.44 MB floppy diskettes
- CD-ROM
- Via on-line electronic distribution (e-mail)

## **Section V - Coordinate System**

The digital data should be submitted in the following coordinate systems:

- New Jersey State Plane NAD83 (preferred) or NAD27.
- Latitude and Longitude

## **Section VI- Data Description**

A description of the digital data that is submitted should be included. This should describe how the data was developed, the coordinate system, date it was developed, format etc.

**Appendix D**

**Letter of Credit & Bonding Requirements**

(FINANCIAL INSTITUTION LETTERHEAD)

Irrevocable Letter of Credit No. \_\_\_\_\_  
Re: \_\_\_\_\_ (Project Name & County File No.) \_\_\_\_\_  
Amount: \_\_\_\_\_  
Date: \_\_\_\_\_

Treasurer, Atlantic County

Attention: Atlantic County Department of Regional Planning and Development  
P.O. Box 719  
Route 9 & Dolphin Avenue  
Northfield, New Jersey 08225-0719

Gentleman:

We hereby establish our irrevocable credit in the amount of \_\_\_\_\_ (specify) \_\_\_\_\_ (\$ \_\_\_\_\_) in favor of the Treasurer, County of Atlantic, New Jersey, on behalf of \_\_\_\_\_ (Name) \_\_\_\_\_ We understand that this irrevocable credit is to be used to insure the construction of roads, drainage facilities and other improvements as shown in the approved plans and specifications for \_\_\_\_\_ (Project Name & County File No.) \_\_\_\_\_, located in the municipality of \_\_\_\_\_ in the County of Atlantic and the State of New Jersey in conformity with the rules and procedures set forth in the Land Development Standards of Atlantic County, New Jersey adopted by the County Board of Chosen Freeholders on August 15, 1981, and all subsequent amendments.

This irrevocable credit established by \_\_\_\_\_ (Financial Institution) \_\_\_\_\_ shall be in force for a period of one (1) year and shall remain in effect without regard to any default in payment of sums owed by the owner and/or developer and without regard to other claims which we may have against the owner and/or developer.

It is a condition of this Letter of Credit that it shall be deemed automatically extended without amendment for one (1) year from the expiration date provided hereinafter unless thirty (30) days prior to such expiration date we shall notify you in writing by certified mail that we elect not to consider this Letter of Credit renewed for any such additional period. Upon receipt by you of such notice, or within thirty (30) days prior to the extended expiration date, you may draw hereunder, without having incurred liability by reason of the failure of \_\_\_\_\_ (owner/developer) \_\_\_\_\_ to construct and install the improvements as required by the above identified plans, profiles, and specifications, by means of your drafts on us, at sight, accompanied by your written certification by the County Engineer that certain installation and construction work remains to be completed and that proceeds of your drafts will be retained and used by you to make any payments which you might thereafter be required to make by reason of the failure of said \_\_\_\_\_ (owner/developer) \_\_\_\_\_ to complete the construction and installation of

improvements, and further, that you will refund to us the amount paid, less any amounts which may have been paid by you for the construction and installation of said improvements.

This Letter of Credit may be drawn upon by the Treasurer, County of Atlantic, in the event that the above described improvements are not completed within the specified time.

The Letter of Credit may also be drawn upon by the County of Atlantic is a maintenance guarantee, as required by the County, is not deposited with the County, prior to the expiration date of this Letter of Credit.

We specifically agree that your drafts will be honored regardless of any objection made by \_\_\_\_\_(owner/developer)\_\_\_\_\_or any third party, even if said objections indicate that all the required improvements have been completed. It shall be the responsibility of (Owner/Developer) to resolve any disputes with the County of Atlantic and payments on drafts will not be withheld as a result of any such disputes.

All drafts hereunder must be marked "Drawn on \_\_\_\_\_(Financial Institution\_\_\_\_\_Letter of Credit No.\_\_\_\_\_." All drafts must be drawn on or before the expiration date of \_\_\_\_\_.

Attest:

Very truly yours,

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
President  
Financial institution

## **Bond Requirements**

If a bond is to be used as a performance or maintenance guarantee, it must comply with the following minimum requirements:

1. The bond must have an identifying number.
2. The name and address of the principal must be listed on the bond and should be clearly typed below his/her name, and in the case of a corporation or partnership, the state of incorporation of partnership must be noted.
3. The name and address of the surety company must be listed on the bond and in addition the company must be authorized to issue bonds in the state of New Jersey pursuant to the New Jersey Department of Insurance.
4. The person attesting the signature thereof, of the appropriate corporate officer, must also have his/her signature typed and signed.
5. The amount of the bond must be in accordance with the approved cost estimate or as otherwise set by the Division of Engineering.
6. The work to be performed must be clearly defined in the bond.
7. The lot and block number, street address, municipality and the County application number must be listed on the bond.
8. Determination of the acceptability of all the work covered by the bond shall be at the sole discretion of the County Engineer.
9. The term of expiration date of the bond must be clearly stated. The term of all maintenance bonds shall be two (2) years.
10. The manner in which a bond may be called in the event of non-performance must be specified in the bond.
11. The bond shall be signed and attested to by the appropriate persons for the principal and the surety company together with the appropriate form of notification.
12. Prior to the County acceptance of the bond, County Counsel must approve the bond in terms of its proper legal format.

## **Appendix E**

### **Engineering Details**

## **Appendix F**

### **Right of Way Standards and Functional Classifications**



ROUTE #	ROAD NAME	TERMINAL POINTS	Functional Classification	R.O.W. STANDARDS
536	Waterford Rd/Chew Rd	U.S. Rte 206-Camden Co. line	Minor Collector	60
540	Cedar Ave/Landis Ave	U.S. Rte 40-Cumberland Co. line	Minor Collector	60
542	Hammonton/Pleasant Mills Rd	NJ 54-Burlington Co. Line	Minor Collector	60
552	Bears Head Road	US 40-Cumberland Co. Line	Collector	72
557	Buena Tuckahoe Road	US 40-NJ 50	Minor Collector	60
559	Chew Rd	CR 561-CR 640	Collector	72
559	Mays Landing-Dacosta Rd	CR 640-CR 606	Collector	72
559	Somers Point Mays Landing Rd	CR 617-NJ 52	Collector	72
559	Old Harding Highway	CR 606-US 40/NJ 50	Collector	72
ALT 559	Ocean Heights Avenue	CR 585-US 9	Minor Collector	60
		US 9-Patcong Creek	Arterial	90
		Patcong Creek-CR 575	Arterial	90
		CR 575-CR 559	Collector	72
561	Jimmie Leeds Road	US 9-CR 634	Collector	72
		CR 634-Duerer Street	Arterial	90
561	Duerer Street	Jimmie Leeds-CR 575	Arterial	90
		CR 575-Moss Mill Road	Collector	72
561	Moss Mill Road	Duerer Street-US 30	Collector	72
		US 30-Hammonton-DaCosta Road	Collector	72
561	Egg Harbor Road	Moss Mill Road-Rte 54	Minor Collector	60
561	Hammonton-Rosedale Road	NJ 54-Camden Co. Line	Collector	72
ALT 561	Moss Mill Road	Oyster Creek-US 9	Minor Collector	60
		US 9 -CR 575	Arterial	90
		CR 575-CR 561	Collector	72
Spur 561	Blue Anchor Road	US 322-Camden Co. Line	Collector	72
563	Jerome Avenue	CR 629-Margate Bridge	Arterial	100
563	Mill Rd	Margate Bridge-CR 585	Arterial	90
563	Tilton Road	CR 585-US 30	Arterial	100
563	Philadelphia Avenue	US 30-561	Arterial	90
563	Egg Harbor-Greenbank Rd	CR 561-Burlington Co. Line	Minor Collector	60
575	Cologne-Port Republic Road	US 9-CR 561ALT.	Collector	72
575	English Creek-Port Rep. Road	CR 561-CR 563	Arterial	100
575	Pomona Road	CR 563-US 40/322	Arterial	100
575	English Creek Rd	US 40/322-CR 559 ALT	Arterial	100
		CR 559 ALT-CR 559	Collector	72
585	Shore Road	US 30-NJ 152	Collector	72
601	New Jersey Avenue	US 9-CR 651	Minor Collector	60

		CR 651-US 30	Minor Collector	60
602	Hammonton-DaCosta Road	US 30-CR 561	Collector	72
603	English Creek Road	US 40/322-Expressway	Arterial	100
604	English Creek Road	CR 563-Expressway	Minor Collector	60
605	English Creek Road	US 30-CR 686	Minor Collector	60
606	Harding Highway	US 40-CR 559	Collector	72
608	Franklin Avenue	US 40-Washington Avenue	Arterial	90
608	Washington Avenue	Franklin Ave-Doughty Rd	Minor Collector	60
		Doughty Rd-CR 561	Collector	72
		CR 651-US 40/322	Arterial	90
610	Old New York Road	US 9- CR 575	Minor Collector	60
611	Mays Landing-Tuckahoe Rd	NJ 50-NJ 50	Minor Collector	60
612	Elwood Weekstown Road	CR 623-CR 643	Minor Collector	60
613	Hammonton Atsion Rd	US 30-CR 693	Collector	72
614	Cologne Avenue	CR ALT 561-US 40	Collector	72
615	Zion Road	CR 585-CR 559	Minor Collector	60
616	Mill Street	CR 559-NJ 50/US 40	Minor Collector	60
617	River Road	CR 559-NJ 50/US 40	Collector	72
618	Oyster Creek Road	CR 561-US 9	Minor Collector	60
619	Wheat Road	US 40-Cumberland Co. Line	Collector	72
620	Maryland Avenue	NJ 152-CR 585	Collector	72
622	Cedar Avenue	Railroad Ave-US 40	Minor Collector	60
623	Weymouth Elwood Road	CR 559-CR 542	Minor Collector	60
624	Clarks Landing Rd	CR 575-CR 563	Minor Collector	60
627	Central Road	US 40-CR 681	Collector	72
629	West End-Wellington Avenue	US 40/322-Dorset Avenue	Arterial	90
629	Dorset Avenue	Wellington-Ventnor Ave	Arterial	90
629	Ventnor Avenue	Dorset-Lancaster Avenue	Arterial	90
		Lancaster-Wilson Avenue	Minor Collector	60
		Wilson Avenue-32nd Ave	Arterial	90
		32nd Ave-NJ 152	Minor Collector	60
630	Ohio Avenue	CR 585-CR 561	Minor Collector	60
631	Illinois Avenue	CR 585-US 30	Minor Collector	60
633	Jimmie Leeds Road	CR 561-US 30	Arterial	100
634	Pitney Road	CR 610-Church Street	Collector	72
637	Cumberland Avenue	NJ 50-Cumberland Co.	Minor Collector	60
638	Brigantine Boulevard	NJ 87-14th St. North	Arterial	90
640	Mays Landing-Da Costa Road	CR 559-US 30	Collector	72
643	Weekstown-Pleasant Mills Rd	CR 563-CR 623	Minor Collector	60
644	Dolphin Avenue	CR 585-Pleasantville Line	Minor Collector	60
645	Buck Hill Road	NJ 50-CR 648	Minor Collector	60
646	Delilah Road	US 30-US 40/322	Arterial	100
647	Cologne Port Republic Rd	CR 624-CR 561	Minor Collector	60
648	Buck Hill Road	NJ 50-CR 649	Minor Collector	60

649	Head of the River Road	NJ 49-CR 611	Minor Collector	60
650	Cologne Port Republic Rd	CR 624-CR 575	Minor Collector	60
651	Mill Road	CR 634-US 30	Collector	72
651	Fire Road	US 30-CR 662	Arterial	90
		CR 662-CR ALT 559	Collector	72
651	Jeffer's Landing Road	CR 559-Jeffer's Landing	Minor Collector	60
652	Lower Bank Road	CR 563-Burlington Co. Line	Minor Collector	60
654	Sixth Avenue	CR 561-US 30	Collector	72
655	Lincoln Avenue	CR 619-Cumberland Co. Line	Collector	72
657	Motts Creek Rd	Motts Creek-CR 610	Minor Collector	60
658	Columbia Rd (Mu. Twp.)	US 30-CR 542	Minor Collector	60
659	Central Avenue	Parkway-CR 615	Minor Collector	60
660	Farragut Avenue	US 40-CR 617	Minor Collector	50
661	Central Avenue	Parkway-EHT/Linwood Border	Collector	72
662	Mill Road	CR 585-CR 651	Collector	72
		CR 651-CR 559 ALT	Collector	72
663	California Avenue	CR 585-CR 651	Collector	72
665	New York Avenue	Bay Ave-US 9	Collector	72
666	Cape May Avenue	CR 557-NJ 49	Minor Collector	60
668	Forty Wire Road	US 40-CR 669	Minor Collector	60
669	Eleventh Avenue	NJ 50-CR 666	Minor Collector	60
670	Leipzig Ave & Almond St.	CR 563-CR 614	Collector	72
671	Union Road	CR 557-Cumberland Co. Line	Minor Collector	60
672	Brewster Road	Gloucester Co. Line-Cumberland Co. Line	Collector	72
674	Bremen Avenue	US 30-Liebig Street	Minor Collector	60
678	Thirteenth & Fairview Avenue	US 30-CR 559	Minor Collector	60
679	Main Road	CR 542-US 30	Collector	72
680	Broadway	US 30-CR 542	Minor Collector	60
681	Oak Road	CR 557-Cumberland Co. Line	Minor Collector	60
682	Summer Road	US 40-CR 672	Minor Collector	60
684	Spruce Avenue	US 40/322-Parkway	Collector	72
685	Westcoat Road	CR 651-CR 646	Collector	72
686	Aloe Street	CR 605-NJ 50	Collector	72
687	Old Tilton Rd	US 9-US 40/322	Minor Collector	60
688	First Road	CR 640-NJ 54	Collector	72
690	Weymouth Malaga Rd	Gloucester Co. Line-US 40	Minor Collector	60
		US 40-NJ 54	Collector	90
691	Burroughs Avenue	Oak Avenue-CR 615	Minor Collector	50
693	Columbia Road	US 206-CR 542	Minor Collector	60
697	Old Turnpike Road	Franklin Blvd-AC Expressway	Local Road	60
724	Third Street	CR 542-CR 678	Minor Collector	60
		CR 678-Camden Co. Line	Minor Collector	60